

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 12 AUGUST 2011

**11/0402/PP: ERECTION OF NEW OFFICE, EXTERNAL REFURBISHMENT
AND RENOVATION WORKS TO EXISTING SOCIAL WORK OFFICES
AT REGISTRATION AND LOCAL OFFICE, CROSS STREET, GALSTON
BY EAST AYRSHIRE COUNCIL**

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0406/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a two storey building to infill the gap site left by the demolition. The proposed building is to be utilised as an office and will be finished in render with a pitched, slated roof which ties with the existing roof of the adjacent public house roof of 8-12 Bridge Street. The existing offices are to be refurbished with the frontage of the office space above the Co-op altered to match the new build element and a new pitched roof added. The existing two storey office building fronting Cross Street will be updated and refurbished which includes a two and a half storey extension at the rear incorporating a lift.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies in the Development Plan. The material considerations do not indicate that the application should be refused as no significant issues have been raised by any consultee and the proposal will have a positive impact on the town centre of Galston and on the visual amenity of the Outstanding Conservation Area.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Full Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 12 AUGUST 2011

11/0402/PP: ERECTION OF NEW OFFICE, EXTERNAL REFURBISHMENT AND RENOVATION WORKS TO EXISTING SOCIAL WORK OFFICES AT REGISTRATION AND LOCAL OFFICE, CROSS STREET, GALSTON BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land to which the application relates.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within the town centre of Galston and fronts onto Cross Street and Bridge Street. The section of the site located at the corner of Cross Street and Bridge Street is vacant where the former C(s) listed building was demolished after significant fire damage and structural problems. The remainder of the site fronting onto Cross Street is occupied by an existing East Ayrshire Council local office and the Co-op retail unit with East Ayrshire Council offices above. The site is located within the Galston Outstanding Conservation Area and is bounded by commercial and residential property, car parking and public roads.

2.2 **Proposed Development:** Planning permission is sought for the erection of a two storey building to infill the gap site left by the demolition. The proposed building is to be utilised as an office and will be finished in render with a pitched, slated roof which ties with the existing roof of the adjacent public house roof of 8-12 Bridge Street. The existing offices are to be refurbished with the frontage of the office space above the Co-op altered to match the new build element and a new pitched roof added. The existing two storey office building fronting Cross Street will be updated and refurbished which includes a two and a half storey extension at the rear incorporating a lift.

3. CONSULTATIONS RECEIVED

3.1 EAC Roads and Transportation Service has no objections to the proposal.

3.2 EAC Environmental Health Service and EAC Estates Management have not responded at the time of writing this report.

3.3 East Ayrshire Access Panel has no objections to the proposal but is happy to note that a new accessible entrance will be provided from Cross Street. Furthermore, the Panel is aware of the difficulties relating to the new Disabled Persons Parking Bill but would appreciate the promotion of a Traffic Order so that two accessible bays may be provided adjacent to the new building local office entrance and the new accessible entrance on Cross Street.

Whilst the comments of the Panel in relation to the parking situation are noted, it would be for the applicant to pursue this matter with the Roads and transportation Service as this issue cannot be addressed through the determination of this planning application.

3.4 EAC Legal Services has no comment to make on the application.

3.5 Galston Community Council is generally in favour of the proposals but has commented that the visual appearance of the project could be much improved by erecting a pitched roof over the social work offices to match in with both existing roof and the proposed new build. Even a mock front pitched roof would enhance the overall finish. Furthermore, it appears that the pillars breaking up the frontage of the Co-op are to be built in brick to match the existing columns, but again in the interests of visual amenity, it is suggested that all columns be clad in either red sandstone or wet dash render. The Community Council has also highlighted an error in the drawings where the elevation view of the front door to the existing local office still shows steps whereas the plan drawings show the steps removed to allow accessible access from Cross Street. Support is given to this being an accessible access.

The applicant has submitted amended plans that address the points made by the Community Council. A pitched roof will be added to the front section that ties with the existing and proposed adjacent buildings. The brick piers will be finished in render to match the remainder of the building. The applicant has confirmed that level access will be provided and the elevation drawing has been amended to show no steps.

4. REPRESENTATIONS

4.1 No letters of representation have been received in connection with this application.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the adopted East Ayrshire Local Plan (2010).

5.2 Policy RTC1 advises that development proposals for retail, commercial leisure and other appropriate town centre uses described in Schedule 6(i) of the Local Plan will be directed in the first instance to town centres.

The proposed use falls within an acceptable use category as set out by Schedule 6(i) of the Local Plan and as such is compliant with this policy.

5.3 Policy CS1 advises that the Council will respond positively to changing needs and demands for community facilities serving local communities throughout East Ayrshire. In particular the Council will encourage and support development of such new facilities as may be required and the upgrading of facilities.

The proposal provides an improved and expanded local office that will benefit the town and the surrounding area which meets with this policy.

5.4 Policy ENV4 advises that the Council will actively encourage the retention, re-use and renovation of buildings in conservation areas.

The proposal is located within the Conservation Area and returns a prominent gap site to use and improves the appearance of other buildings within the Outstanding Conservation Area. The proposal therefore complies with this policy.

5.5 Policy ENV7 requires that development within a conservation area should be consistent with any relevant conservation area appraisal or plan that may have been prepared for the area and that the design, scale and materials shall be appropriate to the conservation area and its setting.

This Conservation Area has no specific conservation area appraisal or plan however it is considered that the design and materials being utilised fit well into the streetscene of the Outstanding Conservation Area and takes design details from adjacent and nearby buildings to produce a well detailed and considered building which contributes positively to the overall street scene.

5.6 Policy ENV9 relates to the Council's Design Guidance which encourages the highest possible standards of design from applicants in the formulation of their development proposal.

As noted at section 5.5 above, the development is considered to be well designed in relation to the streetscene and pattern and

utilises materials consistent with what is expected in a conservation area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The material considerations relevant to the determination of this application are the consultation responses, the site planning history and the impact on the amenity of the area, including the Outstanding Conservation Area.

Consultation Responses

6.2 No issues have been raised in the consultation process which warrant refusal of the application and the points raised by the Community Council have largely been addressed by the submission of amended plans. The promotion of a Traffic Order is not within the scope of planning legislation however the applicant or the Access Panel could take this matter up direct with the Roads Service.

Impact on the amenity of the area

6.3 The site is currently in a poor state which in turn has a wider adverse impact on the Outstanding Conservation Area. The proposal will fill the gap site with a well designed building that reflects the surrounding area and the adjoining building on Bridge Street. The various improvement works to the existing buildings will greatly improve the visual amenity of the area and provide a more coherent finish within the Conservation Area.

Planning History

6.5 The application site has been subject to significant planning history however the key history is as follows:

- 09/0562/LB for demolition in retrospect was approved on 4 December 2009.
- 04/0960/FL for proposed change of use and re instatement of shop units and flatted dwellings was approved with conditions on 8 February 2005.
- 04/0955/LB for proposed reinstatement of shop units and flatted dwellings was approved with conditions on 8 February 2005.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 Aside from funding the project, there are no financial implications for the Council relative to this application. Similarly there are no legal implications for the Council in the determination of the application.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies in the Development Plan. The material considerations do not indicate that the application should be refused as no significant issues have been raised by any consultee and the proposal will have a positive impact on the town centre of Galston and on the visual amenity of the Outstanding Conservation Area.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Full Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

DW/DW
03 August 2011

FV/HM

LIST OF BACKGROUND PAPERS

1. Application forms and plans
2. Statutory Notices and Certificates
3. East Ayrshire Local Plan 2010
4. Consultation responses
5. Application 09/0562/LB.
6. Application 04/0960/FL.
7. Application 04/0955/LB.

Anyone wishing to inspect the above papers should contact David Wilson, Acting Senior Planning Officer on 01563 576779.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0402/PP

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|--------------------------------|--|
| Location | Registration And Local Office Cross Street Galston East Ayrshire |
| Nature of Proposal: | Erection of new office, external refurbishment and renovation works to existing social work offices |
| Name and Address of Applicant: | Galston Community Facility Project Board EAC Headquarters London Road Kilmarnock KA3 7BU |
| Name and Address of Agent | Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ |

Officer's Ref: David Wilson
01563 576779

The above Planning Permission application should be approved subject to the following conditions:

1. Notwithstanding the plans hereby approved, details and a sample of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall thereafter be implemented on site as approved prior to the development being brought into use.

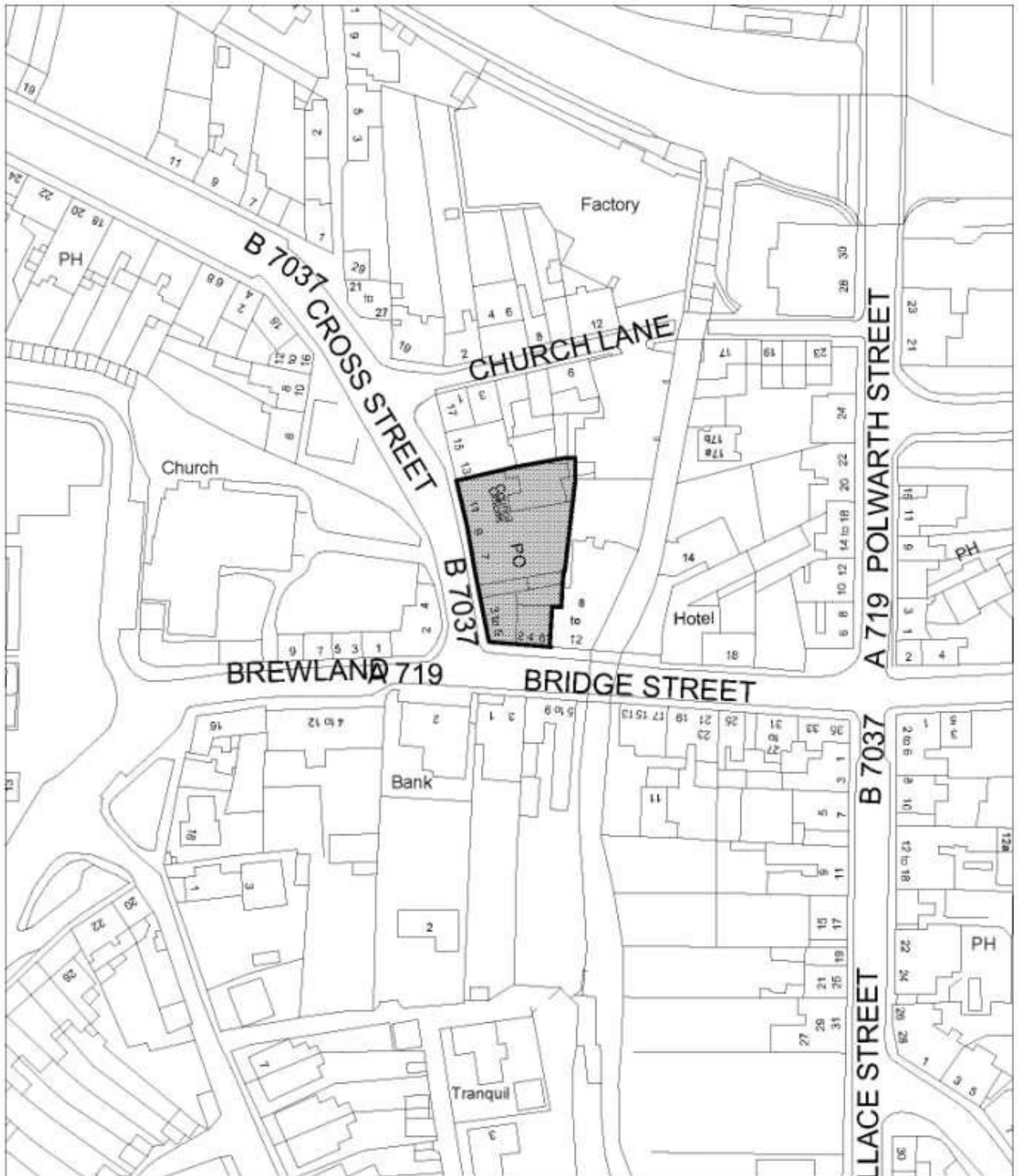
Reason: To ensure that the external construction materials are commensurate with standard of the Outstanding Conservation Area.



2. No construction work or other works shall take place before 08:00 hours and after 18:00 hours on Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays.

Reason: In the interests of maintaining, to a reasonable degree, the residential amenity of the area during all works.

Reason for the Decision

The proposed development complies with the Development Plan and there are no material considerations which would justify refusing consent in this instance.



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|-----------------------|--|---|
| <p>Title/Location</p> | <p>Cross Street</p> <p>Galston</p> <p>Application No. 11/0402/PP</p> | <p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service The Johnnie Walker Bond 15 Strand Street Kilmarnock KA1 1HU Tel: (01563) 576790 Fax: (01563) 554592 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 12/08/2011</p>  |
| <p>Key</p> |  <p>Application Site</p> | |

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