

EAST AYRSHIRE COUNCIL

SPECIAL NORTHERN LOCAL PLANNING COMMITTEE: 16 MARCH 2010

**10/0088/LB: Installation of 1 new wall mounted lamp at
52 Sandbed Street, Kilmarnock**

**10/0091/LB: Installation of 1 new wall mounted lamp at
22 Sandbed Street**

**10/0092/LB: Replacement of 2 wall mounted lamps at
6-20 Sandbed Street,**

**10/0094/LB and 10/0117/PP: Replacement of 2 Wall Mounted Lamps at
4 John Finnie Street, Kilmarnock**

**10/0096/LB and 10/0121/PP: Installation of 1 new wall mounted lamp at
22 Nelson Street, Kilmarnock**

**10/0097/LB and 10/0119/PP: Installation of 2 new wall mounted lamps at
18-20 Nelson Street, Kilmarnock**

**10/0100/LB and 10/0118/PP: Replacement of 1 wall mounted lamp at
3 St Marnock Place, Kilmarnock**

**10/0102/LB and 10/0120/PP: Installation of new and replacement lights and
feature lighting scheme at
15-17 Strand Street and 14 Croft Street, Kilmarnock**

Report by Head of Planning and Economic Development

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 These applications relate to the introduction of new lamps, or the replacement of existing lamps, on several listed buildings in Kilmarnock's town centre. In all applications, the lamps proposed are of the same design as those already installed on buildings throughout the John Finnie and Bank Street Outstanding Conservation Area. Application nos. 10/0102/PP and 10/0120/PP also include a proposed floodlighting scheme for the former bonded warehouse which aims to illuminate ground and first floor levels of this building which is currently being refurbished.

1.2 The applicants have advised that these applications are part of wider environmental improvements to Kilmarnock town centre which have been the subject of funding bids through the Scottish Government Town Centre Regeneration Fund (TCRF). The wider scheme comprises the "Kilmarnock – Connecting Places" project which seeks to undertake high quality environment and streetscape improvements, including new and replacement lighting, as currently proposed, as part of the Council's drive to regenerate Kilmarnock's town centre.

2. RECOMMENDATION

2.1 It is recommended that the planning application nos. 10/0117/PP, 10/0118/PP, 10/0119/PP, 10/0120/PP and 10/0121/PP should be approved subject to the conditions on the attached sheet.

2.2 It is recommended that the listed building application nos. 10/0091/LB and 10/0092/LB should be approved subject to the conditions on the attached sheet.

2.3 It is recommended that the listed building application nos. 10/0088/LB, 10/0094/LB, 10/0096/LB, 10/0097/LB, 10/0100/LB and 10/0102/LB should be approved subject to the conditions on the attached sheet and that prior to any consent being released the applications should be referred to Historic Scotland under the Listed Buildings and Conservation Areas (Scotland) Act 1997.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the applications are in accordance with the Development Plan. The lighting of these buildings will result in a positive contribution to the public realm and to the Outstanding Conservation Area as a whole in addition to benefiting the wider town centre in visual terms. The works have other regeneration implications for Kilmarnock and East Ayrshire noting that the visual improvements will facilitate a welcoming feature for visitors and residents in these central locations. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the applications should be approved unless material considerations indicate otherwise.

3.2 There are no material considerations relevant to the applications as indicated in Section 6 of the report which would suggest that they should be refused and the consultation responses are supportive of the proposals. The proposed lamps respect the traditional character and architectural features of Kilmarnock's town centre and the John Finnie Street and Bank Street Outstanding Conservation Area, noting that they are also in-keeping with the existing street lighting that has previously been undertaken.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, and on the grounds of the principle of environmental improvements, the applications would require to be referred to the full Council consistent with the Scheme of Delegation because that would be a significant departure from 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.

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**10/0100/LB and 10/0118/PP: Replacement of 1 wall mounted lamp at
3 St Marnock Place, Kilmarnock**

**10/0102/LB and 10/0120/PP: Installation of new and replacement lights and
feature lighting scheme at
15-17 Strand Street and 14 Croft Street, Kilmarnock**

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, thirteen applications for planning permission and listed building consent, which are to be considered by the Special Northern Local Planning Committee under the scheme of delegation as this Council is the applicant.

2. APPLICATION DETAILS

2 **Site Description:** These applications can be grouped into the following locations within Kilmarnock's town centre;

[i] 4 John Finnie Street: a red sandstone Category C listed building within a larger Group A Listing, formerly the Ossington Hotel and most recently, the Orientan restaurant.

[ii] 15-17 Strand Street and 14 Croft Street: the former Johnnie Walkers bonded warehouse in blond brick, which is a Category B listed building;

[iii] 3 St Marnock Place: the former Borland's Seed Warehouse, which is an 1850 Category B listed building in painted sandstone and now is in use as a Bar public house/restaurant/nightclub.

[iv] 18-20 Nelson Street: a Category C listed building, previously a Johnnie Walker property which is constructed from red sandstone. It is a 2 storey building on the corner of Bank Street; and 22 Nelson Street, which is a Category B listed building, 3 storeys ; and

[v] 16-20 Sandbed Street (also 45-55 King Street), a 3 storey Category C listed building with shops to the ground floor; 22 Sandbed Street, which is a 3 storey red sandstone C listed building also with shops to ground floor; and 52 Sandbed Street (also 3-7 St Marnock Street and 113-119 King Street), a 3 storey classical corner building, Category C(s) listed but also part of a wider Group B listing.

All application sites with the exception of the properties at Sandbed Street (Item (v) as above) are located within the John Finnie Street and Bank Street Outstanding Conservation Area.

2.2 **Proposed Development:** These applications relate to the introduction of new lamps, or the replacement of existing lamps, on several listed buildings in Kilmarnock's town centre. In all applications, the lamps proposed are of the same design as those already installed on buildings throughout the John Finnie and Bank Street Outstanding Conservation Area. Application nos. 10/0102/LB and 10/0120/PP also include a proposed floodlighting scheme for the former bonded warehouse which aims to illuminate ground and first floor levels of this building which is currently being refurbished.

2.3 The applicants have advised that these applications are part of wider environmental improvements to Kilmarnock town centre which have been the subject of funding bids through the Scottish Government Town Centre Regeneration Fund (TCRF). The wider scheme comprises the "Kilmarnock – Connecting Places" project which seeks to undertake high quality environment

and streetscape improvements, including new and replacement lighting, as currently proposed, as part of the Council's drive to regenerate Kilmarnock's town centre.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Bonnyton Community Council have not responded to their consultations at the time of writing this report.

Noted.

3.2 East Ayrshire Council Roads and Transportation Division and Historic Scotland have no comments or objections.

Noted.

3.3 The Architectural Heritage Society of Scotland have indicated their support for the proposals.

Noted.

4. REPRESENTATIONS

4.1 No letters of objection have been received.

Noted.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

Adopted East Ayrshire Local Plan (EALP) (2003)

5.1 Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

The design for the proposed lamps has been carefully considered in relation to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area and the listed buildings in the

vicinity. In this respect, the style of lamps will match the existing street lamps prevalent in the town centre and it is noted that the civic amenity bodies indicate their support for the proposed works. The works will therefore be commensurate with the existing lighting in the surrounding area, and in this respect, the proposals accord with Policy ENV 4.

5.2 Through Policy ENV7, the Council will actively encourage and demand the highest possible standards of design from applicants in the formulation of their development proposals. All developers will be expected to comply fully with the Council's existing design guidance documents relating to, and advising on, the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

It is considered that the proposals are appropriate for the John Finnie Street and Bank Street Outstanding Conservation Area and will complement the surrounding area, compliant with this policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of these applications are the East Ayrshire Local Plan Finalised Version with Modifications, consultation responses and representations, the planning history of the sites and the supplementary planning guidance comprising the Conservation Area Management Plan and Kilmarnock's Town Centre Strategy.

Alteration to the East Ayrshire Local Plan (Finalised Version with Modifications)

6.2 Policy ENV4 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in conservation areas and other locally important, especially traditional older properties, throughout the area. Development affecting a listed building or its setting shall preserve the building, or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.

The overall design for the proposed lamps has been carefully considered in relation to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area and the listed buildings in the vicinity. It is noted that civic amenity bodies indicate their support for the proposed works. The works will be commensurate with the existing lighting already located in the surrounding area, and in this respect, the proposals accord with Policy ENV 4.

6.3 Through Policy ENV9, the Council will actively encourage and demand the highest possible standards of design from applicants in the formulation of their development proposals. All developers will be expected to comply fully with the Council's existing design guidance documents relating to, and advising on, the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

It is considered that the proposals are appropriate for the John Finnie Street and Bank Street Outstanding Conservation Area and will complement the surrounding area, compliant with this Policy.

Consultation Responses and Representations

6.4 The consultation responses have been addressed in Section 3 of the report and the replies received indicate support for the proposed works, or raise no outstanding issues that would warrant refusal of these applications.

6.5 No objections have been received.

Planning History

6.6 There is no planning history that would warrant the refusal of these applications. The applications seek planning permission and listed building consent as part of the wider 'Kilmarnock – Connecting Places' Project, for which the Northern Local Planning Committee approved several planning applications for environmental and public realm improvements at its meeting of 5th March 2010.

Kilmarnock Town Centre Strategy

6.7 The proposals are in-keeping with the aims of the Kilmarnock Town Centre Strategy, which states that the quality of the public realm and the environment has the most immediate impact upon the image of the town centre.

Supplementary Planning Guidance

6.8 In March 2009 the Council approved the Conservation Area Management Plan as Supplementary Planning Guidance which is a material planning consideration for any application for Listed Building Consent within the Outstanding Conservation Area. This document states that the Council recognises that our historic environment is a finite and non-renewable resource. Any proposals must understand that our most important heritage and townscape assets include the architecture of this Outstanding Conservation Area.

The applications are considered to comply with this guidance.

6.9 Scottish Historic Environment Policy lays out those principles against which to determine applications for listed building consent and for planning permission within Conservation Areas.

The proposals are consistent with the terms of the SHEP.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council is the applicant for these applications, however if Members choose to grant consent they do not require to be referred to the Scottish Government under Circular 3: 2009 'Notification of Planning Applications'.

7.2 There are financial implications as these proposals seek consent for the proposed works to be implemented through partnership funding comprising the Scottish Government's Town Centre Regeneration Fund and allocated East Ayrshire Council funds.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the applications are in accordance with the Development Plan. The lighting of these buildings will result in a positive contribution to the public realm and to the Outstanding Conservation Area as a whole in addition to benefiting the wider town centre in visual terms. The works have other regeneration implications for Kilmarnock and East Ayrshire noting that the visual improvements will facilitate a welcoming feature for visitors and residents in these central locations. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the applications should be approved unless material considerations indicate otherwise.

8.2 There are no material considerations relevant to the applications as indicated in Section 6 of the report which would suggest that they should be refused and the consultation responses are supportive of the proposals. The proposed lamps respect the traditional character and architectural features of Kilmarnock's town centre and the John Finnie Street and Bank Street Outstanding Conservation Area, noting that they are also in-keeping with the existing street lighting that has previously been undertaken.

9. RECOMMENDATION

9.1 It is recommended that the planning application nos. 10/0117/PP, 10/0118/PP, 10/0119/PP, 10/0120/PP and 10/0121/PP should be approved subject to the conditions on the attached sheet.

9.2 It is recommended that the listed building application nos. 10/0091/LB and 10/0092/LB should be approved subject to the conditions on the attached sheet.

9.3 It is recommended that the listed building application nos. 10/0088/LB, 10/0094/LB, 10/0096/LB, 10/0097/LB, 10/0100/LB and 10/0102/LB should be approved subject to the conditions on the attached sheet and that prior to any consent being released the applications should be referred to Historic Scotland under the Listed Buildings and Conservation Areas (Scotland) Act 1997.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, and on the grounds of the principle of environmental improvements, the applications would require to be referred to the full Council consistent with the Scheme of Delegation because that would be a significant departure from Policy.

**Alan Neish
Head of Planning & Economic Development**

8 March 2010
MF/KW

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations Responses
4. Adopted East Ayrshire Local Plan.
5. Alteration to the East Ayrshire Local Plan, Finalised Draft with Modifications
6. Kilmarnock Town Centre Strategy
7. Conservation Area Management Plan
8. Historic Scotland – Scottish Historic Environment Policy.

Anyone wishing to inspect the above papers please contact Marion Fergusson, Senior Planning Officer, on 01563 576769 or Fiona Finlay, Principal Planning Officer on 01563 576798.

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0088/LB

Location	52 Sandbed Street Kilmarnock East Ayrshire KA1 1QA
Nature of Proposal:	Installation of 1 no new wall mounted lamp
Name and Address of Applicant:	East Ayrshire Council 34 John Finnie Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0091/LB

Location	22 Sandbed Street Kilmarnock East Ayrshire KA1 1QA
Nature of Proposal:	Installation of 1 no new wall mounted lamp
Name and Address of Applicant:	East Ayrshire Council 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0092/LB

Location	16 - 20 Sandbed Street Kilmarnock East Ayrshire KA1 1QA
Nature of Proposal:	Replacement of 2 no wall mounted lamps
Name and Address of Applicant:	East Ayrshire Council 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0094/LB

Location	4 John Finnie Street Kilmarnock East Ayrshire
Nature of Proposal:	Replacement of 2 no wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0117/PP

Location	4 John Finnie Street Kilmarnock East Ayrshire
Nature of Proposal:	Replacement of 2no Wall Mounted Lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

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

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0096/LB

Location	22 Nelson Street Kilmarnock East Ayrshire KA1 1BD
Nature of Proposal:	Installation of 1 no new wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0121/PP

Location	22 Nelson Street Kilmarnock East Ayrshire KA1 1BD
Nature of Proposal:	Installation of 1 no new wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

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

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0097/LB

Location	18-20 Nelson Street Kilmarnock
Nature of Proposal:	Installation of 2 no new wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0119/PP

Location	18-20 Nelson Street Kilmarnock
Nature of Proposal:	Installation of 2 no new wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

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

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0100/LB

Location	3 St Marnock Place Kilmarnock East Ayrshire KA1 1DU
Nature of Proposal:	Replacement of 1 no wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

The above Listed Building application should be approved subject to the following conditions:

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0118/PP

Location	3 St Marnock Place Kilmarnock East Ayrshire KA1 1DU
Nature of Proposal:	Replacement of 1 no wall mounted lamp
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Marion Fergusson
01563 576769

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

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0102/LB

Location	15-17 Strand Street And 14 Croft Street Kilmarnock
Nature of Proposal:	Installation of new and replacement lights and feature lighting scheme
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

The above Listed Building application should be approved subject to the following conditions:

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Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the quality of the stonework of this listed building.

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

4. Prior to any work commencing on site details of the final position and fixings of all floodlights to be placed on the building in relation to their impact on the architectural features of the building, shall be submitted to and approved in writing by the Planning Authority. All lighting shall thereafter be formed as approved on site.

Reason In the interest of the character of this listed building.

TP24

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0120/PP

Location	15-17 Strand Street And 14 Croft Street Kilmarnock
Nature of Proposal:	Installation of new and replacement lights and feature lighting scheme
Name and Address of Applicant:	Mr John O'Neil 34 John Finnie Street Kilmarnock KA1 1DD
Name and Address of Agent	

Officer's Ref: Fiona Finlay
01563 576798

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

1. Notwithstanding the approved plans, prior to the lighting being installed on site, details of the method of fixing (which shall use non ferrous materials) to the building shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the quality of the stonework of this listed building.

2. Further to condition 1 above, the lighting shall be fixed to the building in accordance with the approved method and shall be maintained thereafter in accordance with the approved details.

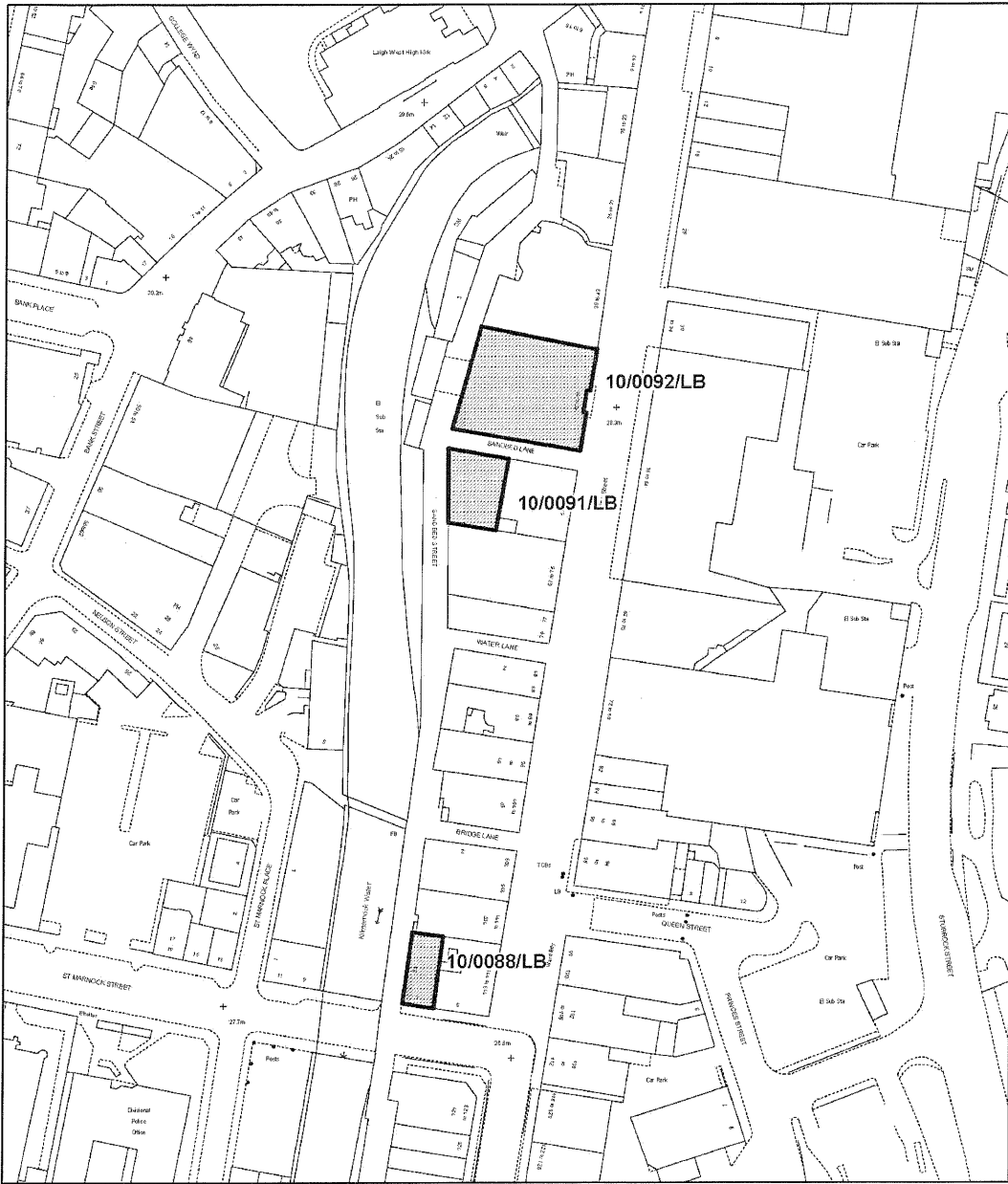
Reason: In the interests of the quality of the stonework of this listed building.

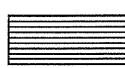

3. Within 3 months of such date as the lighting become redundant and is no longer required all equipment including the lighting, shall be removed and the stonework repaired in accordance with a scheme agreed in advance and in writing, with the Planning Authority.

Reason: In the interest of the character of this listed building.

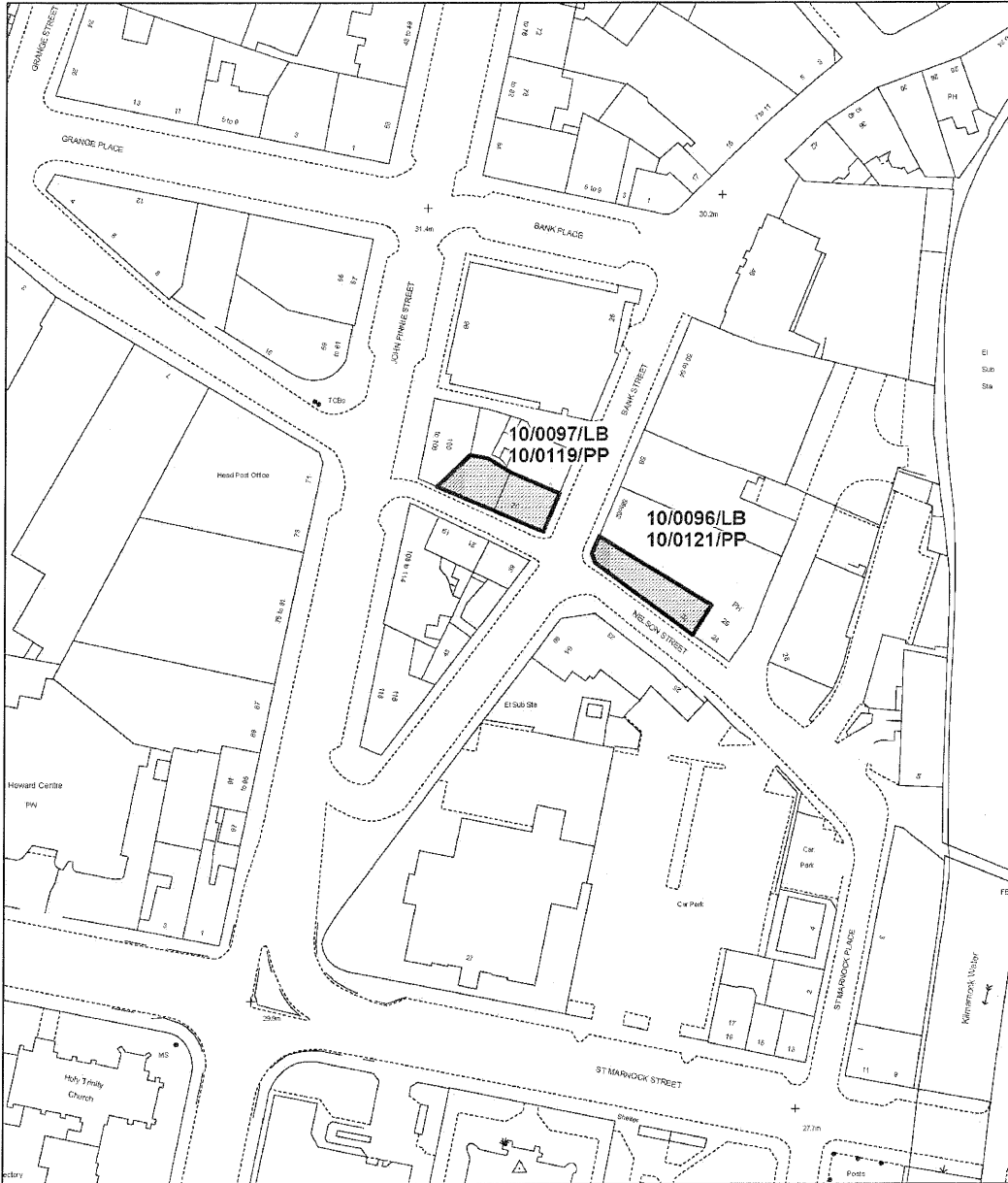
4. Prior to any work commencing on site details of the final position and fixings of all floodlights to be placed on the building in relation to their impact on the architectural features of the building, shall be submitted to and approved in writing by the Planning Authority. All lighting shall thereafter be formed as approved on site.


Reason In the interest of the character of this listed building.



<p>Title/Location Sandbed Street Kilmarnock Application No. 10/0088/LB 10/0091/LB 10/0092/LB</p>	<p>East Ayrshire Council Planning & Economic Development Division. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 16/3/2010 Checked By</p>
<p>Key</p>  <p>Application Site</p>	

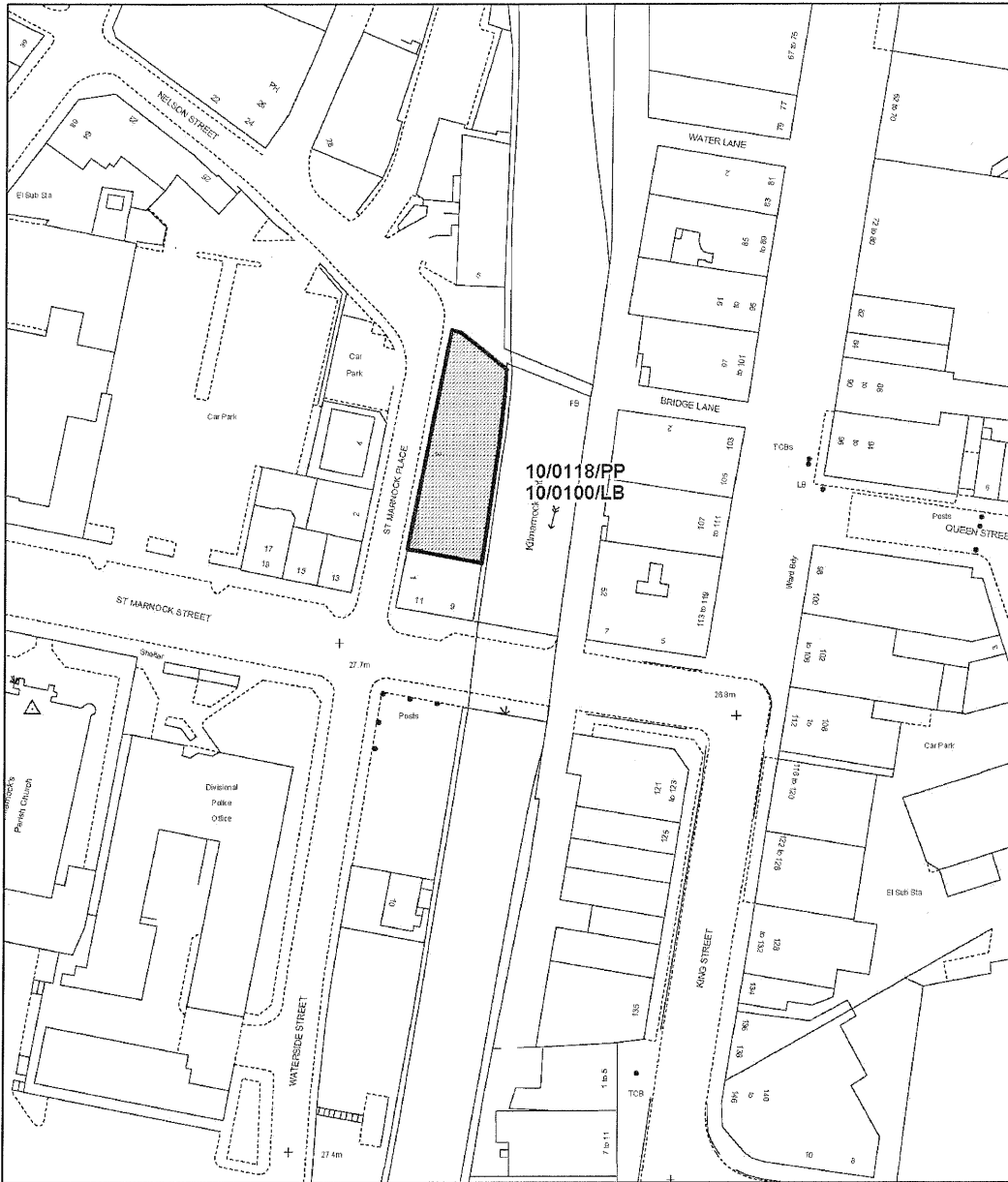
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<p>Title/Location Nelson Street Kilmarnock 10/0096/LB 10/0121/PP Application No. 10/0097/LB 10/0119PP</p>	<p>East Ayrshire Council Planning & Economic Development Division. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk</p>
<p>Key</p>  <p>Application Site</p>	<p>Com Date: 16/3/2010 Checked By</p>

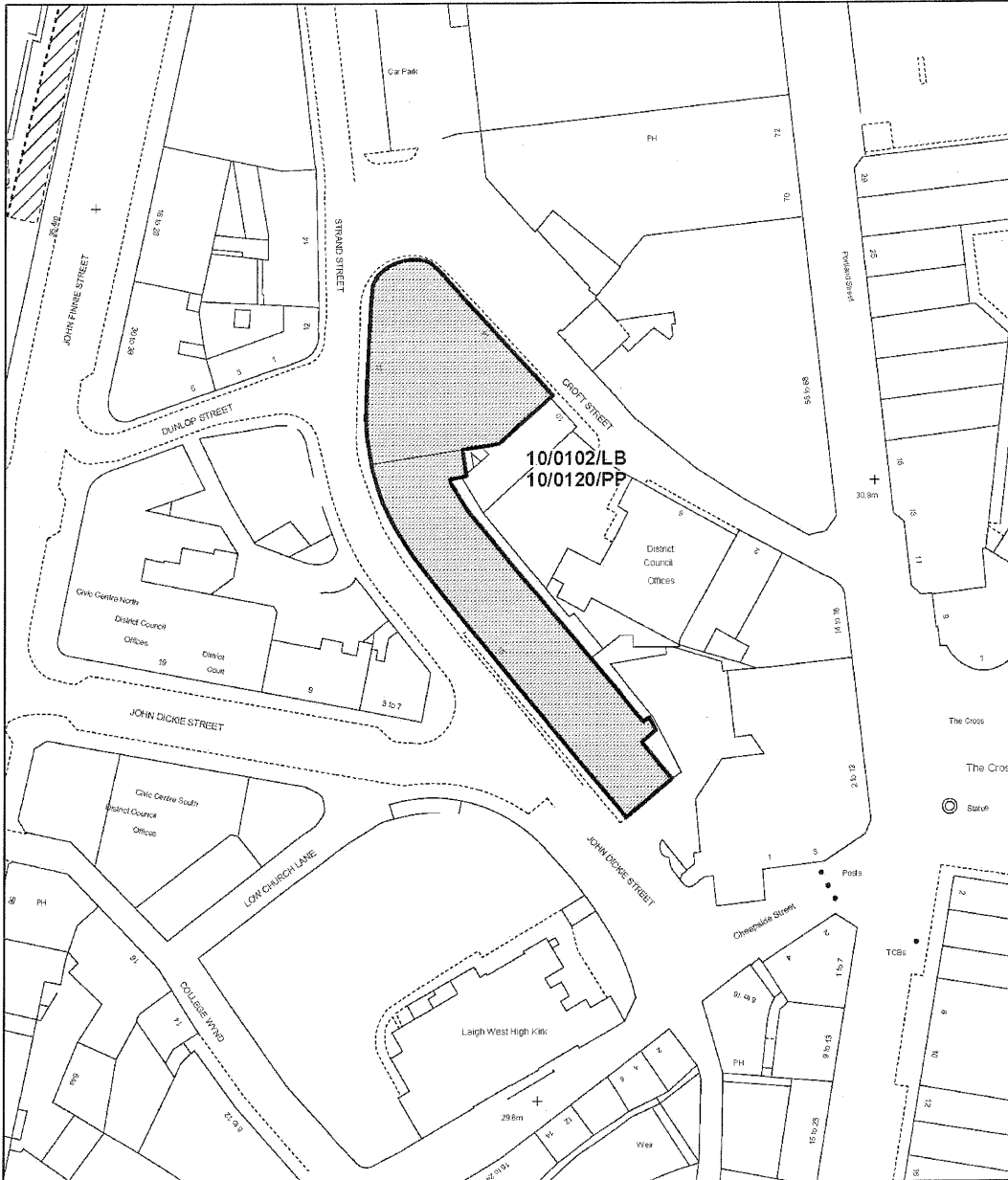


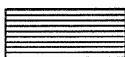

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<p>Title/Location 3 St Marnock Street</p> <p> Kilmarnock</p> <p> Application No. 10/0118/PP 10/0100/LB</p>	<p>East Ayrshire Council</p> <p>Planning & Economic Development Division.</p> <p>6 Croft Street Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk</p>
<p>Key</p> <p> Application Site</p>	<p>Com Date: 16/3/2010 Checked By</p> <p style="text-align: right;"></p>

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<p>Title/Location 15-17 Strand Street</p> <p> Kilmarnock</p> <p> Application No. 10/0102/LB 10/0120/PP</p>	<p>East Ayrshire Council</p> <p>Planning & Economic Development Division.</p> <p>6 Croft Street Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790 Fax: (01563) 576774</p> <p>E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 16/3/2010 Checked By</p>
<p>Key</p> <p> Application Site</p>	<p style="text-align: center;"></p>

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