

**EAST AYRSHIRE COUNCIL**

**NORTHERN LOCAL PLANNING COMMITTEE: 27 APRIL 2011**

**11/0015/PP: PROPOSED REFURBISHMENT WORKS COMPRISING  
ACCESS AND PARKING, NEW ACCESS RAMP, CANOPY, LIFT SHAFT  
EXTENSION, WINDOWS, ROOF COVERING, ROLLER SHUTTERS AND  
ASSOCIATED ALTERATIONS  
AT  
GALSTON COMMUNITY CENTRE, 34 ORCHARD 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=11/0015/PP>**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Planning permission is sought for the general refurbishment and alterations to the existing building. Such works include the installation of a front entrance to the building on Orchard Street with associated access ramp rails and canopy. An extension to an existing flat roof area on the side elevation fronting onto Chapel Lane is proposed to accommodate a new lift shaft and hydraulic lift facility. On the north elevation along Chapel Lane the existing pitched roof is to be re-slatted with the existing doorway and window blocked up in a matching facing brick/render. New roller shutters are proposed on the doorway on the north elevation. An air handling unit and condensing unit are proposed on the roof of the building.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.**

**3. CONCLUSIONS**

3.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country

Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the proposal will result in a refurbished community centre which will benefit the local community with a more modern facility. The proposals are also considered to promote a significant improvement to the immediate visual amenity of the surrounding area.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, it will not require to be referred to Council as there would be no significant breach of 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.**

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**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 a planning application which is to be considered by the Local Planning Committee under the scheme of delegation as East Ayrshire Council is the applicant.

### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site comprises of the site of the Galston Community Centre which is a prominent 2 storey building located on the corner of Orchard Street where it meets with Chapel Lane. Due to the corner site location, the building has direct frontage onto Orchard Street and a side elevation with access onto Chapel Lane. The condition of the building's exterior could benefit from repair and refurbishment works. The application site is bounded by residential properties and an area of hard standing to the rear. The frontage of the building onto Orchard Street has a flat roof with a pitched roof fronting onto Chapel Lane.

2.2 **Proposed Development:** Planning permission is sought for the general refurbishment and alterations to the existing building. Such works include the installation of a front entrance to the building on Orchard Street with associated access ramp rails and canopy. An extension to an existing flat roof area on the side elevation fronting onto Chapel Lane is proposed to accommodate a new lift shaft and hydraulic lift facility. On the north elevation along Chapel Lane the existing pitched roof is to be re-slatted with the existing doorway and window blocked up in a matching facing brick/render. New roller shutters are proposed on the doorway on the north elevation. An air handling unit and condensing unit are proposed on the roof of the building.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Service has no objections to the proposed development.

3.2 East Ayrshire Council's Flooding Service notes that the review of the Indicative River and Coastal Flood Map 200 year flood outline indicates that the site lies out with this envelope and therefore is not at high to medium risk of flooding from either the river Irvine or the Burn Anne. Therefore there are no objections to the proposed development in terms of flooding.

3.3 Galston Community Council has no objections to the proposed development.

### 4. REPRESENTATIONS

4.1 No letters of representation have been submitted following the neighbour notification procedures.

### 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 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. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and Adopted East Ayrshire Local Plan 2010 (EALP).

#### Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no relevant policies against which to assess the proposed development within the Ayrshire Joint Structure Plan.

#### Adopted East Ayrshire Local Plan (EALP)

5.3 Policy SD8 states that the Council will positively support, encourage and promote the sympathetic renovation, re-use and conversion of existing properties, both within the area settlements and throughout the rural area.

***The application site is located within the settlement boundary of Galston and consists of the refurbishment of an existing vacant building. Therefore the application is considered compliant with this policy.***

5.4 Policy CS1 states that the Council will respond positively to changing needs and demands for all community, educational, sporting, leisure, cultural and other facilities serving local communities throughout East Ayrshire. In particular, the Council will encourage and support the development of such new facilities as may be required and the upgrading, expansion and improvement of existing facilities to meet local needs.

***The proposed development is considered compliant with the provisions of policy CS1 noting that it will result in an improved facility which should hopefully encourage more use of the facility to the benefit of the local community as a whole.***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The principal material considerations relevant to the determination of the application are the consultations received and the impact of the development on the amenity of the surrounding area.

### Consultation Responses

6.2 The consultation responses do not raise any issues that suggest the application should be refused.

### Impact on the Amenity of the Area

6.3 The proposed development consists of the refurbishment and re-use of the existing Community Centre building which is currently in poor condition showing general signs of deterioration. The refurbishment will significantly improve the overall external appearance of the building and provide a more formal frontage onto Orchard Street. Due to the prominent corner location of the site, the refurbishment of the building will assist in improving the immediate visual amenity of the surrounding area.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are financial implications for the Council in the determination of this application separate to the planning process.

## **8. CONCLUSIONS**

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country

Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the proposal will result in a refurbished community centre which will benefit the local community with a more modern facility. The proposals are also considered to promote a significant improvement to the immediate visual amenity of the surrounding area.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.**

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, it will not require to be referred to Council as there would be no significant breach of Council policy.

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

RG/RG  
14 April 2011

FV/HM

### **LIST OF BACKGROUND PAPERS**

1. Application Forms and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Robin Ghosh on 01563 553505.

***Implementation Officer: Hugh Melvin***

**East Ayrshire Council**

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 11/0015/PP**

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Location	Galston Community Centre 34 Orchard Street Galston
Nature of Proposal:	Proposed refurbishment works comprising access and parking, new access ramp, canopy, lift shaft extension, windows, roof covering, roller shutters and associated alterations.
Name and Address of Applicant:	Executive Director Of Educational And Social Services London Road HQ London Road Kilmarnock KA3 7BU
Name and Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Road Lugar Cumnock KA18 3JQ

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Officer's Ref: Robin Ghosh  
01563 553505

The above application for planning permission should be granted subject to the following conditions:-

1. Notwithstanding the submitted plans, the lift enclosure shall be finished in a timber cladding or an alternative suitable external material the details of which shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development works on site and shall be implemented thereafter as approved prior to the occupation of the building.

REASON: In the interests of visual amenity.

2. Notwithstanding the submitted plans, the roller shutters shall be finished in a colour agreed in writing by the Planning Authority prior to any works commencing on site.

REASON: In the interests of visual amenity.

3. Notwithstanding the submitted plans, details of the colour of the external walls shall be submitted to and approved in writing by the Planning Authority prior to any works commencing on site.

REASON: In the interests of visual amenity.



4. Notwithstanding the submitted plans, the front roller shutter housing shall be positioned internally within the building.

REASON: In the interests of visual amenity.

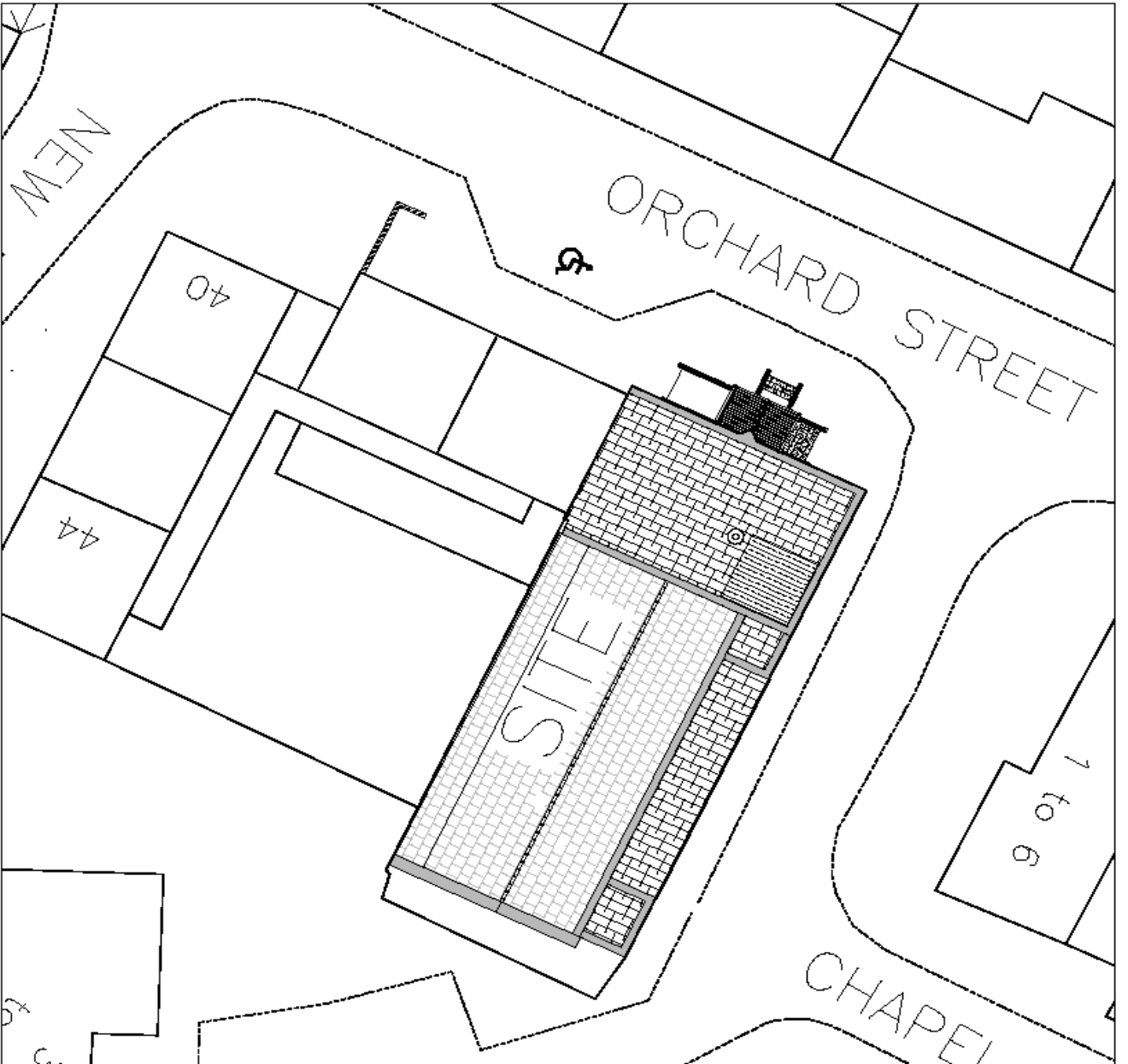
### **REASON FOR THE DECISION**

The proposed development is consistent with the policies of the development plan and there are no material considerations of sufficient weight to merit refusal of the application.



<p>Title/Location    <b>34 Orchard Street</b></p> <p>                          <b>Galston</b></p> <p>                          <b>Application No. 11/0015/PP</b></p>	<p><b>East Ayrshire Council</b></p> <p>Department of Neighbourhood Services          Planning &amp; Economic Development Service.          6 Croft Street          Kilmarnock KA1 1JB          Tel: (01563) 576790    Fax: (01563) 576774          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a>  <b>Com Date: 27/04/2011</b></p>
<p>Key</p> <p> <b>Application Site</b></p>	

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**NOTE:**  
The drawings must not be scaled, only written dimensions to be reported. Contractor must verify all necessary sizes & positions on site prior to commencing work.

**ELECTRICAL:**  
All electrical installations to comply with current edition of the I.E.E regulations & BS 7671: 2017, also to East Ayrshire Council electrical specification orders.

**CPM:**  
Where works fall within the scope of the Construction (Design & Management) Regulations 2017, the Principal Contractor will be required to comply with the statutory requirements contained within these regulations.

**ASBESTOS:**  
Where materials are thought to contain asbestos, after any work, none of persons out of the area. Check, seal or lock off the area (where practicable) DO NOT remove any work or material.

Inform the principal contractor who will contact the EAO Ayrshire On-call line. A specialist contractor must be employed for the removal & disposal of asbestos.

Rev | Description | Date | By

## East Ayrshire COUNCIL

### Finance and Asset Management

Asset Improvement Services  
Council Offices  
Lugart  
KA15 3JQ  
Tel : 01 893 856230  
Fax : 01 893 559235  
www.eastayrshire.gov.uk

**Project:**  
Restatement of Gullion Community Centre, 34 Orchard Street, Gullion, including installation of through-floor lift and widening of doors, alterations upstairs, new kitchen area, etc.

**Client:**  
EDUCATION & SOCIAL WORK

**Drawing Title:**  
PROPOSED LAYOUT

Project File No	Asset No.	Drawn by	Checked by
010018/05W	ASSET NO	T.A.	
Drawing Status	Date	Scale	
<b>PLANNING</b>	NOV 2010	1:200	
Dwg No.	Rev.		
<b>DWG NO 101(A)</b>		<b>A3</b>	