

## **EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 27 MAY 2010**

**10/0105/LB: INSTALLATION OF NEW CLOCK DISPLAY AND SIGNAGE,  
REPLACEMENT OF EXISTING CONCRETE STAIRS WITH SANDSTONE,  
STONE WORK REPAIRS AND REPAIRS TO SANDSTONE RETAINING  
WALL WITH GUARDRAIL**

**10/0265/PP: INSTALLATION OF NEW CLOCK DISPLAY, REPLACEMENT  
OF EXISTING CONCRETE STAIRS WITH SANDSTONE AND  
INSTALLATION OF NEW ENTRANCE PILLARS AND FENCE**

**10/0266/AD: INSTALLATION OF SIGNAGE COMPRISING INDIVIDUAL  
LETTERS**

**AT**

**THE BAIRD INSTITUTE, 3 LUGAR STREET, CUMNOCK  
BY: DIRECTOR OF NEIGHBOURHOOD SERVICES**

**Report by Head of Planning and Economic Development**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 Listed building consent is sought for the installation of a new clock display and signage on the southern elevation of the building, the replacement of concrete entrance steps with sandstone, various works to the stone walls including pointing and the provision of a new entrance handrail.

1.2 Planning permission is sought for the installation of a new clock display on the southern elevation of the building, various landscaping and improvement works around the building and the provision of new entrance pillars and railings fronting Lugar Street.

1.3 Advertisement consent is sought for the attachment of signage on the southern elevation wall. The signage comprises of individual letters fixed into the mortar joints of the wall of the Baird Institute building.

#### **2. RECOMMENDATION**

**2.1 It is recommended that listed building application 10/0105/LB be approved subject to conditions listed in the respective attached sheet and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland.**

**2.2 It is recommended that planning application 10/0265/PP be approved subject to the conditions listed in the respective attached sheet.**

**2.3 It is recommended that advertisement application 10/0266/AD be approved subject to the conditions listed in the respective 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 of the Development Plan. The material considerations are generally supportive of the proposal and planning conditions could be attached to address the relevant design details where these have not yet been provided.

3.3 The three applications presented for consideration represent significant and welcomed proposals for the improvement and appearance of this important listed building within Cumnock Conservation Area.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Full Council as this 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.**

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BY: DIRECTOR OF NEIGHBOURHOOD SERVICES**

### **Report by Head of Planning and Economic Development**

#### **1. PURPOSE OF REPORT**

1.1 The purpose of this combined report is to present for determination applications for planning permission, listed building consent and advertisement consent which are to be considered by the Southern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land and building to which the applications relate.

#### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site comprises a red sandstone and slate roof C(s) listed museum building set within the Cumnock Conservation Area. The site is bounded by a two storey building to the north, a Royal Mail delivery office to the west, a single storey public convenience to the south and a two storey gable wall to the east. Access is afforded between Lugar Street and Bank Lane immediately to the east of the building.

2.2 **Proposed Development:** Listed building consent is sought for the installation of a new clock display and signage on the southern elevation of the building, the replacement of concrete entrance steps with sandstone, various works to the stone walls including pointing and the provision of a new entrance handrail.

2.3 Planning permission is sought for the installation of a new clock display on the southern elevation of the building, various landscaping and improvement works around the building and the provision of new entrance pillars and railings fronting Lugar Street.

2.4 Advertisement consent is sought for the attachment of signage on the southern elevation wall. The signage comprises of individual letters fixed into the mortar joints of the wall of the Baird Institute building.

### 3. CONSULTATIONS RECEIVED

3.1 East Ayrshire Council Roads and Transportation Service and Cumnock Community Council have no objections to these applications.

#### ***Noted***

3.2 Cumnock Conservation Area Regeneration Scheme has no objection in principle to the applications but advise that fixings for the clock and signage should be into the mortar joints and not sandstone and the steps should be replaced in sandstone.

***Amended details have been submitted to take account of these comments.***

3.3 East Ayrshire Access Panel has no objection to the applications but has advised that tactile warning should be provided at the top and bottom of the steps and that the new handrail should sufficiently contrast with the surrounding area.

***The applicant has advised that tactile warning at the top of the stairs cannot be provided; however DDA compliant warning can be provided at the bottom. As no finalised design or colours have been agreed for the handrail, the applicant has asked that this matter be conditioned to any consent. They have no objections to the use of a contrasting handrail however.***

3.4 Historic Scotland has no comments to make on the proposals.

#### ***Noted***

### 4. REPRESENTATIONS

4.1 No letters of representation have been received.

### 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application, the Development Plan comprises the Adopted East Ayrshire Local Plan (2003) (EALP).

#### Adopted East Ayrshire Local Plan

5.2 Policy CS1 relates to the provision and improvement of community facilities and advises that the Council will encourage and support the development of such new facilities to meet local needs.

***The proposal will add value and improve the quality of a useful community resource and as such is compliant with this policy.***

5.3 Policy ENV 4 advises that all developments affecting the character, appearance or setting of a conservation area or listed building should be sympathetic in terms of its design, layout, size, scale, materials and colour of finish. Proposals should seek to preserve, enhance or incorporate features that contribute positively to the appearance of the area.

***The proposed works are considered to be a positive step towards maintaining and improving this listed building. The works will replace existing, out of character materials with high quality materials to match the originals. The entrance pillar and railing works reflect the historic design of the Baird Institute and the high quality signage compliments the surrounding area.***

5.4 Policy ENV 7 relates to the Councils Design Guidance and expects developers to fully comply with the relevant criteria. Developments which do not meet the required design standards will require to be fully justified and may not be supported by the Council. In this instance the relevant Guidance is 'Listed Buildings and Buildings within Conservation Areas' and 'The Display of Advertisements'.

***The proposed works to the building are to be undertaken in high quality materials that reflect the character of the existing building and the general stone repairs will improve the appearance and longevity of the building. The reinstatement of the entrance pillars and railings reflects the original appearance of the Baird Institute and provides a good quality entrance feature to this important listed building within Cumnock Conservation Area.***

***The proposed signage is of a high standard with unlit individual letters attaching into the mortar joints of the wall so as not to damage the sandstone. The size and position of the signage are in keeping with the character and appearance of the listed building.***

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

6.1 The principal material considerations relevant to the determination of these applications are the Alteration to the East Ayrshire Local Plan, consultation responses, the planning history of the site and the impact on the amenity of the area.

### Alteration to the East Ayrshire Local Plan

6.2 Policy CS1 relates to the provision and improvement of community facilities and advises that the Council will encourage and support the development of such new facilities to meet local needs.

***The proposal will add value and improve the quality of a useful community resource and as such is compliant with this policy.***

6.3 Policy ENV 4 advises that all developments affecting the character, appearance or setting of a conservation area or listed building should be sympathetic in terms of its design, layout, size, scale, materials and colour of finish. Proposals should seek to preserve, enhance or incorporate features that contribute positively to the appearance of the area.

***The proposed works are considered to be a positive step towards maintaining and improving this listed building. The works will replace existing, out of character materials with high quality materials to match the originals. The entrance pillar and railing works reflect the historic design of the Baird Institute and the high quality signage compliments the surrounding area.***

6.4 Policy ENV 9 relates to the Councils Design Guidance and expects developers to fully comply with the relevant criteria. Developments which do not meet the required design standards will require to be fully justified and may not be supported by the Council. In this instance the relevant Guidance is 'Listed Buildings and Buildings within Conservation Areas' and 'The Display of Advertisements'.

***The proposed works to the building are to be undertaken in high quality materials that reflect the existing building and the general stone repairs will improve the appearance and longevity of the building. The reinstatement of the entrance pillars and railings reflects the original appearance of the Baird Institute and provides a good quality entrance feature to this important building.***

***The proposed signage is of a high standard with unlit individual letters attaching into the mortar joints of the wall so as not to damage the sandstone. The size and position of the signage are in keeping with the character and appearance of the listed building.***

#### Consultation Responses

6.5 None of the consultation responses recommend that the applications should be refused.

#### Impact on Amenity

6.6 The proposed works are considered to improve the visual amenity of the surrounding area as well as that of the building itself. The works are of good standard in high quality materials that will provide a positive effect to the surrounding area.

#### Planning History

6.7 The relevant planning history is as follows:

- (i) 09/0070/LB for Erection of Lift Foyer Extension and Internal Alterations was approved on 2 February 2010; and

- (ii) 09/0071/FL for Erection of Lift Foyer Extension was approved on 30 October 2009.

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

7.1 There are no financial implications for the Council relative to these applications other than the expenditure incurred in implementing the proposed works.

7.2 In terms of legal implications, although the Council owns the land in this case, there is no requirement to notify the planning application to the Scottish Government under Circular 3/2009: 'Notification of Planning Applications', should Members choose to grant consent. However, should the Committee be minded to approve the application for listed building consent, that application will require to be referred to Historic Scotland for formal clearance prior to issue of the decision notice.

## **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 of the Development Plan. The material considerations are generally supportive of the proposal and planning conditions could be attached to address the relevant design details where these have not yet been provided.

8.3 The three applications presented for consideration represent significant and welcomed proposals for the improvement and appearance of this important listed building within Cumnock Conservation Area.

## **9. RECOMMENDATIONS**

**9.1 It is recommended that listed building application 10/0105/LB be approved subject to conditions listed in the respective attached sheet and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland.**

**9.2 It is recommended that planning application 10/0265/PP be approved subject to the conditions listed in the respective attached sheet.**

**9.3 It is recommended that advertisement application 10/0266/AD be approved subject to the conditions listed in the respective attached sheet.**

## **CONTRARY DECISION NOTE**

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

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

17 May 2010  
DW/HM

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application forms and plans
2. Statutory Notices and Certificates
3. Consultation Responses
4. Adopted East Ayrshire Local Plan 2003
5. East Ayrshire Local Plan, Finalised Draft with Modifications 2009
6. Application 09/0070/LB
7. Application 09/0071/FL

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

**Implementation Officer: Dave Morris**



**Reason for the decision:**

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.

**East Ayrshire Council**

**TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Application No: 10/0265/PP**

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Location	Baird Institute, 3 Lugar street, Cumnock
Nature of Proposal:	Installation of new clock display, replacement of existing concrete stairs with sandstone and installation of new entrance pillars and fence
Name and Address of Applicant:	East Ayrshire Council Council Offices Lugar Cumnock KA18 3JQ
Name and Address of Agent	Director of Neighbourhood Services.

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Officer's Ref: David Wilson  
01563 576779

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

1. Prior to the commencement of construction or other works on the building, further details, including colour of the clock, the materials, design and colour of the proposed entrance pillars and associated railings, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the proposed clock, pillars and railings are in keeping with the adjacent listed properties and the wider Cumnock Conservation Area.

2. Prior to the commencement of construction or other works on the building, details of the exact method of fixing of the clock to the wall, including the number of fixing points and their locations on the wall, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

**Reason for the decision:**

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.

**East Ayrshire Council**

**TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Application No: 10/0266/AD**

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Location	Baird Institute, 3 Lugar street, Cumnock
Nature of Proposal:	Installation of signage comprising individual letters
Name and Address of Applicant:	East Ayrshire Council Council Offices Lugar Cumnock KA18 3JQ
Name and Address of Agent	Director of Neighbourhood Services.

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Officer's Ref: David Wilson  
01563 576779

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

1. Prior to the commencement of construction or other works on the building, details of the exact method of fixing of the signage lettering to the wall including the number of fixing points and their locations on the wall shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

2. Prior to the commencement of construction or other works on the building, details of the proposed colour of the signage lettering shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the proposed colour is in keeping with the listed nature of the property and the wider Cumnock Conservation Area.

**Reason for the decision:**

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approve

