

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 27 NOVEMBER 2009**

**09/0509/PP: DEMOLITION OF EXISTING BUILDING AND  
RE-INSTATEMENT OF PARTY WALL  
AT LITTLEMILL SCHOOLHOUSE, RANKINSTON**

**APPLICATION BY EAST AYRSHIRE COUNCIL**

**EXECUTIVE SUMMARY**

**1. DEVELOPMENT DESCRIPTION**

1.1 Planning permission is sought for the complete demolition of the former Littlemill Schoolhouse and for the re-instatement of the party wall which divides the former schoolhouse from the adjoining school dining hall and gymnasium building. This application is retrospective, as the building has been demolished and the site remediated.

1.2 The former schoolhouse is presently in private ownership. However in the interests of promoting improvements to the Littlemill Primary School itself, the Council is pursuing an agreement with the owner of the property regarding the re-acquisition of the former schoolhouse site, in exchange for part of the existing playground site in which to secure planning permission for a replacement dwellinghouse. This would be the subject of a future planning application.

1.3 The Council's Asset Improvement Service has indicated that action to demolish the building required to be undertaken as a matter of some urgency. The property owner had been served with a Section 29 Notice under the Building (Scotland) Acts stating that the timber roof structure of the former schoolhouse should be removed to wall head level as it was considered to be in a dangerous condition. On inspection it was determined that if the roof were to be removed then there would be no lateral support to the gable walls, particularly the existing chimneys adjacent to the school, which would be left in a dangerous condition. If the whole building had not been demolished additional shoring or propping would have been required. Given the proximity to the school dining room and gym hall and the condition of the remaining building it was thought that a full demolition would be the preferred option. The works were programmed to proceed as quickly as possible with a view to having the demolition complete prior to the start of the school term in August and to complete remaining work on site as quickly as possible with as little disruption or inconvenience to the school as possible.

## **2. RECOMMENDATION**

**2.1 It is recommended that this retrospective application be approved.**

## **3. SUMMARY OF ANALYSIS**

3.1 As indicated in Section 5 of the report there are no development plan policies especially relevant to the application and therefore greater weight should be afforded to the material considerations in this case. As indicated in Section 6 there are material considerations relevant to this application however it is considered that these are supportive of the application. There have been no representations.

3.2 The demolition of the former schoolhouse will facilitate overall improvements to the educational resource at Littlemill Primary School, will result in a general improvement in the visual amenity of this rural location and has resulted in the removal of a building deemed to be unsafe in public safety terms, particularly so given its relationship to the existing primary school and playground.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development the application would not require to be referred to the Full Council as this would not constitute a significant breach of 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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### 09/0509/PP: DEMOLITION OF EXISTING BUILDING AND RE-INSTATEMENT OF PARTY WALL AT LITTLEMILL SCHOOLHOUSE, RANKINSTON

APPLICATION 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 Local Planning Committee under the scheme of delegation because the Council has an ownership interest in part of the site and the application is promoted by the Council.

## 2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on the east side of Littlemill Road leading to the small community of Rankinston and lies approximately 200 metres south of Littlemill Bridge and 450 metres north of Rankinston itself. The site relates to the former Littlemill Schoolhouse and its curtilage which lies between the existing Littlemill Primary School to the north and the school playground that lies to the south. The former schoolhouse is a one and a half storey building that was in a serious state of dereliction. The schoolhouse building shared a party wall with the primary school building housing the dining room / gymnasium.

2.2 **Proposed Development:** Planning permission is sought for the complete demolition of the former Littlemill Schoolhouse and for the re-instatement of the party wall which divides the former schoolhouse from the adjoining school dining hall and gymnasium building. This application is retrospective, as the building has been demolished and the site remediated.

2.3 The former schoolhouse is presently in private ownership. However in the interests of promoting improvements to the Littlemill Primary School itself, the Council is pursuing an agreement with the owner of the property regarding the re-acquisition of the former schoolhouse site, in exchange for part of the existing playground site in which to secure planning permission for a replacement dwellinghouse. This would be the subject of a future planning application.

2.4 The Council's Asset Improvement Service has indicated that action to demolish the building required to be undertaken as a matter of some urgency. The property owner had been served with a Section 29 Notice under the Building (Scotland) Acts stating that the timber roof structure of the former schoolhouse

should be removed to wall head level as it was considered to be in a dangerous condition. On inspection it was determined that if the roof were to be removed then there would be no lateral support to the gable walls, particularly the existing chimneys adjacent to the school, which would be left in a dangerous condition. If the whole building had not been demolished additional shoring or propping would have been required. Given the proximity to the school dining room and gym hall and the condition of the remaining building it was thought that a full demolition would be the preferred option. The works were programmed to proceed as quickly as possible with a view to having the demolition complete prior to the start of the school term in August and to complete remaining work on site as quickly as possible with as little disruption or inconvenience to the school as possible.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 Scottish Power Energy Networks, Scotland Gas Networks and Scottish Water have no objections to the application.

*Noted. Appropriate measures were undertaken to ensure all infrastructure services were cut off or diverted as appropriate prior to the demolition of the former schoolhouse.*

3.2 Drongan, Rankinston and Stair Community Council has not responded to the letter of consultation.

*Noted.*

3.3 East Ayrshire Environmental Health Division has not raised any issues regarding the application.

*Noted.*

### **4. REPRESENTATIONS**

4.1 No third party representations have been received.

*Noted.*

### **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 There are no specific policies in the Structure Plan or Adopted Local Plan that are relevant and thus greater weight should therefore be afforded to other material considerations.

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

6.1 There are no policies in the Alterations to the Local Plan that are particularly relevant and there are no consultation responses that would suggest a refusal.

6.2 In terms of general amenity considerations, the condition of the former schoolhouse was giving rise to ongoing concerns, with the building being in a serious state of dereliction. As the building was also generally open to the elements, its condition was also having a detrimental effect on the fabric of the adjoining school building. Notices have also been served under the Building (Scotland) Acts on the owner to undertake certain works in the interests of public safety. The demolition of the building is therefore considered to be acceptable in amenity and public safety terms.

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

7.1 The Council has a part ownership interest in the site and therefore financial implications have arisen through in the implementation of the works by the Client Department of the Council.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of the report there are no development plan policies especially relevant to the application and therefore greater weight should be afforded to the material considerations in this case. As indicated in Section 6 there are material considerations relevant to this application however it is considered that these are supportive of the application. There have been no representations.

8.2 The demolition of the former schoolhouse will facilitate overall improvements to the educational resource at Littlemill Primary School, will result in a general improvement in the visual amenity of this rural location and has resulted in the removal of a building deemed to be unsafe in public safety terms, particularly so given its relationship to the existing primary school and playground.

## **9. RECOMMENDATION**

9.1 It is recommended that this retrospective application be approved.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development the application would not require to be referred to the Full Council as this would not constitute a significant breach of policy.

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

17 November 2009  
HM/HM

FV/AN

## LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Approved Ayrshire Joint Structure Plan (1999).
5. Adopted East Ayrshire Local Plan (2003).
6. Alteration to the East Ayrshire Local Plan (Finalised Version with Modifications 2009)

Anyone wishing to inspect the above background papers should contact Mr. Hugh Melvin on 01563 555481.

***Implementation Officer: Dave Morris***

Form TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0509/PP

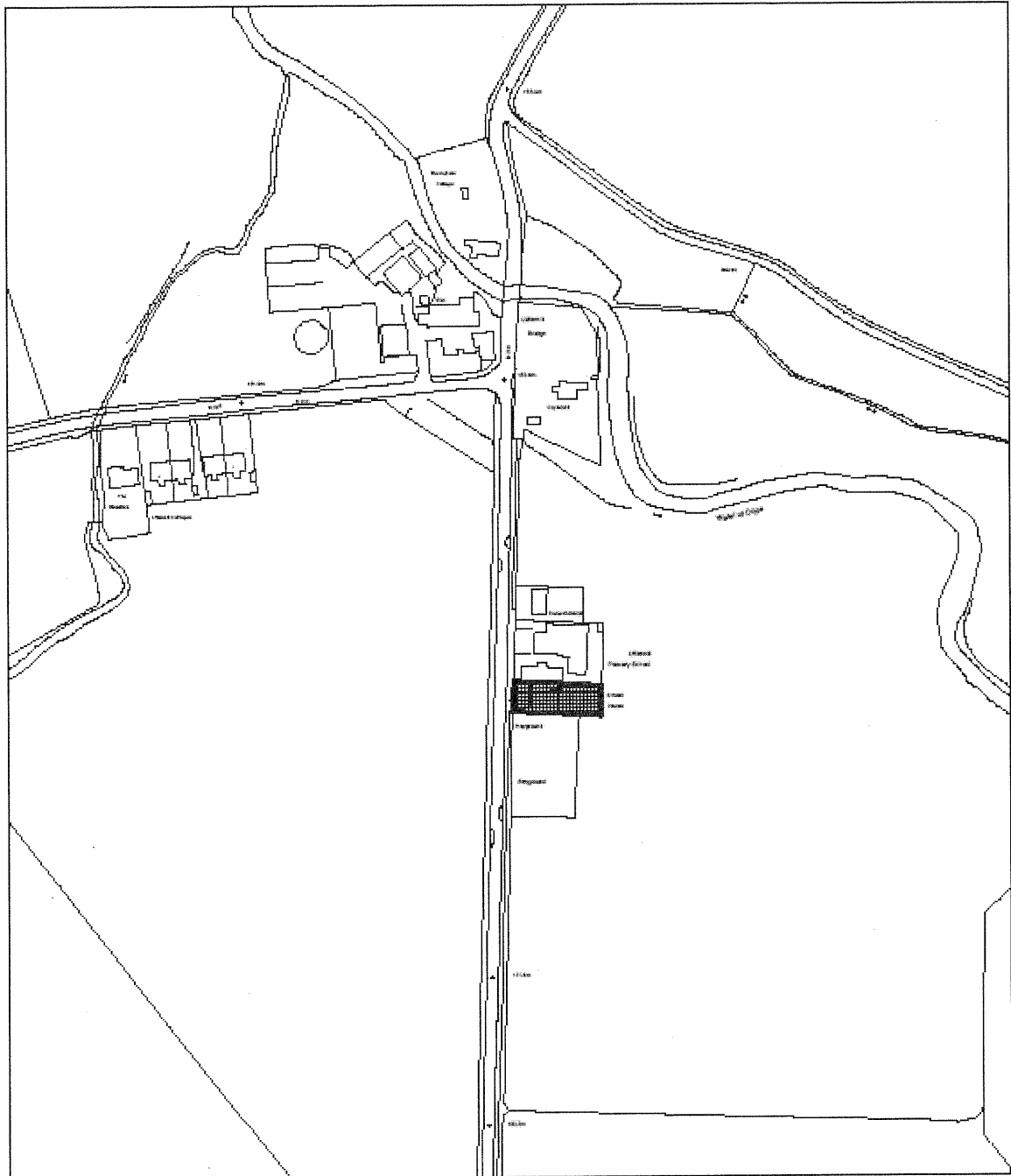
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Location	Littlemill Schoolhouse, Littlemill Primary School, Rankinston
Nature of Proposal:	Demolition of existing building and re-instatement of party wall
Name and Address of Applicant:	East Ayrshire Council, Council Offices, Lugar, KA18 3JQ
Name and Address of Agent	Asset Improvement Service, Council Offices, Lugar KA18 3JQ

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DPO's Ref:  
PPO's Ref: Hugh Melvin

The above PLANNING PERMISSION application should be granted.



<p><b>Title/Location</b>    Littlemill Schoolhouse, Rankinson Application No. 09/0509/PP</p>	<p><b>East Ayrshire Council</b> Planning &amp; Economic Development Division. 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> Com Date: 27/11/2009    Checked By</p>
<p><b>Key</b></p> <p> Application Site</p>	<p style="text-align: right;"></p>

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