

## **EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 05 AUGUST 2011**

**11/0178/PP: CONSTRUCTION OF SINGLE STOREY MULTI PURPOSE  
BUILDING PROVIDING COMMUNITY CENTRE, DAYCARE, LOCAL OFFICE  
AND LIBRARY FACILITIES  
AT 28 WELL ROAD, AUCHINLECK, KA18 2LA**

**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=11/0178/PP>**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 The proposal involves the demolition of the existing building and the erection of a single storey multi purpose building providing a community centre, local Council office, daycare centre and library facilities. The proposal includes provision for 48 parking spaces, including accessible and parent/child spaces in addition to a setting down point close to the side entrance and a garden area to the rear of the application site. Externally the proposed 'L' shaped building will be finished in a smooth render, the colour of which is to be confirmed. The roof, which is a combination of a dual pitch and mono-pitches, is to be finished in a steel cladding, the colour of which is again to be confirmed.

#### **2. RECOMMENDATION**

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

#### **3. CONCLUSIONS**

3.1 As indicated in the report the application is considered to be in accordance with the provisions of the Development Plan and therefore should be approved unless material considerations indicate otherwise. There are material considerations relevant to the application; however it is considered that these are supportive of the proposal. In accordance therefore with Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended, the application should therefore be approved noting that it can be satisfactorily accommodated within the application site and without having an adverse impact upon the 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 in terms of the principal of the proposed development, then the application will require to be referred to Council as it would represent 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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**11/0178/PP: CONSTRUCTION OF SINGLE STOREY MULTI PURPOSE  
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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 an application for planning permission which is to be considered by Southern Local Planning Committee under the scheme of delegation, as the Council has an ownership interest in the application.

## **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is currently occupied by the existing community centre and council office located at 28 Well Road in Auchinleck which is to be demolished. The site is bounded to the west by Well Road; to the south by shops and residential properties; to the north by a footpath and play area and to the south by open space.

2.2 **Proposed Development:** The proposal involves the demolition of the existing building and the erection of a single storey multi purpose building providing a community centre, local Council office, daycare centre and library facilities. The proposal includes provision for 48 parking spaces, including accessible and parent/child spaces in addition to a setting down point close to the side entrance and a garden area to the rear of the application site. Externally the proposed 'L' shaped building will be finished in a smooth render, the colour of which is to be confirmed. The roof, which is a combination of a dual pitch and mono-pitches, is to be finished in a steel cladding, the colour of which is again to be confirmed.

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

3.1 East Ayrshire Council Roads and Transportation Service has no objections subject to a condition in relation to a construction traffic management plan.

***A condition can be attached to any consent granted for the proposed development to meet the requirements of the Roads and Transportation Service.***

3.2 East Ayrshire Environmental Health Service has no objections but comments have been provided in relation to noisy site working, dust suppression, disposal of waste and contaminated land.

***The above mentioned issues can be dealt with by the appropriate environmental health legislation. In terms of contaminated land, should planning permission be granted an advisory note can be attached to any consent granted to address this issue.***

3.3 Scottish Power has no objections.

3.4 East Ayrshire Access Panel has no objections but raised comments on the provision of two enlarged parking spaces at the end of the parking area.

***The applicant confirmed that the possible enlarged parking bays could not be provided within the site. However parent and child parking and parking bays for disabled people have been provided within the site as part of the proposed development.***

3.5 Auchinleck Community Council has not responded to the consultation letter at the time of writing this report.

3.6 East Ayrshire Council Roads and Transportation Service (Flooding Section) has no objections subject to planning conditions to address the issues of:

1. A detailed drainage assessment for the site is to be produced, which would identify and eliminate any ponding which would could occur on site, including the production of all drawings and calculations etc as relate to the drainage and this is to include a drainage statement detailing the strategy for the site, including full details of the intended discharge point, e.g. to a sewer or to a watercourse (this will determine discharge rate allowable, n.b. if to a watercourse the rate would be 4.5ltrs/sec/ha).
2. The flood route for surface water requires to be developed and be shown to be able to transmit the waters to the SUDS without causing any flooding to any property on route.
3. Confirmation is required that the SUDS is to be adopted by Scottish Water, details will be required of the intended maintenance regime for the SUDS /basin.

***Conditions can be attached to any consent granted fro the proposed development to meet the requirements of the Flooding Section.***

#### **4. REPRESENTATIONS**

4.1 No representations have been received in connection with the application.

## 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 (2007) and the Adopted East Ayrshire Local Plan (2010).

### Ayrshire Joint Structure Plan

5.2 There are no policies within the structure plan of particular relevance to the proposed development.

### East Ayrshire Local Plan

5.3 The application site is identified as a Miscellaneous Development Opportunity Site 244M. Policy AUCHINLECK3 of Volume 3 of the East Ayrshire Local Plan 2010 states that the Council will encourage and support the development and implementation of a One Stop Shop at this site to provide a focus for services and facilities serving the whole of the former coalfield area.

***The proposal fully meets with this provision of the local plan.***

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 proposal for a new community facility meets with the requirements of policy CS1.***

5.5 Policy ENV9 states that 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.

***The proposal complies with the terms of Policy ENV9 noting the sensitive design and use of materials in relation to the locality.***

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

6.1 The material considerations relevant to the determination of this application are the East Ayrshire Local Plan 2010, the consultation responses, the planning history of the site and the impact on the amenity of the area.

### Consultation Responses

6.2 The consultation responses are summarised in Section 3 of this report and they do not suggest that this application should be refused.

### Planning History

6.3 Planning application no. 01/0854/FL – erection of clock tower, relocation of fence and extension of tarmac area – approved with conditions on 06/02/2002.

6.4 Planning application no. 05/0771/FL – alterations and extension to community centre to form one stop shop – approved with conditions on 30/08/2005.

### Impact on the Amenity of the Area

6.5 The proposal will not result in any adverse impacts on the amenity of the surrounding area.

### Existing Community Building History

6.6 The Council has received correspondence from a resident requesting that the glitter ball in the main hall and the date stone adjacent to the existing building entrance be incorporated for use in the new building.

***An advisory note can be added to any consent to address this issue.***

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

7.1 There are no financial or legal implications for the Council in relation to the determination of this application. Financial and legal implications will however arise in the implementation of the proposed development.

## **8. CONCLUSIONS**

8.1 As indicated in the report the application is considered to be in accordance with the provisions of the Development Plan and therefore should be approved unless material considerations indicate otherwise. There are material considerations relevant to the application; however it is considered that these are supportive of the proposal. In accordance therefore with Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended, the application should therefore be approved noting that it can be satisfactorily

accommodated within the application site and without having an adverse impact upon the amenity of the surrounding area.

## **9. RECOMMENDATION**

**9.1 It is recommended that the planning application be approved subject to the conditions listed on the attached 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 in terms of the principal of the proposed development, then the application will require to be referred to Council as it would represent a significant departure from Council policy.

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

JL/JL  
26 July 2011

FV/HM

### **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Adopted East Ayrshire Local Plan (2010)
5. Approved Ayrshire Joint Structure Plan (2007)

Anyone wishing to inspect the above papers please contact Jane Little, Senior Planning Officer, on 01563 576768.

***Implementation Officer: Hugh Melvin***

TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0178/PP

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Site of Proposal:	28 Well Road Auchinleck KA18 2LA
Nature of Proposal:	Construction of single storey multi purpose building providing community centre, daycare, local office and library.
Name & Address of Applicant:	East Ayrshire Council Council Headquarters London Road Kilmarnock KA3 7BU
Name & Address of Agent:	East Ayrshire Council Council Offices Rigg Road Lugar KA18 3JQ

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DPO's Reference: Jane Little  
(01563) 576768

The above application for planning permission should be approved subject to the following conditions.

1. Prior to the commencement of development a construction traffic management plan shall be submitted in writing to the Planning Authority. No demolition or construction works shall commence on the site until the construction traffic management plan has received written approval by the Planning Authority, in consultation with the Roads Authority, and thereafter the construction traffic management plan shall be implemented as approved for the duration of works on site.

REASON: In the interests of road safety

2. Prior to the commencement of development on site, written details of the boundary fence shall be submitted to and approved in writing by the Planning Authority. The boundary fence shall thereafter be installed as approved prior to the community centre being brought into use.

REASON: In the interest of visual amenity.

3. Prior to the commencement of development on site, details of all materials to be used in the external finish of the proposed building shall be submitted to and approved in writing by the Planning Authority and thereafter implemented as approved prior to the community centre being brought into use.

REASON: In the interest of the amenity of the surrounding area.

4. Prior to the commencement of the development on site, a Drainage Impact Assessment shall be submitted for the approval of the Planning Authority in consultation with the Roads Authority, details of which shall include:
  - (i) the production of all drawings and calculations;
  - (ii) a drainage statement detailing the site strategy including discharge points to a watercourse; and
  - (iii) the surface water flood route.

All details shall be implemented thereafter as approved.

REASON: In the interests of site drainage and the amenity of the surrounding area.

5. Prior to the commencement of development on site, the developer shall provide to the Planning Authority written confirmation that the SUDS scheme is to be adopted by Scottish Water. The developer shall also provide written details of the maintenance regime for the SUDS/basin and thereafter the SUDS scheme shall be implemented and maintained as approved.

REASON: In the interests of the amenity of the surrounding area.

#### **Advisory Notes.**

1. If any unsuspected contamination is encountered during the demolition works, suitable removal and disposal methods should be formulated to address potential exposure to workers and soil contamination.
2. The glitter ball located in the main hall and the date stone adjacent to the entrance of the existing community centre should, insofar as is practical, be incorporated for use in the new community centre building.

#### **REASON FOR THE DECISION**

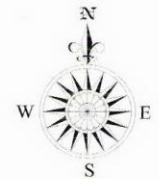
The proposed development is in accordance with the provisions of the development plan and there are no material considerations in this case that would justify a refusal of the application contrary to the provisions of the development plan.



Title/Location    **28 Well Road**  
**Auchinleck, Cumnock**  
**Application No. 11/0178/PP**

**East Ayrshire Council**  
 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](mailto:Planning@east-ayrshire.gov.uk)  
 Com Date: 05/08/11

Key        **Application Site**



**SCALE:**  
This drawing must not be scaled, only written dimensions to be respected.  
Contractor must verify all necessary lines & parameters on site prior to commencing work.

**ELECTRICAL:**  
All electrical installations to comply with current edition of the I.E.E. regulations BS 7671: 2008, also to East Ayrshire Council electrical specification criteria.

**COM:**  
Where works fall within the scope of the Construction (Design & Management) Regulations 2007, the Principal Contractor will be required to comply with the statutory requirements contained within these regulations.

**ADDITION:**  
Where materials are desirable to contain asbestos, then any work, keep all prime out of the area. Close, seal or lock off the area where asbestos is not removed any soils or materials.  
Inform the principal contractor, who will contact the CAC Asbestos Co. engineer & specialist contractor must be appointed for the removal & disposal of asbestos.

**Existing Chain Coordinates points**

Point	Pointing	Northing	Easting
Point 1	25177.292	62271.025	134.876
Point 2	25224.870	62192.290	187.476
Point 3	25249.829	62142.148	188.775
Point 4	25312.031	62081.940	194.763

Setting the same marks & information noted on this sheet.  
All work references to survey control shall be East Ayrshire Council or OSN (Aug 2010).

**GENERAL NOTES:**

- Outline of existing building footprint shown in Blue.
- Proposed FTL of 150.000. Existing building appear 155.875.



File | Drawings | Print | Plot



**Finance and Asset Management**  
Asset Improvement Service  
Council Offices  
Loggie  
KA10 2JQ  
Tel: 01563 556355  
Fax: 01563 556295  
www.eastayrshire.gov.uk

**Project:**  
New Community & Daycare Centre  
Well Road  
Auchincloche KA10 2LA

**Client:**  
Education Services

**Drawing Title:**  
Site Plan as Proposed

Project File Ref	Asset No	Drawn by	Checked by
1007616-DNR		SMC	
Drawing Name	Date	Scale	
PLANNING	Jan 11	1:200	

**Sheet No:** A1 / 502 **Rev:** A1