

**SOUTHERN LOCAL PLANNING COMMITTEE: 26 FEBRUARY 2010**

**09/0881/PP: ENVIRONMENTAL AND PUBLIC REALM IMPROVEMENTS TO  
THE SETTING OF CUMNOCK TOWN HALL INCLUDING THE SITE OF THE  
FORMER BINGO HALL**

**&**

**09/0886/LB: CHANGES TO THE SETTING AND ASSOCIATED PUBLIC  
REALM WORKS AT THE TOWN HALL**

**AT 62 GLAISNOCK STREET, CUMNOCK**

**BY EAST AYRSHIRE COUNCIL**

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

## **EXECUTIVE SUMMARY SHEET**

### **1. DEVELOPMENT DESCRIPTION**

1.1 The proposal includes the removal of the existing boundary sandstone wall around the frontage and side of the town hall to the rear of the footpath and the boundary wall along the northern boundary with the former bingo hall. A new wall will be constructed in red sandstone approximately 500mm in height along the southern section of road frontage onto Hall Terrace and returning around the corner onto Glaisnock Street for some 7 metres. Sandstone blocks with granite inserts are proposed along the full frontage of Glaisnock Street until the corner of the new access road to the car park. The blocks follow the same line as the boundary wall to the rear of the footpath and are approximately 1000mm x 550mm x 750mm in size. A range of paving is proposed throughout the site of mostly mixed sized granite with an asphalt red chip access road to the car park. Seating is provided throughout the site in the form of mid-grey granite blocks. A focal point to the front of the building is the centred and raised red sandstone plinth which splays in the shape of a curve onto the public footpath containing a large red sandstone bust with the statue of Kier Hardy on top. Parking for the town hall is proposed to the north of the site accessed from the new car park access road, and consisting of 2 parent and child parking bays with 3 disabled bays, flush with the footpath.

### **2. RECOMMENDATION**

2.1 It is recommended that the application for Listed Building Consent be approved subject to the condition on the attached sheet.

**2.2 It is recommended that the application for Planning Permission be approved subject to the conditions on the sheet attached to this report.**

### **3. CONCLUSIONS**

3.1 As indicated in Section 5 of the report the applications are considered to be in accordance with the development plan. 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. As indicated in Section 6 there are material considerations relevant to these applications however it is considered that these are supportive of the applications.

3.2 The applications for environmental works to the grounds of the Town Hall and the adjacent site (when the former bingo hall is demolished) will assist in framing the Town Hall and vastly improving the visual amenity of this part of Glaisnock Street. The creation of an area of civic space promotes a more people-friendly environment for users of the Town Hall whilst allowing for safer pedestrian movement throughout the site with the removal of the informal car parking arrangement. Whilst the majority of the area will be hard surfaced in granite paving and framed with low sandstone walls and seats, there will be specific pockets of soft landscaping and tree planting mixed throughout the development to help soften the appearance of this important space.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, the applications 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.**

**EAST AYRSHIRE COUNCIL**

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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 jointly for determination an application for Listed Building Consent and an application for Planning Permission, to be considered by the Southern Local Planning Committee under the revised scheme of delegation due to the Council's ownership of the site.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located within the centre of Cumnock and lies within the Cumnock Conservation Area. The site consists of the former Cumnock Picture House which is currently in the process of being demolished and the adjacent Cumnock Town Hall which is C(s) listed. The Town Hall fronts onto Glaisnock Street and is set back from the road and bounded by a low sandstone wall. Centred immediately in front of the town hall entrance is the focal point statue of Kier Hardy which is positioned on a raised plinth. The Town Hall is constructed from red sandstone with ornate detailing to the upper levels, openings and roof. Additional extensions have been added to either side elevation and to the rear. The Town Hall frontage has vehicular and pedestrian access from Glaisnock Street creating an informal tarmaced area directly in front of the building. A small single storey sandstone annex building adjacent to the location of the bingo hall faces Glaisnock Street.

2.2 To the west of the former picture house the application site bounds ground which was previously used as a Council yard. A planning application has recently been approved for the construction of a public car park on this site (Planning Ref: 09/0493/FL).

2.3 **Proposed Development:** Listed Building Consent and Planning Permission are sought for the environmental improvement works surrounding the Town Hall and extending into the adjacent former picture house which is currently being demolished (Planning Ref: 09/0521/CA). The proposal seeks the full redevelopment of the existing area of ground to the front, sides and rear of the Town Hall building whilst also including the cleared site of the bingo hall which will form part of the access road into the car park to the rear.

2.4 The proposal includes the removal of the existing boundary sandstone wall around the frontage and side of the town hall to the rear of the footpath and the boundary wall along the northern boundary with the former bingo hall. A new wall will be constructed in red sandstone approximately 500mm in height along the southern section of road frontage onto Hall Terrace and returning around the corner onto Glaisnock Street for some 7 metres. Sandstone blocks with granite inserts are proposed along the full frontage of Glaisnock Street until the corner of the new access road to the car park. The blocks follow the same line as the boundary wall to the rear of the footpath and are approximately 1000mm x 550mm x 750mm in size. A range of paving is proposed throughout the site of mostly mixed sized granite with an asphalt red chip access road to the car park. Seating is provided throughout the site in the form of mid-grey granite blocks. A focal point to the front of the building is the centred and raised red sandstone plinth which splays in the shape of a curve onto the public footpath containing a large red sandstone bust with the statue of Kier Hardy on top. Parking for the town hall is proposed to the north of the site accessed from the new car park access road, and consisting of 2 parent and child parking bays with 3 disabled bays, flush with the footpath.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Historic Scotland Panel have no objections.

***Noted.***

3.2 Scottish Civic Trust has no objections and notes that the proposals will enhance the conservation area and the setting of the listed buildings. They advise that the materials and fixtures that are proposed, appear to be high quality and appropriate for the site and the conservation area.

***Noted.***

3.3 Cumnock Community Council has not responded at the time of writing this report.

***Noted.***

3.4 Scottish Power has no objection to the proposed development however advise that their apparatus may require alteration or protection.

***Noted. Early contact with Scottish Power can be attached as a advisory note on any consent granted.***

3.5 Scotland Gas Networks has no objection to the proposed development provided that no mechanical excavations take place above or within 0.5m of the low-pressure system, 2m of the medium pressure system and 3m of the intermediate pressure system.

***Noted. The above comments can be attached as an advisory note on any consent granted.***

3.6 West of Scotland Archaeology Service has no objection to the proposed development as there are no substantive archaeological issues raised by the proposed works.

***Noted.***

3.7 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development subject to the following conditions:

- (i) Confirmation shall be required to ensure that the existing footway widths will remain unaltered.
- (ii) Confirmation shall be required that the new trees will be planted in tree pits
- (iii) The steps at the monument should start flush with, or behind, the Glaisnock Street boundary wall rather than encroach on the public footway

***Noted. The above comments can be attached as planning conditions to any consent granted.***

3.8 The Cumnock and Doon Valley Access Panel have no objections subject to the following conditions:-

- (i) The bollards installed shall incorporate a 150 mm contrasting band around the top.
- (ii) The steps, associated handrails shall have tactile warning surfaces at the top and bottom together with contrasting nosings.

***Noted. The above comments can be attached as planning conditions to any consent granted.***

#### **4. REPRESENTATIONS**

4.1 No representations 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 (EALP) (2003).

5.2 As stated in Policy ENV4, 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.

***It is considered that the proposed alterations and environmental improvements are in keeping with the character of the Town Hall and the wider conservation area noting the design and use of high quality external finishes.***

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

6.1 The principal material considerations relevant to the determination of these applications are the Alterations to the East Ayrshire Local Plan (Finalised Version with Modifications), the impact on the amenity of the area the consultation responses and the Planning History of the site.

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

6.2 Policy ENV4 states that 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 proposed works to the grounds of the Town Hall promote a well designed scheme incorporating quality materials whilst dramatically***

***assisting in improving the visual amenity of the immediate space surrounding the building and extending into the Conservation Area.***

#### Impact on the Amenity

6.3 The area surrounding the Town Hall is predominantly hard surfaced with a potential conflict between pedestrians and vehicles. The proposed works will remove this conflict creating a safer more pedestrian friendly environment whilst improving the visual amenity of the Town Hall and this area of Glaisnock Street.

#### Consultation Responses

6.4 The submissions detailed in Section 3 of this report do not raise any issues that warrant refusal of the applications.

#### Planning History

6.5 An application for Conservation Area Consent (ref: 09/0521/CA) for the demolition of the former picture house was approved on 2<sup>nd</sup> October 2009 by the Southern Local Planning Committee in association with the application for the formation of a public car park to the rear of the Town Hall (ref: 09/0493/FL) approved by the Southern Local Planning Committee on 2<sup>nd</sup> October 2009.

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

7.1 Financial implications will arise through the implementation of the works by the Client Department of the Council.

7.2 In terms of legal implications, whilst the Council owns the land, there is no requirement to notify the Scottish Government under Circular 3/2009 'Notification of Planning Applications', should Members choose to grant planning consent. There also is no requirement to refer the listed building consent application to Historic Scotland.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of the report the applications are considered to be in accordance with the development plan. 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. As indicated in Section 6 there are material considerations relevant to these applications however it is considered that these are supportive of the applications.

8.2 The applications for environmental works to the grounds of the Town Hall and the adjacent site (when the former bingo hall is demolished) will assist in framing the Town Hall and vastly improving the visual amenity of this part of Glaisnock Street. The creation of an area of civic space promotes a more people-friendly environment for users of the Town Hall whilst allowing for safer pedestrian movement throughout the site with the removal of the informal car parking arrangement. Whilst the majority of the area will be hard surfaced in granite paving and framed with low sandstone walls and seats, there will be specific pockets of soft landscaping and tree planting mixed throughout the development to help soften the appearance of this important space.

## **9. RECOMMENDATIONS**

**9.1 It is recommended that the application for Listed Building Consent be approved subject to the condition on the attached sheet.**

**9.2 It is recommended that the application for Planning Permission be approved subject to the conditions on the sheet attached to this report.**

### **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, the applications 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 February 2010  
RG/KW

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Finalised Draft with Modifications East Ayrshire Local Plan
6. Planning Applications 09/0493/FL & 09/0521/CA

Anyone wishing to inspect the above papers please contact Robin Ghosh, Senior Planning Officer, on 01563 553505.

***Implementation Officer: Dave Morris***

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0886/LB

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Site of Proposal: CUMNOCK TOWN HALL, 62 GLAISNOCK STREET, CUMNOCK

Nature of Proposal: CHANGES TO THE SETTING OF THE TOWN HALL

Name & Address of Applicant: EAST AYRSHIRE COUNCIL

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DPO's Reference: Robin Ghosh

The above Listed Building application should be granted subject to the following conditions.

1. Prior to the commencement of the works hereby approved, details of the final treatment proposed to the north elevation of the retained annex building shall be submitted to and approved by the Planning Authority; and thereafter implemented as approved.

REASON: In the interests of visual amenity.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0881/PP

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Site of Proposal: CUMNOCK TOWN HALL, 62 GLAISNOCK STREET, CUMNOCK

Nature of Proposal: ENVIRONMENT AND PUBLIC REALM IMPROVMENTS TO THE SETTING OF CUMNOCK TOWN HALL INCLUDING THE SITE OF THE FORMER BINGO HALL

Name & Address of Applicant: EAST AYRSHIRE COUNCIL

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DPO's Reference: Robin Ghosh

The application for Planning Permission should be granted subject to the following conditions:

1. Notwithstanding the submitted plans details of the tree planting scheme including species type and size shall be submitted to and approved in writing by the Planning Authority prior to any planting commencing on site. The tree planting shall thereafter be undertaken as approved no later than the first planting scheme following completion of works.

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

2. Notwithstanding the submitted plans details of the lighting scheme for the illumination of the Town Hall shall be submitted to and approved in writing by the Planning Authority prior to any lighting being installed on site. The lighting scheme shall be formed on site prior to works being completed and shall be maintained thereafter.

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

3. Notwithstanding the submitted plans, the existing footway widths shall remain unaltered.

REASON: In the interests of road safety.

4. Notwithstanding the submitted plans and further to Condition 1 above, all new trees shall be planted in tree pits, the details and specification of which, shall be agreed as part of Condition 1 above.

REASON: In the interests of road safety.

5. Notwithstanding the submitted plans the steps at the monument shall start flush with, or behind, the Glaisnock Street boundary wall rather than encroach on the public footway and the steps shall also have tactile walking surfaces at the top and bottom with contrasting nosings. Prior to any work commencing on site, details of the design and location of the steps shall be submitted to and approved in writing by the Planning Authority. The steps shall be formed on site prior to works being completed and shall be maintained thereafter.

REASON: In the interests of pedestrian safety.

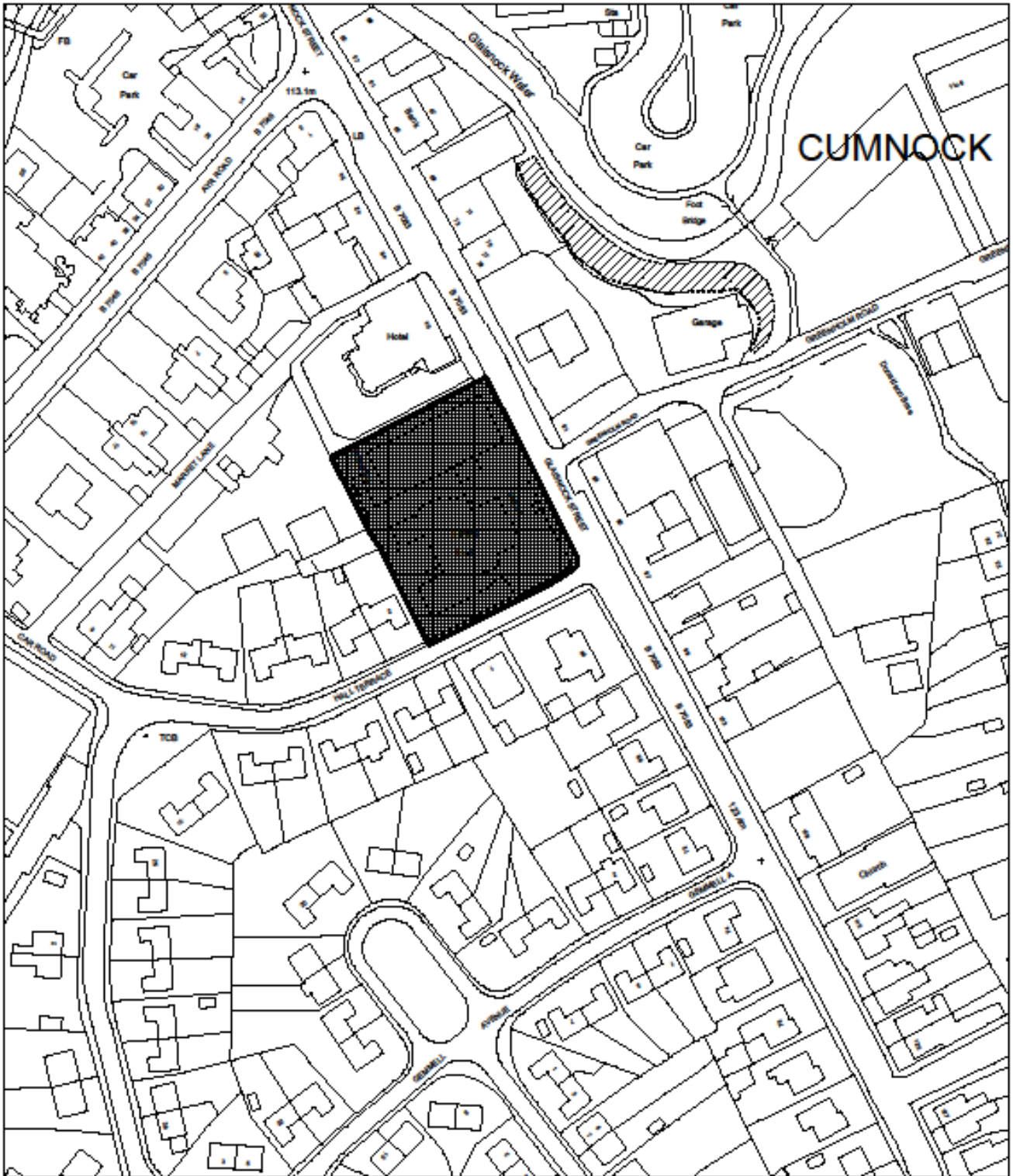
6. Notwithstanding the submitted plans the bollards hereby approved shall have a 150 mm contrasting band around the top and prior to any work commencing on site. Details of the design and the position of the bollards shall be submitted to and approved in writing prior to any work commencing on site and bollards shall be installed as approved and shall be maintained thereafter.



REASON: In the interests of pedestrian safety.

**Notes to Applicant:**

1. Scottish Power have noted the presence of apparatus within the application site and advise that prior to development works commencing on site, contact should be made directly with Scottish Power. Scottish Power can be contacted on 0141 567 4155.

2. Scotland Gas Networks advise that no mechanical excavations take place above or within 0.5m of the low-pressure system, 2m of the medium pressure system and 3m of the intermediate pressure system. Scotland Gas Networks can be contacted on 0141 418 4093.



<p>Title/Location    <b>62 Glaisnock Street</b></p> <p>                          <b>CUMNOCK</b></p> <p>                          <b>Application No. 09/0881/PP 09/0886/LB</b></p>	<p>East Ayrshire Council</p> <p>Planning &amp; Economic Development Division.</p> <p>6 Croft Street Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790    Fax: (01563) 576774</p> <p>E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a></p> <p>Com Date: 26/2/2010    Checked By</p>
<p>Key</p> <p> <b>Application Site</b></p>	<p style="text-align: right;"></p>

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