

## **EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 22 JANUARY 2010**

**09/0786/PP: DEMOLITION OF EXISTING HOUSING STOCK AT 1-7, 10-16,  
53-59 AND 85-87 GREENBRAES DRIVE, NEW CUMNOCK**

**BY EAST AYRSHIRE COUNCIL  
(DIRECTOR OF NEIGHBOURHOOD SERVICES)**

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

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Planning permission is sought for the demolition of these 14 dwellinghouses which are now unoccupied and surplus to Council requirements. The dwellinghouses are presently shuttered up but are in various degrees of poor condition and liable to vandalism. Following demolition, the land is to be reinstated by top-soiling and grass turfs laid to form open space areas.

#### **2. RECOMMENDATION**

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

#### **3. CONCLUSIONS**

3.1 As indicated in Section 5 of the report there are no particular development plan policies especially relevant to this application and therefore greater weight should be afforded to the material considerations in respect of this development. In this regard these are supportive of the proposal to demolish these dwellinghouses that are surplus to requirements.

3.2 The residential blocks are all vacant and in deteriorating condition. They have clearly served their purpose and provided that the sites are left in a tidy condition and demolition noise and activities are controlled, the removal of vacant, boarded up property will remove unsightly blocks and potentially pave the way for possible future replacement development, all of which is in the interests of visual and residential amenity and regeneration, and is in compliance with the local plan.

## **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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BY EAST AYRSHIRE COUNCIL  
(DIRECTOR OF NEIGHBOURHOOD SERVICES)

### 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 Southern Local Planning Committee under the scheme of delegation as the application is made by the Council and relates to land and buildings in the ownership of the Council.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site involves four separate parcels of land which are located along Greenbraes Drive in New Cumnock and relates to 14 existing semi-detached and terraced dwellinghouses and their curtilages at Nos. 1-7 (terrace of 4 two storey dwellings), Nos. 53-59 (terrace of 4 two storey dwellings), Nos. 85-87 (semi-detached block of two storey dwellings) and Nos. 10-16 (terrace of 4 two storey dwellings).

2.2 **Proposed Development:** Planning permission is sought for the demolition of these 14 dwellinghouses which are now unoccupied and surplus to Council requirements. The dwellinghouses are presently shuttered up but are in various degrees of poor condition and liable to vandalism. Following demolition, the land is to be re-instated by top-soiling and grass turfs laid to form open space areas.

#### 3. CONSULTATIONS AND ISSUES RAISED

3.1 New Cumnock Community Council has not responded to the consultation letter.

3.2 Scottish Power and Scotland Gas Networks have no objection in principle however state that apparatus is within/adjacent to the site, which may require alteration or protection depending on the extent of the development.

***The comments of Scottish Power and Scotland Gas networks can be addressed by attaching an advisory note in any consent granted for the proposed development.***

3.3 East Ayrshire Environmental Health Division has no object subject to conditions safeguard residential amenity during demolition works and disposal of waste materials.

***Conditions can be attached to any consent granted to meet the requirements of the Environmental Health Division.***

#### **4. REPRESENTATIONS**

4.1 None.

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

##### Ayrshire Joint Structure Plan

5.1 There are no specific Structure Plan policies relevant to this proposal.

##### East Ayrshire Local Plan

5.3 There are no specific policies in the local plan, or the emerging local plan, that are relevant to the proposed development. Consequently greater weight should be afforded to the material considerations in this case.

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

##### Consultation Responses

6.1 The consultation responses do not suggest that consent should be withheld in this case.

##### Impact on Visual Amenity

6.2 The residential blocks are all vacant and in deteriorating condition. They have clearly served their purpose and their continuing presence serves only to further blight the area. Provided the sites are left in a tidy condition and demolition noise and activities are controlled, the removal of vacant, boarded up property will remove unsightly blocks and potentially pave the way for possible future replacement development, all of which would be to the benefit of visual amenity.

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

7.1 The Council has an ownership interest in the site, but there are no significant legal implications in the determination of this application. Financial implications will arise in the implementation of the proposed development.

7.2 The application will not require to be referred to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of the report there are no particular development plan policies especially relevant to this application and therefore greater weight should be afforded to the material considerations in respect of this development. In this regard these are supportive of the proposal to demolish these dwellinghouses that are surplus to requirements.

8.2 The residential blocks are all vacant and in deteriorating condition. They have clearly served their purpose and provided that the sites are left in a tidy condition and demolition noise and activities are controlled, the removal of vacant, boarded up property will remove unsightly blocks and potentially pave the way for possible future replacement development, all of which is in the interests of visual and residential amenity and regeneration, and is in compliance with the local plan.

## **9. RECOMMENDATION**

**9.1 It is recommended that the 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, 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**

12 January 2010  
HM/HM  
FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Approved Ayrshire Joint Structure Plan 2007
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 papers please contact Mr. Hugh Melvin, Principal Planning Officer, on 01563 555481.

***Implementation Officer: Dave Morris***

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0786/PP

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Site of Proposal: Nos. 1-7, 10-16, 53-59 and 85-87 Greenbraes Drive, New Cumnock

Nature of Proposal: Demolition Of Existing Housing Stock

Name & Address of Applicant: East Ayrshire Council  
Neighbourhood Services  
C/o Asset Improvement Service  
LUGAR

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DPO's Reference: Hugh Melvin

The above PLANNING PERMISSION application should be granted subject to the following conditions:

1. Within one month of the completed demolition process, all materials shall have been cleared from the site and the site levelled and grassed to create a safe area of open space.

REASON – In the interests of residential and visual amenity

2. All waste to be removed from the site (demolition waste etc) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.

REASON – In the interests of public health and safety.

3. Demolition works on site shall not be carried out prior to 0800 hours and after 1900 hours on Mondays to Fridays, prior to 0800 hours and after 1300 hours on Saturdays and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interests of residential amenity.

4. Demolition works shall at no time allow the underlying background noise level LA90 1 hour to rise by no more 3dBA.

REASON – In the interests of residential amenity.

**Notes to Applicant:**

1. Scottish Power has noted the presence of apparatus within the application site and advises 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 has noted the presence of apparatus within the application site and advises that prior to development works commencing on site contact should be made directly with Scotland Gas Networks which can be contacted on 0141 418 4093.