

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 21 JANUARY 2011**

**10/0747/PP & 10/0748/LB: REFURBISHMENT OF PRIMARY SCHOOL  
INCLUDING NEW ACCESS, INTERNAL ALTERATIONS AND  
DEMOLITION AND REINSTATEMENT OF CLOCK TOWER  
AT  
SORN PRIMARY SCHOOL, 14 MAIN STREET, SORN**

**BY EXECUTIVE DIRECTOR OF EDUCATION AND SOCIAL SERVICES**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0747/PP>

<http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0748/PP>

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 The application proposes internal alterations including a revised floor plan layout. This revised layout reduces the classrooms from four to three to allow additional space for a library/resource room with an accessible toilet, and a general office to the front of the school with a separate head teacher's office. On the opposite side of the school a staff room will be formed with an additional staff toilet facility adjacent to an area proposed for the janitor/cleaner. An access ramp is proposed for each of the two entrances/exits. No additional window or door openings are proposed as part of the alterations.

1.2 In addition to the above the proposal includes the removal and reconstruction of the existing clock tower with the refurbishment of the existing clock. The existing tower does not have a top spire and has a flat top, however the proposal seeks to reinstate a spire termination detail as per historical photographs which shall be finished in lead work.

1.3 A vehicular entrance and exit are proposed as part of the works and include two separate openings on the front wall to allow nine parking spaces, including one disabled parking bay within the front school grounds. The entrance and exit will be 3.5m in width with wrought iron gates.

1.4 All windows are noted as being replaced on a like for like basis and shall be double glazed and finished in timber.

**2. RECOMMENDATION**

**2.1 It is recommended that the application for Listed Building Consent be approved subject to the conditions on the sheet attached to this report. The issue of the decision notice should be withheld until the application has been formally cleared with Historic Scotland.**

**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 Sections 25 and 37 (2) of the Town and Country Planning (Section) 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 proposals are considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposals and planning conditions could be attached to address the relevant details where these have not yet been provided.

### **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 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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**10/0747/PP & 10/0748/LB: REFURBISHMENT OF PRIMARY SCHOOL  
INCLUDING NEW ACCESS, INTERNAL ALTERATIONS AND  
DEMOLITION AND REINSTATEMENT OF CLOCK TOWER  
AT  
SORN PRIMARY SCHOOL, 14 MAIN STREET, SORN**

**BY EXECUTIVE DIRECTOR OF EDUCATION AND SOCIAL 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 an application for Planning Permission and an application for Listed Building Consent, 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:** Sorn Primary School is located in a prominent central position within the village of Sorn on the south side of the Main Street. The school is set back from the road and is attached to the former school house. The playground is accommodated to the rear of the school extending to the east to the rear of the former school house and a residential dwelling where the playground joins with the hall. The school is 1 storey in height with a gable projection to the front and of good symmetrical form. The external walls are constructed in red/pinkish ashlar sandstone and the roof is finished in natural slate. A timber clock tower extends from the roof of the gable projection.

The site is enclosed by a traditional random stone wall with a section of the front elevation incorporating railings. A tree is present within the front grounds abutting the front boundary wall.

2.2 The school is a category B listed building and falls within the designated Sorn Area 1 Conservation Area.

2.3 **Proposed Development:** The application proposes internal alterations including a revised floor plan layout. This revised layout reduces the classrooms from four to three to allow additional space for a library/resource room with an accessible toilet, and a general office to the front of the school with a separate head teacher's office. On the opposite side of the school a staff room will be formed with an additional staff toilet facility

adjacent to an area proposed for the janitor/cleaner. An access ramp is proposed for each of the two entrances/exits. No additional window or door openings are proposed as part of the alterations.

2.4 In addition to the above the proposal includes the removal and reconstruction of the existing clock tower with the refurbishment of the existing clock. The existing tower does not have a top spire and has a flat top, however the proposal seeks to reinstate a spire termination detail as per historical photographs which shall be finished in lead work.

2.5 A vehicular entrance and exit are proposed as part of the works and include two separate openings on the front wall to allow nine parking spaces, including one disabled parking bay within the front school grounds. The entrance and exit will be 3.5m in width with wrought iron gates.

2.6 All windows are noted as being replaced on a like for like basis and shall be double glazed and finished in timber.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Sorn Community Council have yet to respond at the time of writing this report.

***Noted.***

3.2 Historic Scotland have no objections to the proposal but have raised concerns relating to the design of the access ramp to the main entrance, the replacement windows and the details of the wrought iron gate details.

***The concerns have been discussed with the applicant and alternatives have been considered in relation to the access ramp on the main elevation. A condition can be attached to any consent granted requesting details of the access ramp and associated railing detail. A condition can be attached to any consent granted requesting details of the proposed wrought iron railings and double gates prior to their installation on site to ensure the design is appropriate. A further condition can be included to ensure the proposed windows as noted on the plans are replaced on a like for like basis and are traditional sash and case.***

3.3 The Architectural Heritage Society of Scotland have no objections to the proposal and concur with the comments raised by Historic Scotland and in addition recommend the following:

- (i) The railings be very simple, slender bar railings
- (ii) Priority should be given to reusing existing slates visible on the front elevations but that attempts be made to source similar rather than new slates for the rear.

(iii) When the new entrance is formed care should be taken to avoid possible damage to tree roots.

***Noted. The above comments can be incorporated as conditions on any consent granted.***

3.4 East Ayrshire Council Access Panel have no objections to the proposal and offer the following comments:

(i) The accessible car parking bay should be in accordance with the correct layout with the shortest hatched area located at the bottom edge.

***Noted. The above comments can be conditioned on any consent granted.***

3.5 Scottish Natural Heritage (SNH) have noted that natural heritage interests may be affected by the proposal namely birds and bats. As bats are a European Protected Species and their presence has been noted within the School a license will be required prior to any demolition works taking place. In addition no demolition works should be carried out during the bird breeding season (March to August inclusive). However this could be done if a competent breeding bird survey immediately before the works shows that no active nests could be affected.

***Noted. The applicant has undertaken a detailed bat survey of the building and has applied for a license to undertake works. However conditions will be attached to any consent approved ensuring both bats and any breeding birds are protected from any demolition works.***

#### **4. REPRESENTATIONS**

4.1 No representations have been received following neighbour notification and public advertisement of the proposal.

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

5.1 For the purposes of this application the development plan comprises the Adopted East Ayrshire Local Plan 2010(EALP).

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 improve the quality of the facilities of this rural primary school 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 their 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 to the School are considered to be a positive step towards maintaining, improving and reinstating traditional features of this listed building. The works will help bring the school up to modern day standards and replace older materials with high quality materials to match the originals.***

5.4 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'.

***The proposed works to the building are to be undertaken in high quality materials that reflect the existing building. The reconstruction of the clock tower will reinstate a traditional feature of the building. The introduction of access ramps to the entrances and fire escape are required in terms of accessibility and the design has been developed to reduce the visual impacts of such.***

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

6.1 The principal material considerations relevant to the determination of these applications are the consultation responses, impact on the historical heritage of the School building and the wider conservation area and the Planning History of the site.

### Consultation Responses

6.2 The submissions detailed in Section 3 of this report do not raise any issues that warrant refusal of the applications with comments incorporated as conditions when required.

### Impact on Amenity

6.3 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 and propose high quality materials respecting the traditional and historic background of not only the building but the surrounding conservation area.

### Planning History

6.4 The relevant planning history is as follows:

- (i) 01/0144/LB for alterations to existing entrance to achieve health and safety standards, provide parking facilities and traffic management, was approved on 19 June 2001.

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

7.1 There are no financial implications for the Council relative to the determination of these applications.

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 (Section) 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 proposals are considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposals and planning conditions could be attached to address the relevant details where these have not yet been provided.

## **9. RECOMMENDATIONS**

**9.1 It is recommended that the application for Listed Building Consent be approved subject to the conditions on the sheet attached to this report. The issue of the decision notice should be withheld until the application has been formally cleared with Historic Scotland.**

**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 Council as this would not constitute a significant breach of policy.

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

11 January 2011

RG/RH

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.

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: 10/0747/PP**

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Site of Proposal:	SORN PRIMARY SCHOOL, 14 MAIN STREET SORN
Nature of Proposal:	REFURBISHMENT OF PRIMARY SCHOOL INCLUDING NEW ACCESS, INTERNAL ALTERATIONS AND DEMOLITION AND REINSTATEMENT OF CLOCK TOWER
Name & Address of Applicant:	EAST AYRSHIRE COUNCIL EXECUTIVE DIRECTOR OF EDUCATION AND SOCIAL SERVICES COUNCIL HQ LONDON ROAD KILMARNOCK

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DPO's: Reference: Robin Ghosh

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

1. No works shall commence on site until written confirmation is submitted to and approved in writing by the Planning Authority that a bat license has been granted for the works to the school building.

REASON: In the interests of safeguarding Bats which are a European Protected Species.

2. Notwithstanding the submitted plans no demolition work shall be carried out to the school during the bird breeding season (March to August inclusive) unless a detailed bird breeding survey indicating that there are no active nests within the building is submitted to and approved in writing by the Planning Authority.

REASON: In the interests of safeguarding breeding birds.

3. Prior to any works commencing on site details of a revised access ramp arrangement and associated railings details for the main elevation shall be submitted to and approved in writing by the Planning Authority and thereafter implementation as approved.

REASON: In the interests of the visual amenity of the listed building and conservation area.

4. Prior to any works commencing on site details of the proposed entrance and exit gates shall be submitted to and approved in writing by the Planning Authority and thereafter implemented as approved.

REASON: In the interests of the visual amenity of the listed building and conservation area.

5. Notwithstanding the submitted plans the replacement windows shall be a like for like match of the existing sash and case windows.

REASON: In the interest of preserving the traditional character and appearance of the listed building.

6. The tree centrally located adjacent to the front boundary wall shall be protected at all times during the construction works and particularly when work is undertaken to the boundary wall.

REASON: In the interests of tree protection within the Conservation Area.

7. Notwithstanding the submitted plans the accessible parking bay shall be compliant with the dimensions for accessible parking bays as noted in the Roads Development Guide 1996.

REASON: In the interests of road safety.

#### Reason for the Decision

The proposed development is consistent with the Development Plan and there are no material considerations that would indicate that refusal would be appropriate.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0748/LB**

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Site of Proposal: SORN PRIMARY SCHOOL,  
14 MAIN STREET  
SORN

Nature of Proposal: REFURBISHMENT OF PRIMARY  
SCHOOL INCLUDING NEW ACCESS,  
INTERNAL ALTERATIONS AND  
DEMOLITION AND REINSTATEMENT OF  
CLOCK TOWER

Name & Address of Applicant: EAST AYRSHIRE COUNCIL  
EXECUTIVE DIRECTOR OF EDUCATION  
AND SOCIAL SERVICES  
COUNCIL HQ  
LONDON ROAD  
KILMARNOCK

---

DPO's: Reference: Robin Ghosh

The application for Listed Building Consent should be granted subject to the following conditions:

1. No works shall commence on site until written confirmation is submitted to and approved in writing by the Planning Authority that a bat license has been granted for the works to the school building.

REASON: In the interests of safeguarding Bats which are a European Protected Species.

2. Notwithstanding the submitted plans no demolition work shall be carried out to the school during the bird breeding season (March to August inclusive) unless a detailed bird breeding survey indicating that there are no active nests within the building is submitted to and approved in writing by the Planning Authority.

REASON: In the interests of safeguarding breeding birds.

3. Prior to any works commencing on site details of a revised access ramp arrangement and associated railings details for the main elevation shall be submitted to and approved in writing by the Planning Authority and thereafter implemented as approved.

REASON: In the interests of the visual amenity of the listed building and conservation area.

4. Prior to any works commencing on site details of the proposed entrance and exit gates shall be submitted to and approved in writing by the Planning Authority and thereafter implemented as approved.

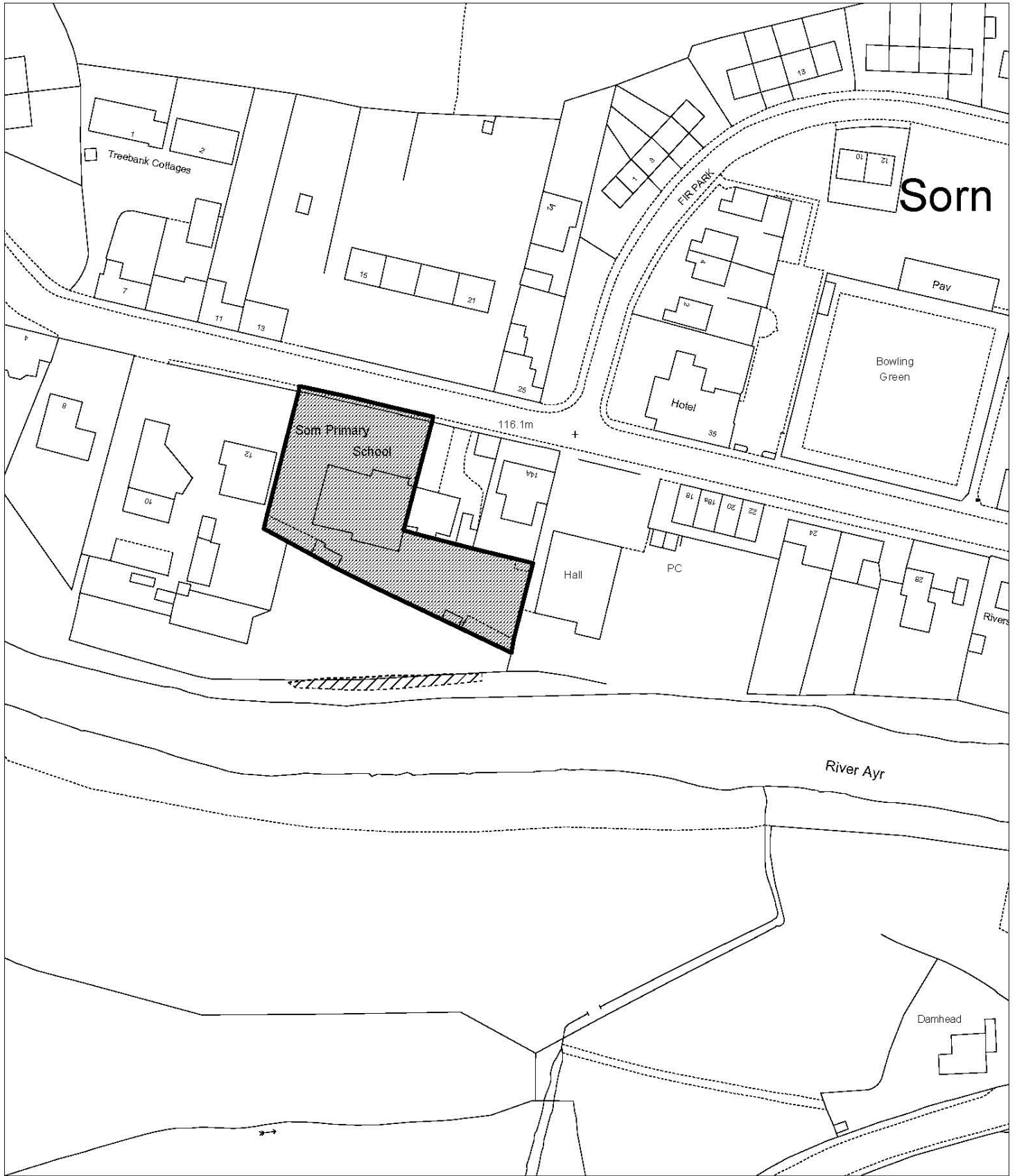
REASON: In the interests of the visual amenity of the listed building and conservation area.


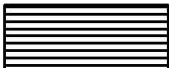
5. Notwithstanding the submitted plans the replacement windows shall be a like for like match of the existing sash and case windows.

REASON: In the interest of preserving the traditional character and appearance of the listed building.

#### Reason for the Decision

The proposed development is consistent with the Development Plan and there are no material considerations that would indicate that refusal would be appropriate.

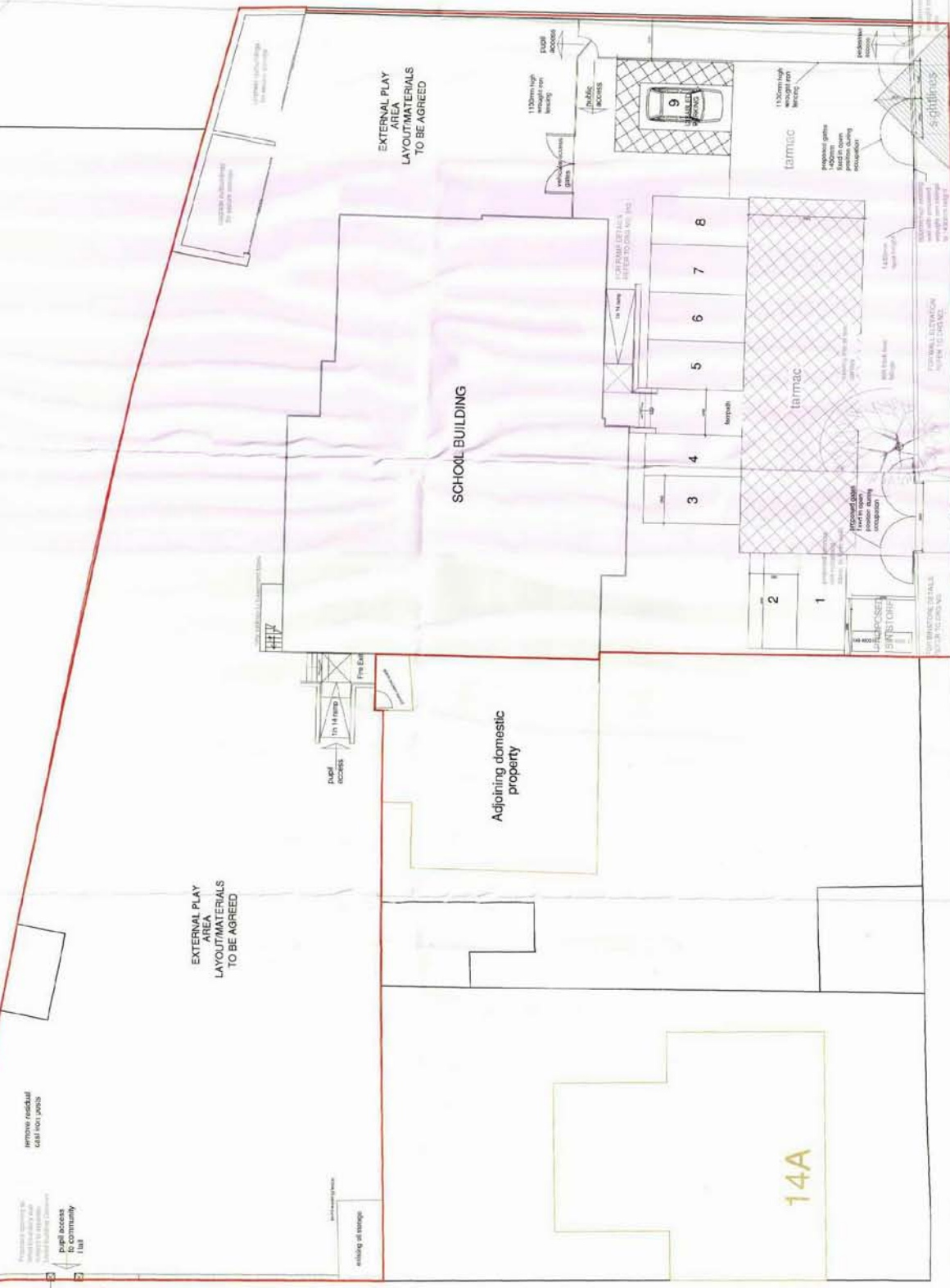


<p>Title/Location     <b>Sorn Primary School,</b>  <b>14 Main Street, Sorn</b>  <b>Application No. 10/0747/PP 10/0748/LB</b></p>	<p><b>East Ayrshire Council</b>  Department of Neighbourhood Services  Planning &amp; Economic Development Service.  6 Croft Street  Kilmarnock KA1 1JB  Tel: (01563) 576790    Fax: (01563) 576774  E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a>  <b>Com Date: 21/1/2011</b></p> 
<p>Key</p>  <p><b>Application Site</b></p>	

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# Sorn Primary School Refurbishment- Traffic management

**GENERAL BUILDING NOTES:**  
 This drawing shall be read in conjunction with Drawing 200505 (A), 2007 (A) and 2008 (A) which form part of the contract documents.  
**NOTE:**  
 The design is based on the assumption that the ground is level and that the ground level is as shown on the drawings.  
**ELECTRICAL:**  
 The design is based on the assumption that the electrical services are as shown on the drawings.  
**UPPER:**  
 The design is based on the assumption that the upper floor is as shown on the drawings.  
 When work is carried out in the vicinity of the existing services, the Contractor shall be responsible for the protection of these services and for any necessary relocation of these services.



Site Plan as proposed 1:100

12

planning



**East Ayrshire Council**  
 Finance and Asset Management  
 Asset Improvement Scheme  
 Local Area Office  
 1000 High Street  
 Irvine, East Ayrshire  
 KA15 3JQ  
 Tel: 01843 555174  
 Fax: 01843 555238  
 Email: [assetimprovement@eastayrshire.gov.uk](mailto:assetimprovement@eastayrshire.gov.uk)

**SITE PLANS PROPOSED**  
 Project Name: SORN PRIMARY SCHOOL  
 Client: EAST AYRSHIRE COUNCIL  
 Design No: 007  
 Date: 11/08/11  
 Scale: 1:100