

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 26 NOVEMBER 2010

10/0680/LB: REPAIR OF BRIDGE AT NEW BRIDGE, SORN

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=10/0680/LB>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves repair works to the bridge including replacing missing masonry and mortar. EAC contracted Charlestown Consultants (who undertake traditional buildings investigations, and are part of the Scottish Lime Centre) to make a site visit to the New Bridge to take samples of masonry and mortar for analysis matching and compatibility for repair works to the bridge. The consultants have reported that in this instance the replacement stone type is Corncockle stone.

1.2 Mortar type 1 is proposed by the consultants for all masonry except in certain locations. Mortar type 2 will be used for all earth retaining work, the cut water level, copes and inside facing parapets.

2. RECOMMENDATION

2.1 It is recommended that the listed building application should be approved subject to the condition on the attached sheet but that the issue of the decision notice should be withheld until the application has been notified to, and formally cleared by Historic Scotland.

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.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to the Council as it would not 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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Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by Southern Local Planning Committee under the scheme of delegation as the Council has a land ownership interest in the site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a category B Listed Bridge over the River Ayr located at the junction of B713 Catrine Road and Main Street in Sorn.

2.2 **Proposed Development:** The proposal involves repair works to the bridge including replacing missing masonry and mortar. EAC contracted Charlestown Consultants (who undertake traditional buildings investigations, and are part of the Scottish Lime Centre) to make a site visit to the New Bridge to take samples of masonry and mortar for analysis matching and compatibility for repair works to the bridge. The consultants have reported that in this instance the replacement stone type is Corncockle stone.

2.3 Mortar type 1 is proposed by the consultants for all masonry except in certain locations. Mortar type 2 will be used for all earth retaining work, the cut water level, copes and inside facing parapets.

3. CONSULTATIONS AND ISSUES RAISED

3.1 The Scottish Civic Trust has no objection in principle to the works.

3.2 Historic Scotland (HS) notes that a site meeting took place between HS and EAC on 26 May 2010 when HS advised that any new masonry should be an appropriate match for the existing in terms of strength, colour, grain and durability. HS recommended the Scottish Stone Liaison Group to the Council as a body to provide advice on an acceptable type of replacement masonry and mortar.

EAC contracted Charlestown Consultants (who undertake traditional buildings investigations, and are part of the Scottish Lime Centre) to make a site visit to the Old Bridge to take samples of masonry and mortar for analysis matching and compatibility for

repair works to the bridge. Charlestown Consultants have recommended replacement stone type Corncockle and replacement mortar types 1 and 2 as appropriate materials.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

East Ayrshire Local Plan 2010

5.1 Policy ENV4 states that the Council will actively encourage the retention, restoration, renovation and the re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. Development affecting a listed building or its setting shall preserve the building, or its setting, or any feature of special architectural or historic interest which it possesses. The layout, design, materials and scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.

The Council has employed specialist consultants who have recommended a suitable type of replacement masonry and mortar. Consequently the proposal complies with policy ENV4.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Consultation Responses

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

Impact on the Amenity of the Area

6.2 It is not considered that the development will have a detrimental impact in terms of the surrounding area.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no legal implications for the Council in relation to the application. However, financial implications will arise in the implementation of the proposed works.

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.

9. RECOMMENDATION

9.1 It is recommended that the listed building application should be approved subject to the condition on the attached sheet but that the issue of the decision notice should be withheld until the application has been notified to, and formally cleared by Historic Scotland.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to the Council as it would not represent a significant departure from Council policy.

Alan Neish
Head of Planning & Economic Development

JL/HM
16 November 2010

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form, plan and consultant statement
2. Consultation responses.
3. Adopted East Ayrshire Local Plan (2010).

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

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0680/LB

Implementation Officer: Dave Morris

Location	New Bridge, Sorn
Nature of Proposal:	Repairs to Bridge
Name and Address of Applicant:	East Ayrshire Council Roads and Transportation Greenholm Street Kilmarnock KA1 4EP

Officer's Ref: Jane Little
01563 576768

The above Listed Building Application should be approved subject to the following condition:

1. Notwithstanding the submitted details all replacement masonry and mortar materials shall comply with those recommended in the Charlestown Consultants report dated August 2010.

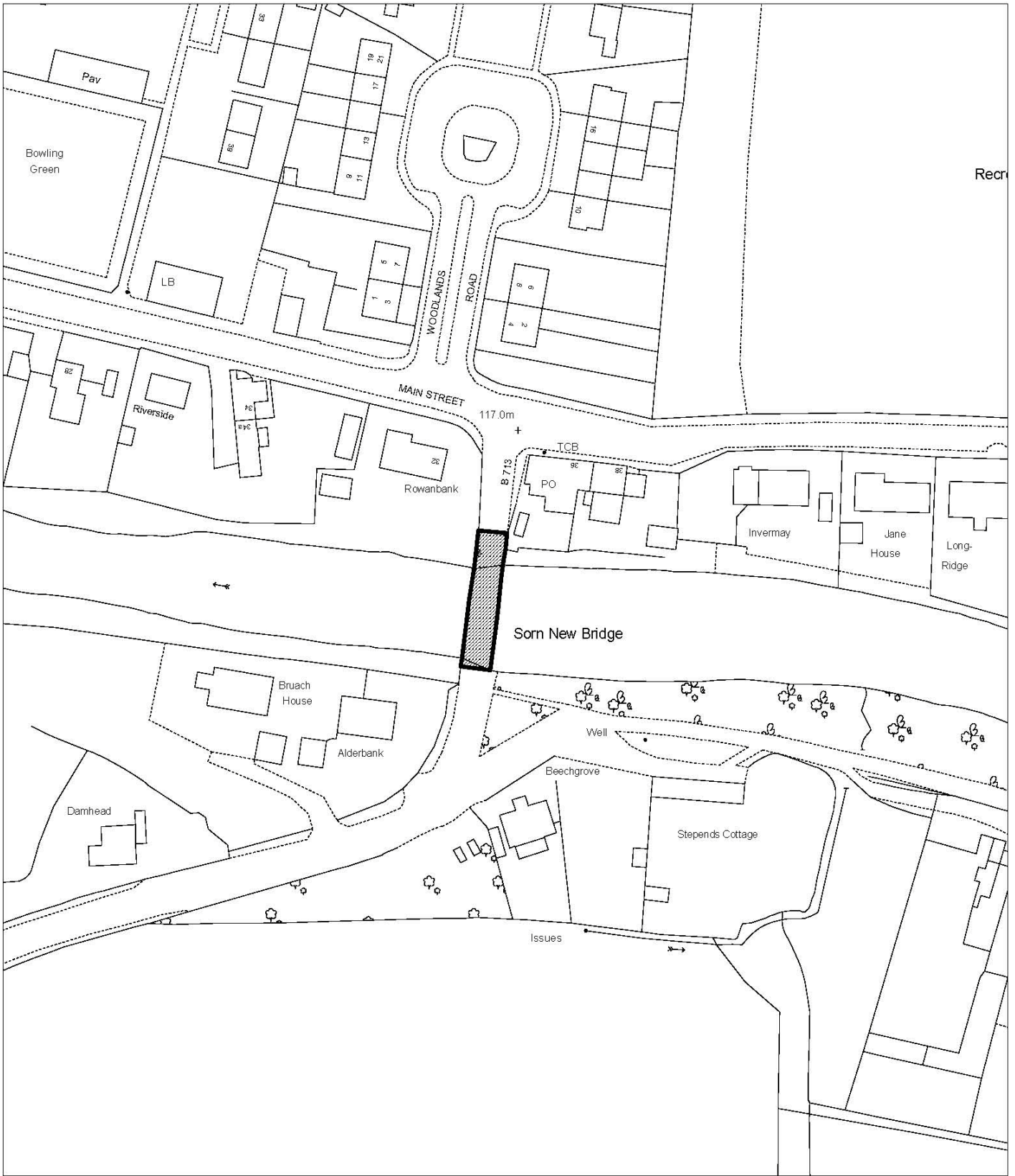
REASON: To enable the Planning Authority to retain control over materials used in the approved repair works.




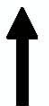
Photograph 1: Downstream Parapet leaning over towards river



Photograph 2: Downstream Parapet leaning over towards river



Title/Location	<p>Sorn New Bridge, Catrine Road,</p> <p>Sorn.</p> <p>Application No. 10/0680/LB</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 26/11/2010</p>
Key	 Application Site	



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