

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 04 NOVEMBER 2011

**11/0594/PP: CHANGE OF USE FROM A GROUND FLOOR FLATTED
DWELLING TO A STAFF OFFICE BASE
AT 187A GLAISNOCK STREET, CUMNOCK, KA18 1JX**

BY EAST AYRSHIRE COUNCIL

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0594/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the change of use of a ground floor flat to form a staff office base for use by East Ayrshire Council Social Work Service. There are no internal alterations proposed so the layout of the flat will continue to comprise 3 rooms with an open plan kitchen area and bathroom.

2. RECOMMENDATION

2.1 It is recommended that the planning application should be approved.

3. CONCLUSIONS

3.1 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 Council as it would not represent a significant departure from Council policy.

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 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 an application for planning permission which is to be considered by Southern Local Planning Committee under the scheme of delegation, as the Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site consists of a recently constructed residential development for Shire Housing on Glaisnock Street in Cumnock. The application site is bounded to the south by a fire station, to the north by Wylie Crescent, to the east by open space and to the west by Glaisnock Street.

2.2 **Proposed Development:** Planning permission is sought for the change of use of a ground floor flat to form a staff office base for use by East Ayrshire Council Social Work Service. There are no internal alterations proposed so the layout of the flat will continue to comprise 3 rooms with an open plan kitchen area and bathroom.

3. CONSULTATIONS AND ISSUES RAISED

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

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 2010 (EALP).

5.2 Policy RES22 of the East Ayrshire Local Plan 2010 states that the Council will, at all times, seek to protect, preserve and enhance the residential character and amenity of existing residential areas. In this regard, there will be a general presumption against; (in this instance criteria (i), (v) and (vi) are applicable)

(i) the establishment of non residential uses within, or in close proximity to, residential areas and which have potentially detrimental effects on local amenity or which cause unacceptable disturbance to local residents;

In this instance the proposed change of use from a ground floor flat is to provide a staff office for social work to attend the residents of the associated Shire Housing units.

(v) any development which, by reason of its size, scale, design or material finish, is out of keeping with and detrimental to the character and appearance of the residential area concerned;

The proposed development does not propose any alterations to the building and does not result in any adverse impacts on the character or appearance of the residential area.

(vi) any development which, by reason of its size, scale, location or material finish would be unacceptably visually intrusive or which would adversely impact on the amenity or privacy of neighbouring properties.

The proposed development does not propose any alterations to the building, does not result in any unacceptable visual intrusion and does not therefore adversely impact the amenity or privacy of neighbouring properties.

Noting the above policy criteria, the proposed development is not considered to be contrary to the Adopted East Ayrshire Local Plan and specifically to the relevant sections of Policy RES22.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Consultation Responses

6.2 No consultation response has been received from Cumnock Community Council.

Representations

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

Planning History

6.4 Planning application ref. 08/0390/FL for the demolition of two flatted blocks was approved with conditions on 1st September 2008.

6.5 Planning application ref. 09/0775/PP for the erection of 25 new build homes for Shire Housing was approved with conditions on 1st March 2010.

6.5 Planning application ref. 10/0405/PP for revisions to the approved site layout was approved with conditions on 16 August 2010.

Impact on the Amenity of the Area

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

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in relation to the application.

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 planning application should be approved.

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 Council as it would not represent a significant departure from Council policy.

Alan Neish
Head of Planning & Economic Development

26 October 2011

JL/JL
FV/HM

LIST OF BACKGROUND PAPERS

1. Application form,
2. Application Plans
3. Statutory certificates
2. Adopted East Ayrshire Local Plan 2010

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

TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0178/PP

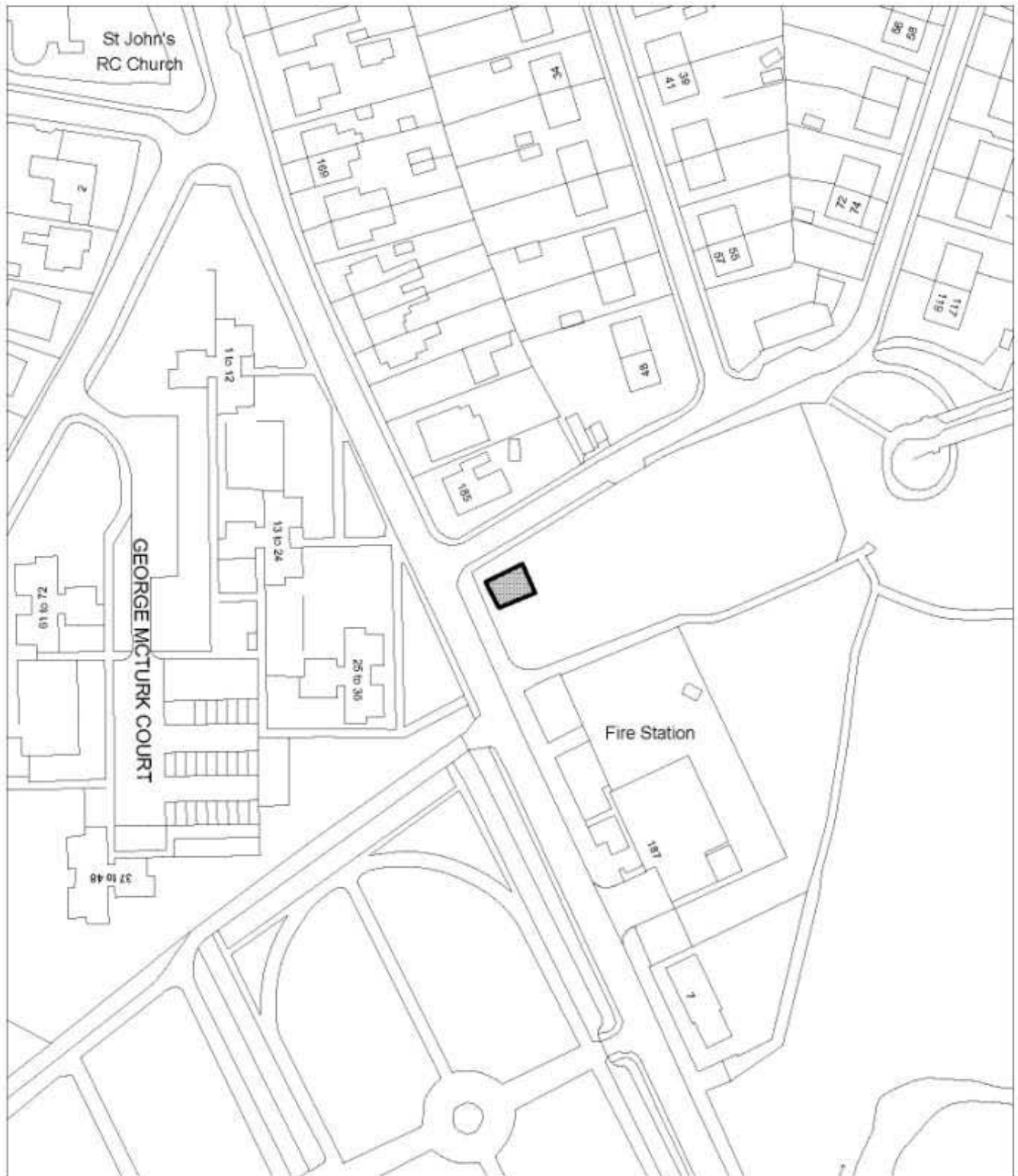
Site of Proposal: 187a Glaisnock Street
Cumnock
KA18 1JX



Nature of Proposal: Change of use from ground floor flatted
dwelling to a staff office base.

Name & Address of Applicant: East Ayrshire Council
Balmoral Road
Kilmarnock
KA3 1HL

DPO's Reference: Jane Little

The above application for planning permission should be approved.



<p>Title/Location 187A Glaisnock Street</p> <p> Cumnock</p> <p> Application No. 11/0594/PP</p>	<p>East Ayrshire Council</p> <p>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 Com Date: 04/11/11</p> 
<p>Key</p>  <p>Application Site</p>	

