

## EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 1 OCTOBER 2010

**10/0616/PP: CHANGE OF USE OF FORMER SCHOOLHOUSE GARDEN TO AN OUTDOOR CLASSROOM AND FORMATION OF A CAR PARK ON SITE OF FORMER SCHOOLHOUSE WITH ASSOCIATED ALTERATIONS TO EXISTING PLAYGROUND AND FOOTPATH AND THE INSTALLATION OF NEW GATES TO SCHOOL CAR PARK AT LITTLEMILL PRIMARY SCHOOL, RANKINSTON, KA6 7HJ 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=10/0616/PP>

### **EXECUTIVE SUMMARY SHEET**

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

1.1 **Proposed Development:** The site of the schoolhouse building (and its curtilage) is now proposed as an outdoor garden/teaching space and car park. Members should note further ancillary proposals to the school are also proposed within the application drawings, however, these are permitted development where these fall within the operational grounds of the school.

1.2 The former schoolhouse was previously in private ownership. However in the interests of promoting improvements to the Littlemill Primary School itself, the Council entered into an agreement with the owner in exchange for part of the existing playground site in which to secure planning permission for a replacement dwellinghouse. This will be the subject of a future planning application.

1.3 The detailed proposals are to provide an irregular 'formpave' area for outdoor teaching. This will have planting around it, and is at the eastern end of the site. At the western end of the site, a new car park area is to be formed for staff, with a double gate to the pavement. The car park would be for use of the school staff and visitors

#### **2. RECOMMENDATION**

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

### **3. CONCLUSIONS**

3.1 As indicated in the Section 5 of the report the application is in accordance with the terms of the Development Plan. Therefore it should be approved unless material considerations indicate otherwise.

3.2 There are no material considerations relevant to the application, however, the site's development will bring about an improvement to the current appearance.

### **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 will not require to be referred to Council as this would not be 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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**10/0616/PP: CHANGE OF USE OF FORMER SCHOOLHOUSE GARDEN TO AN OUTDOOR CLASSROOM AND FORMATION OF A CAR PARK ON SITE OF FORMER SCHOOLHOUSE WITH ASSOCIATED ALTERATIONS TO EXISTING PLAYGROUND AND FOOTPATH AND THE INSTALLATION OF NEW GATES TO SCHOOL CAR PARK AT LITTLEMILL PRIMARY SCHOOL, RANKINSTON, KA6 7HJ 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 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 Council has an ownership interest in the land to which the application relates.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on the east side of Littlemill Road leading to the small community of Rankinston and lies approximately 200 metres south of Littlemill Bridge and 450 metres north of Rankinston itself. The site relates to the former Littlemill Schoolhouse and its curtilage which lies between the existing Littlemill Primary School to the north and the school playground that lies to the south. The former schoolhouse was a one and a half storey building in a serious state of dereliction, which approval for demolition was granted at Southern Local Planning Committee in November 2009.

2.2 **Proposed Development:** The site of the schoolhouse building (and its curtilage) is now proposed as an outdoor garden/teaching space and car park. Members should note further ancillary proposals to the school are also proposed within the application drawings, however, these are permitted development where these fall within the operational grounds of the school.

2.3 The former schoolhouse was previously in private ownership. However in the interests of promoting improvements to the Littlemill Primary School itself, the Council entered into an agreement with the owner in exchange for part of the existing playground site in which to secure planning permission for a replacement dwellinghouse. This will be the subject of a future planning application.

The detailed proposals are to provide an irregular 'formpave' area for outdoor teaching. This will have planting around it, and is at the eastern end of the site. At the western end of the site, a new car park area is to be formed for staff, with a double gate to the pavement. The car park would be for use of the school staff and visitors

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Service has no objection to the proposal subject to conditions on closing the existing car park and raised kerbs with reinstatement of the adjacent footway to be carried out.

***A condition can be attached to any consent with regard to these matters should Members grant consent.***

3.2 East Ayrshire Council Environmental Health Service has no objections to the proposals subject to standard conditions on noise arising from the works, waste and drainage provision.

***Relevant conditions can be attached to any consent with regard to these matters should Members grant consent.***

3.3 East Ayrshire Council Access Panel commented on a range of issues:

[a] can an additional handrail be provided to the new ramps?

***This information has been passed to the client department for action.***

[b] the accessible car parking bay should be in accordance with the Building Standards, and requires to be of a certain measurement.

***This can be covered by condition, should Members wish to grant consent.***

[c] will a safe level route be provided to the pavement to allow access to the school building?

***This information has been passed to the client department for action.***

[d] will dropped kerbs be incorporated with appropriate tactile warning features at the entrance into the new car park?

***This information has been passed to the client department for action.***

[e] the requirement for a kerb around the 'formpave' area is noted. If raised, it could be a trip hazard. Is it possible to provide this feature with a contrasting colour instead to delineate it?

***This information has been passed to the client department for action.***

3.4 Scottish Power have no objections and comment on their apparatus in the area.

***An advisory note can be added to any grant of consent to advise the applicants of this.***

3.5 East Ayrshire Council Leisure Services (Outdoor Amenities), Drongan and Stair Community Council and Scottish Water have not responded to their consultation.

3.6 East Ayrshire Council Educational and Social Services (Facilities Management) support the proposal, noting the proposal is in addition to the excambion agreement with the owners of the school house and is a part of the proposed improvement work being progressed for the Primary School. The use of the former schoolhouse and its garden will allow a more practical arrangement to be put in place for the playground.

#### **4. REPRESENTATIONS**

4.1 No letters of objection 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 (2003).

5.3 Policy CS1 advocates that the Council respond positively to the changing needs and demands of community and educational facilities, in particular, retaining and improving facilities.

***It is considered that the proposal accords with Policy CS1.***

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

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the Alteration to the East Ayrshire Local Plan and the impact on the amenity of the area.

##### Consultation Responses

6.2 These do not indicate that the application should be refused.

## Alteration to the East Ayrshire Local Plan: Finalised Draft with Modifications

6.3 Strategic Policy CS1 is relevant and is very similar to the current Policy CS1, as above.

***It is considered that the proposal accords with Strategic Policy CS1.***

### Impact on the Amenity of the Area

6.4 The proposal will result in an improvement to the visual amenity of the area.

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

7.1 The Council has a part ownership interest in the site and therefore financial implications have arisen through the implementation of the works by the Client Department of the Council.

## **8. CONCLUSIONS**

8.1 As indicated in the Section 5 of the report the application is in accordance with the terms of the Development Plan. Therefore it should be approved unless material considerations indicate otherwise.

8.2 There are no material considerations relevant to the application, however, the site's development will bring about an improvement in its current appearance.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions as 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 will not require to be referred to Council as this would not be a significant breach of policy.

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

22 September 2010

FV/DVM

## LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Alteration to the East Ayrshire Local Plan

Implementation Officer: David Morris

Anyone wishing to inspect the above papers should contact Marion Fergusson, Senior Planning Officer on 01563 576779.

TP24

**East Ayrshire Council**

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0616/PP**

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|                                |   |
|--------------------------------|---|
| Location                       | Littlemill Primary School Rankinston Cumnock KA6 7HJ  |
| Nature of Proposal:            | Change of use of former schoolhouse garden to an outdoor classroom and formation of a car park on site of former schoolhouse with associated alterations to existing playground and footpath and the installation of new gates to school car park |
| Name and Address of Applicant: | Mr Gary Stafford<br>C/o Agent   |
| Name and Address of Agent      | Asset Improvement Service<br>Lugar Council Offices<br>Rigg Rd<br>Lugar<br>Cumnock<br>KA18 3JQ   |

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Officer's Ref: Marion Fergusson  
01563 576769

1 Noisy work during construction shall be restricted to 7am-7pm Monday to Friday; 8am-1pm on a Saturday and with no noisy work on a Sunday.

Reason: To protect the amenity of the surrounding area.

2 Noise arising from the works should not cause the underlying background noise level LA90(1Hour) to rise by more than 3 dB, measured at the nearest noise sensitive location.

Reason: To protect the amenity of the surrounding area.

3 All drainage shall be completed to the satisfaction of SEPA and/or Scottish Water.

Reason: In order to provide a satisfactory drainage system for the property itself, and to ensure drainage infrastructure is properly maintained.

4. All waste arising from construction works shall be disposed of to the satisfaction of the Waste Management Authority and otherwise than by burning on site.

Reason: To protect the amenity of the surrounding area.

5. Should any unsuspected contamination be encountered during the proposed works, the Planning Authority shall be informed accordingly and thereafter be provided with written details of any required remedial measures formulated to address the risk of exposure to key receptors, for its written approval. Upon completion of works the Planning Authority shall be informed in writing, confirming that all approved remedial measures have been undertaken.

Reason: To ensure that any contamination is appropriately addressed in the interests of public health.

6. The existing car park shall be closed off prior to the occupation of the new car park and outdoor teaching area.

Reason: In the interests of road safety.

7. Works shall be undertaken to raise the existing kerbs, adjacent to the proposed playground area, to the standards of the Roads Development Guide prior to the occupation of the new car park and outdoor teaching area.

Reason: In the interests of road safety.

8. The footway adjacent to the application site shall be reinstated in asphalt over its full width prior to the occupation of the new car park and outdoor teaching area.

Reason: In the interests of road safety.

9. For the avoidance of doubt, the car park layout shown on drawings 14 and 18 is not hereby approved. Prior to the commencement of works on the site, the applicant shall submit revised details for the car park, including accessible car parking spaces of the correct dimensions as per the advice of this Division's Building Standards Section.

Reason: In the interests of road and pedestrian safety.

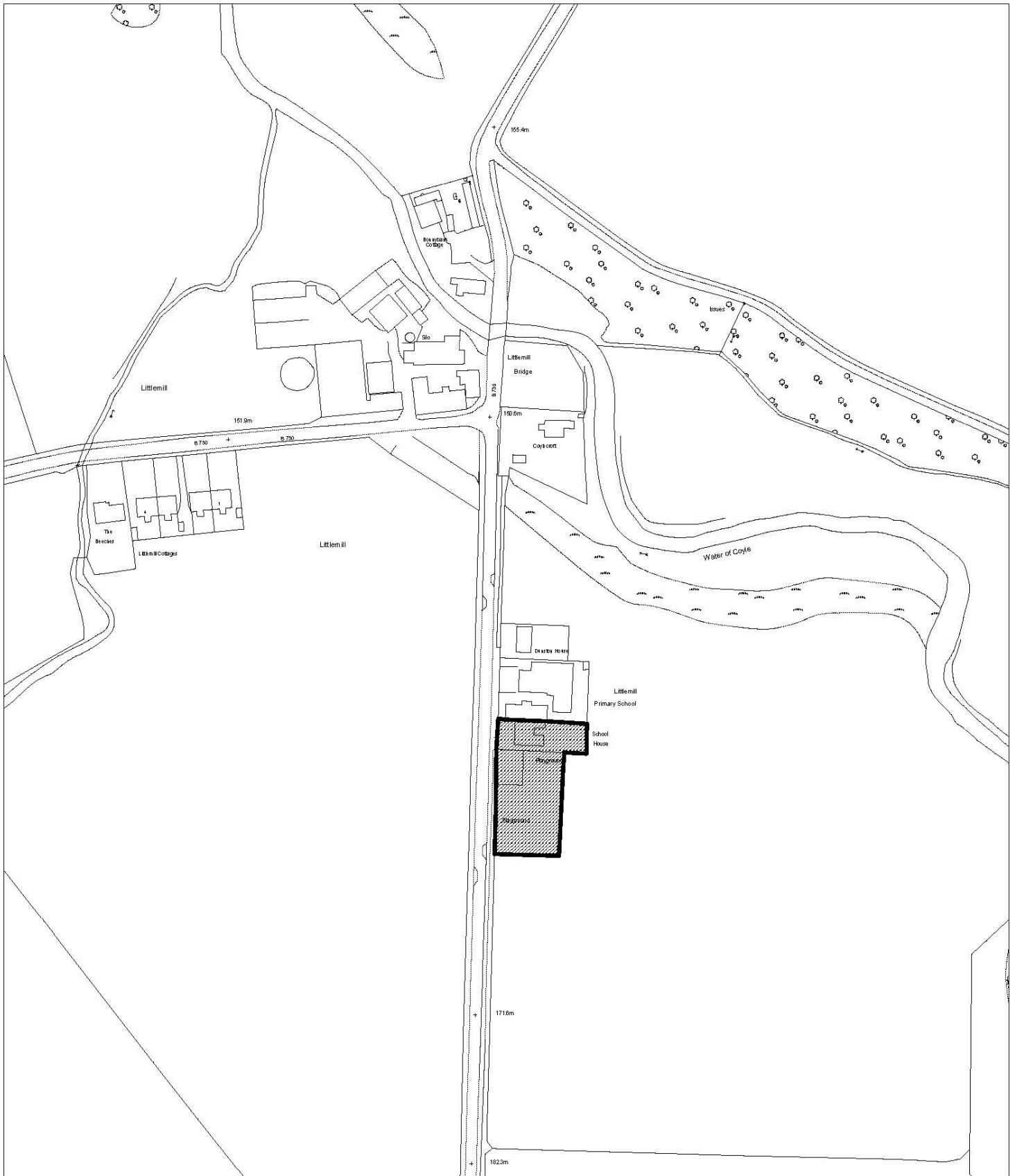
### Note to Applicant

The applicant is advised to contact Scottish Power with regards to their apparatus in the vicinity of the application site prior to the commencement of works.

### **Reason for the Decision**

The proposal is compliant with the terms of the Development Plan and there are no material considerations that would indicate that the application should be refused.





Title/Location     **Littlemill Primary School,  
Rankinson  
Application No. 10/0616/PP**

**East Ayrshire Council**  
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Planning & Economic Development Service.  
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Key          **Application Site**

**Com Date: 1/10/2010**

