

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 01 OCTOBER 2010**

**10/0621/LB: REPAIR OF BRIDGE AT OLD 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=10/0621/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 Old 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 appropriate replacement stone type is Clashach, a buff pink coloured 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 listed on the attached sheet. 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 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 listed building application which is to be considered by Southern Local Planning Committee under the scheme of delegation, as the Council has an ownership interest in the site.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a category A Listed Bridge located opposite Old Sorn Church at the junction of the B743 Mauchline Road with the access to the bridge.

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 Old 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 appropriate replacement stone type is Clashach, a buff pink coloured 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 Clashach and replacement mortar types 1 and 2 as appropriate materials.***

#### **4. REPRESENTATIONS**

4.1 None.

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

##### East Ayrshire Local Plan

5.1 Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a listed building is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***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**

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

6.1 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.

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

#### Consultation Responses

6.2 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

6.3 It is not considered that the development will have any 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 listed on the attached sheet. 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 Council as it would not represent a significant departure from Council policy.

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

JL/HM  
21 September 2010

FV/DVM

#### **LIST OF BACKGROUND PAPERS**

1. Application Form, plan and consultant statement
2. Consultation responses.
3. Adopted East Ayrshire Local Plan (2003).
4. Alteration to the East Ayrshire Local Plan, Finalised Draft with Modifications.

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

***Implementation Officer: Dave Morris***

**East Ayrshire Council**

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0621/LB**

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

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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 in the interest of the amenity and character of this listed building.

**Reason for the Decision**

The proposals are compliant with the Development Plan and there are no material considerations that would indicate that the application should not be approved.





Photo 1. Missing Masonry / Damage at Upstream LHS of Cutwater.



Photo 2. Missing Masonry / Damage at Downstream RHS of Cutwater.



<p>Title/Location    <b>Old Bridge, Main Street,</b>  <b>Sorn</b>  <b>Application No. 10/0621/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: 1/10/2010</b></p>
<p>Key</p> 	

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