

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 03 SEPTEMBER 2010

10/0105/LB: INSTALLATION OF NEW CLOCK DISPLAY AND SIGNAGE, REPLACEMENT OF EXISTING CONCRETE STAIRS WITH SANDSTONE, STONE WORK REPAIRS AND REPAIRS TO SANDSTONE RETAINING WALL WITH GUARDRAIL

10/0265/PP: INSTALLATION OF NEW CLOCK DISPLAY, REPLACEMENT OF EXISTING CONCRETE STAIRS WITH SANDSTONE AND INSTALLATION OF NEW ENTRANCE PILLARS AND FENCE

10/0266/AD: INSTALLATION OF SIGNAGE COMPRISING INDIVIDUAL LETTERS

AT THE BAIRD INSTITUTE, 3 LUGAR STREET, CUMNOCK

**APPLICATION BY THE EXECUTIVE DIRECTOR
OF NEIGHBOURHOOD SERVICES**

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0105/LB>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed building consent is sought for the installation of a new clock display and signage on the southern elevation of the building, the replacement of concrete entrance steps with sandstone, various works to the stone walls including pointing and the provision of a new entrance handrail.

1.2 Planning permission is sought for the installation of a new clock display on the southern elevation of the building, various landscaping and improvement works around the building and the provision of new entrance pillars and railings fronting Lugar Street. Since the application was previously considered by the Committee, an amended detail has been received for the proposed handrails to be installed which comprises stainless steel handrails similar in specification to those used in the handrail design on Lugar Bridge on Auchinleck Road, Cumnock.

1.3 Advertisement consent is sought for the attachment of signage on the southern elevation wall. The signage comprises of individual letters fixed into the mortar joints of the wall of the Baird Institute building.

2. RECOMMENDATION

2.1 It is recommended that listed building application 10/0105/LB be approved subject to conditions listed in the respective attached sheet and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland.

2.2 It is recommended that planning application 10/0265/PP be approved subject to the conditions listed in the respective attached sheet.

2.3 It is recommended that advertisement application 10/0266/AD be approved subject to the conditions listed in the respective attached sheet.

3. CONCLUSIONS

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

3.3 The three applications presented for consideration represent significant and welcomed proposals for the improvement and appearance of this important listed building within Cumnock Conservation Area.

3.4 The amended details for the handrails promote a specification similar to the existing handrails on Lugar Bridge and issues raised by the Access Panel can be addressed by conditions attached to any consent granted.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Council as this would not be 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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10/0266/AD: INSTALLATION OF SIGNAGE COMPRISING INDIVIDUAL LETTERS

AT THE BAIRD INSTITUTE, 3 LUGAR STREET, CUMNOCK

**APPLICATION BY THE EXECUTIVE DIRECTOR
OF NEIGHBOURHOOD SERVICES**

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this combined report is to present again for determination applications for planning permission, listed building consent and advertisement consent which are 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.

1.2 **Background:** These applications were first presented for determination at the Southern Local Planning Committee meeting on 27 May 2010 at which time the Committee resolved to continue consideration of the application to a future meeting of the Committee for alternative proposals to be submitted by the applicant in relation to the provision of the handrail and the tactile warning surface for the sandstone steps.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a red sandstone and slate roof C(s) listed museum building set within the Cumnock Conservation Area. The site is bounded by a two storey building to the north, a Royal Mail delivery office to the west, a single storey public convenience to the south and a two storey gable wall to the east. Access is afforded between Lugar Street and Bank Lane immediately to the east of the building.

2.2 **Proposed Development:** Listed building consent is sought for the installation of a new clock display and signage on the southern elevation of the building, the replacement of concrete entrance steps with sandstone,

various works to the stone walls including pointing and the provision of a new entrance handrail.

2.3 Planning permission is sought for the installation of a new clock display on the southern elevation of the building, various landscaping and improvement works around the building and the provision of new entrance pillars and railings fronting Lugar Street. Since the application was previously considered by the Committee, an amended detail has been received for the proposed handrails to be installed which comprises stainless steel handrails similar in specification to those used in the handrail design on Lugar Bridge on Auchinleck Road, Cumnock.

2.4 Advertisement consent is sought for the attachment of signage on the southern elevation wall. The signage comprises of individual letters fixed into the mortar joints of the wall of the Baird Institute building.

3. CONSULTATIONS RECEIVED

3.1 East Ayrshire Council Roads and Transportation Service and Cumnock Community Council have no objections to these applications.

3.2 Cumnock Conservation Area Regeneration Scheme has no objection in principle to the applications but advise that fixings for the clock and signage should be into the mortar joints and not sandstone and the steps should be replaced in sandstone.

Amended details have been submitted to take account of these comments.

3.3 East Ayrshire Access Panel has been reconsulted on the amended proposals and indicates that the stainless steel handrail would not have been their choice as this material can sometimes cause glare however they are content that the material will be brushed stainless steel. The Access Panel also urges the council to look at another option for the 'tactile' mat at the top of the stairs. The product proposed would not meet recommendations in that it is a stud (raised circles) and the acknowledged guidance on tactile warning for stairs is corduroy (raised lines). By introducing this material at the top of the step this would not in my opinion alert a visually impaired individual of a set of steps – they might think that this was merely a mat for collecting dirt. Regarding the handrail design, BS 8300 – Design of buildings and their approaches to meet the needs of disabled people – Code of practice recommends a second handrail for children and also recommends specific dimensions which are contrary to the design shown although it is unclear whether or not the profile is circular or oval. For all buildings used by the general public and buildings designed principally for children, a second handrail should be installed with its top surface 600 mm from the ramp surface or pitch line. A handrail with an oval profile should have dimensions of 50 mm wide and 38 mm deep. The profile should have rounded edges with a radius of at least 15 mm. Any circular handrail should have a diameter of between 32 mm and 45 mm.

Conditions can be attached to any consent granted to meet the requirements of the Access Panel.

3.4 Historic Scotland has no comments to make on the proposals.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application, the Development Plan comprises the Adopted East Ayrshire Local Plan (2003) (EALP).

Adopted East Ayrshire Local Plan

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 add value and improve the quality of a useful community resource 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 its 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 are considered to be a positive step towards maintaining and improving this listed building. The works will replace existing, out of character materials with high quality materials to match the originals. The entrance pillar and railing works reflect the historic design of the Baird Institute and the high quality signage compliments the surrounding area.

5.4 Policy ENV 7 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' and 'The Display of Advertisements'.

The proposed works to the building are to be undertaken in high quality materials that reflect the character of the existing building and the general stone repairs will improve the appearance and longevity of the building. The reinstatement of the entrance pillars and railings reflects the original appearance of the Baird Institute and provides a good quality entrance feature to this important listed building within Cumnock Conservation Area.

The proposed signage is of a high standard with unlit individual letters attaching into the mortar joints of the wall so as not to damage the sandstone. The size and position of the signage are in keeping with the character and appearance of the listed building.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Alteration to the East Ayrshire Local Plan

6.2 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 add value and improve the quality of a useful community resource and as such is compliant with this policy.

6.3 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 its 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 are considered to be a positive step towards maintaining and improving this listed building. The works will replace existing, out of character materials with high quality materials to match the originals. The entrance pillar and railing works reflect the historic design of the Baird Institute and the high quality signage compliments the surrounding area.

6.4 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' and 'The Display of Advertisements'.

The proposed works to the building are to be undertaken in high quality materials that reflect the existing building and the general stone repairs will improve the appearance and longevity of the building. The reinstatement of the entrance pillars and railings reflects the original appearance of the Baird Institute and provides a good quality entrance feature to this important building.

The proposed signage is of a high standard with unlit individual letters attaching into the mortar joints of the wall so as not to damage the sandstone. The size and position of the signage are

in keeping with the character and appearance of the listed building.

Consultation Responses

6.5 None of the consultation responses recommend that the applications should be refused.

Impact on Amenity

6.6 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 in high quality materials that will provide a positive effect to the surrounding area.

Planning History

6.7 The relevant planning history is as follows:

- (i) 09/0070/LB for Erection of Lift Foyer Extension and Internal Alterations was approved on 2 February 2010; and
- (ii) 09/0071/FL for Erection of Lift Foyer Extension was approved on 30 October 2009.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council relative to these applications other than the expenditure incurred in implementing the proposed works.

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

8.3 The three applications presented for consideration represent significant and welcomed proposals for the improvement and appearance of this important listed building within Cumnock Conservation Area.

8.4 The amended details for the handrails promote a specification similar to the existing handrails on Lugar Bridge and issues raised by the Access Panel can be addressed by conditions attached to any consent granted.

9. RECOMMENDATIONS

9.1 It is recommended that listed building application 10/0105/LB be approved subject to conditions listed in the respective attached sheet and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland.

9.2 It is recommended that planning application 10/0265/PP be approved subject to the conditions listed in the respective attached sheet.

9.3 It is recommended that advertisement application 10/0266/AD be approved subject to the conditions listed in the respective attached sheet.

CONTRARY DECISION NOTE

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

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

10 August 2010
DW/HM

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application forms and plans
2. Statutory Notices and Certificates
3. Consultation Responses
4. Adopted East Ayrshire Local Plan 2003
5. East Ayrshire Local Plan, Finalised Draft with Modifications 2009
6. Application 09/0070/LB
7. Application 09/0071/FL

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

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0105/LB

Location	Baird Institute, 3 Lugar street, Cumnock
Nature of Proposal:	Installation of new clock display and signage, replacement of existing concrete stairs with sandstone, stone work repairs and repairs to sandstone retaining wall with guardrail
Name and Address of Applicant:	East Ayrshire Council Council Offices Lugar Cumnock KA18 3JQ
Name and Address of Agent	Director of Neighbourhood Services.

Officer's Ref: David Wilson
01563 576779

The above Listed Building application should be approved subject to the following conditions:

1. Prior to the commencement of construction or other works on the building, details of the exact method of fixing of the clock and signage lettering to the wall, including the number of fixing points and their locations on the wall, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

2. Prior to the commencement of construction or other works on the building, details of the proposed colour of the clock and signage lettering shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the proposed colour is in keeping with the listed nature of the property and the wider Cumnock Conservation Area.

3. Prior to the commencement of construction or other works on the building the method of fixing of the proposed entrance handrails and guardrail shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

4. The proposed handrails and tactile surfacing to be used on the entrance stairs shall conform to British Standard 8300 Code of Practice : Design of Building and their approaches to meet the needs of Disabled People.

Reason : To ensure that the proposal conforms to acceptable standards for use by disabled persons.

Reason for the decision:

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0265/PP

Location	Baird Institute, 3 Lugar street, Cumnock
Nature of Proposal:	Installation of new clock display, replacement of existing concrete stairs with sandstone and installation of new entrance pillars and fence
Name and Address of Applicant:	East Ayrshire Council Council Offices Lugar Cumnock KA18 3JQ
Name and Address of Agent	Director of Neighbourhood Services.

Officer's Ref: David Wilson
01563 576779

The above planning application should be approved subject to the following conditions:

1. Prior to the commencement of construction or other works on the building, further details, including colour of the clock, the materials, design and colour of the proposed entrance pillars and associated railings, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the proposed clock, pillars and railings are in keeping with the adjacent listed properties and the wider Cumnock Conservation Area.

2. Prior to the commencement of construction or other works on the building, details of the exact method of fixing of the clock to the wall, including the number of fixing points and their locations on the wall, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

3. Prior to the commencement of construction or other works on the building the method of fixing of the proposed entrance handrails and guardrail shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

4. The proposed handrails and tactile surfacing to be used on the entrance stairs shall conform to British Standard 8300 Code of Practice : Design of Building and their approaches to meet the needs of Disabled People.

Reason : To ensure that the proposal conforms to acceptable standards for use by disabled persons.

Reason for the decision:

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0266/AD

Location	Baird Institute, 3 Lugar street, Cumnock
Nature of Proposal:	Installation of signage comprising individual letters
Name and Address of Applicant:	East Ayrshire Council Council Offices Lugar Cumnock KA18 3JQ
Name and Address of Agent	Director of Neighbourhood Services.

Officer's Ref: David Wilson
01563 576779

The above advert application should be approved subject to the following conditions:

1. Prior to the commencement of construction or other works on the building, details of the exact method of fixing of the signage lettering to the wall including the number of fixing points and their locations on the wall shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the fixing points present minimal disruption to the historic fabric of the building.

2. Prior to the commencement of construction or other works on the building, details of the proposed colour of the signage lettering shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented on site as approved.

Reason: To ensure that the proposed colour is in keeping with the listed nature of the property and the wider Cumnock Conservation Area.

Reason for the decision:

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.



Title/Location **Baird Inst, 3 Lugar Street**
Cumnock
Application No. 10/0105/LB 10/0265/PP 10/0266/AD

East Ayrshire Council
 Planning & Economic
 Development Division.
 6 Croft Street
 Kilmarnock KA1 1JB
 Tel: (01563) 576790 Fax: (01563) 576774
 E-Mail : Planning@east-ayrshire.gov.uk
Com Date: 27/5/2010 Checked By

Key

Application Site



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