

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 03 MARCH 2006

**06/0021/FL: PROPOSED ALTERATIONS TO EXISTING PREMISES
AT 214 WESTERN ROAD, KILMARNOCK
BY CRGP LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought for alterations to the existing industrial building to convert the premises into five smaller industrial units. The alterations include the in-filling of a covered canopy to the front elevation of the building to form office space and a new entrance to the proposed Unit 2, formation of new entrance doors to the proposed Unit 4, the formation of three fire escape doors to the east and west elevations and roller shutter access doors to the proposed Unit 5 and covered service area.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated in Section 5 of this report, the application is considered to be in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 there are material considerations relevant to the determination of this application. The building is currently vacant and the development would allow the building to be brought back into economic use. The concerns of the objector in relation to traffic congestion, whilst noted, are not supported by the Council's Roads Division. The proposed development is for alterations to the existing building with a small extension to create office accommodation. The sub-division of the industrial unit into five smaller industrial units does not require planning permission and does not form part of the present proposals.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council Policy.

Alan Neish

Head of Planning, Development and Building Standards

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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AT 214 WESTERN ROAD, KILMARNOCK
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Report by Head of Planning, Development and Building Standards

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 the Local Planning Committee under the scheme of delegation as it is subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises the former JRG premises on the south side of Western Road. The premises are currently vacant and are surrounded by similar industrial/commercial units. The building is finished in grey/blue profiled metal cladding with a grey brick base course. To the north of the application site is the Council's Community Services Depot and the Ministry of Transport Vehicle Testing Centre to the west. To the south and east is an established industrial estate.

2.2 **Proposed Development:** Full planning consent is sought for alterations to the existing industrial building to convert the premises into five smaller industrial units. The alterations include the in-filling of a covered canopy to the front elevation of the building to form office space and a new entrance to the proposed Unit 2, formation of new entrance doors to the proposed Unit 4, the formation of three fire escape doors to the east and west elevations and roller shutter access doors to the proposed Unit 5 and covered service area.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no adverse comments to make regarding the proposed development.

Noted.

3.2 North West Kilmarnock Community Council have not responded to their consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 One letter of objection was received and a summary of the grounds of objection are detailed below.

4.2 The proposals will lead to an increase in vehicle congestion in what is an already congested area.

The comments of the objector, whilst noted, are not supported by the Council's Roads Division who have no adverse comments to make regarding the proposed development. This present application is for alterations to the building only. The sub-division of the former industrial building into five smaller industrial units does not require planning permission.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 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. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP).

Adopted Ayrshire Joint Structure Plan

5.2 There are no policies within the Ayrshire Joint Structure Plan relevant to the determination of this planning application.

Adopted East Ayrshire Local Plan

5.3 Policy IND 7 of the Adopted EALP is relevant and states that extensions to existing industrial premises for industrial or business purposes will be supported subject to their impact on the surrounding environment and neighbouring uses; and transportation and infrastructure implications.

The proposal involves a small extension to the front of the building whereby the existing canopy will be infilled to create additional office floorspace. It is considered that the proposed redevelopment and alteration of this vacant industrial unit within an established

industrial area is acceptable. The Council's Roads Division have no adverse comments in relation to transportation and infrastructure implications.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and representation received that are addressed in Sections 3 and 4 of this report.

Consultation Responses and Representations Received

6.2 It is not considered that any aspects of the consultation responses have raised any issues that would warrant the refusal of this application. The concerns of the objector regarding traffic congestion have not been echoed by the Roads Division. The proposal is for alterations to the existing building with a small extension proposed to the front to create office accommodation.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of this report, the application is considered to be in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 there are material considerations relevant to the determination of this application. The building is currently vacant and the development would allow the building to be brought back into economic use. The concerns of the objector in relation to traffic congestion, whilst noted, are not supported by the Council's Roads Division. The proposed development is for alterations to the existing building with a small extension to create office accommodation. The sub-division of the industrial unit into five smaller industrial units does not require planning permission and does not form part of the present proposals.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions 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, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council Policy.

Alan Neish
Head of Planning, Development and Building Standards

21 February 2006
(BD/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Adopted East Ayrshire Local Plan.
5. Approved Ayrshire Joint Structure Plan.
6. Representations.

Anyone wishing to inspect the above papers please contact Barry Douglas on 01563 576770.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/0021/FL

Site of Proposal:	214 Western Road KILMARNOCK KA3 1NJ
Nature of Proposal:	Proposed Alterations to Existing Premises
Name & Address of Applicant:	Western Road Property Ltd 214 Western Road KILMARNOCK KA3 1NJ
Name & Address of Agent:	CRGP Limited 26 Herbert Street GLASGOW G20 6NB

DPOs Reference: BD/MMM

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form and plans (7310-(F)-03)(7310-00) received on 06 December 2005 and the amended plan (7310-01) received by the Planning Authority on 16 January 2006.

REASON To ensure that development is carried out in accordance with the approved details.

2. Notwithstanding the approved plans, details and samples of all external materials to be used for the proposed alterations shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**