

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 28 JUNE 2005

CONSERVATION AREA APPRAISALS OF GALSTON OUTSTANDING CONSERVATION AREA AND CATRINE OUTSTANDING CONSERVATION AREA – CONSULTATION RESPONSES

Report by Executive Director of Development and Property Services

1. PURPOSE OF REPORT

1.1 To report back on the public consultation undertaken in respect of the Conservation Area Appraisals for Galston 'Outstanding' Conservation Area and Catrine Conservation Area, and to seek Committee approval for the appraisals as Supplementary Planning Guidance; and to seek Committee approval for a further consultation exercise and amendment to the boundary of the Conservation Area of Catrine.

2. BACKGROUND

2.1 The Conservation Area of Galston was designated in November 1985 and it was declared 'Outstanding' in September 1995 for grant aid purposes by Historic Scotland. The Conservation Area of Catrine was designated in April 1994.

2.2 A report was approved by Committee on 29 June 2004 authorising the Planning, Development and Building Standards Division to approach Historic Scotland to seek the designation of Catrine Conservation Area as 'Outstanding'. The Catrine Conservation Area Appraisal has been undertaken to justify to Historic Scotland why Catrine should be declared as 'Outstanding' for grant aid purposes.

2.3 On 09 March 2005 Committee approval was received for the draft Conservation Area Appraisals for the Galston 'Outstanding' Conservation Area and the Catrine Conservation Area and for a public consultation exercise for both areas to be undertaken.

2.4 On 08 June 2005 Historic Scotland confirmed the 'Outstanding' status of the Catrine Conservation Area.

3. CONSERVATION AREA APPRAISALS – CONSULTATION RESPONSES

3.1 Section 63 (2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 directs Councils to submit proposals for the preservation and enhancement of the Conservation Areas for consideration at a public meeting in the area to which they relate. Section 63(3) states that Council's should take due cognisance of the views of any person concerning the proposals expressed.

3.2 The consultation exercise for the Galston Conservation Area, which did not suggest changes to the Conservation Area boundary, involved copies of the Appraisal being placed in local Council offices and the local library for viewing from 01 April until 29 April 2005. An advertisement publicising the Appraisal and inviting public opinion was placed in the Kilmarnock Standard on 31 March 2005.

3.3 The consultation exercise for Catrine included a public exhibition, which was held 11th and 12th April 2005 at the Catrine Games Hall and the Catrine Community Library, respectively. Copies of the Appraisal were also made available throughout the period from 01 April until 29 April 2005 at the Community Library and local Council offices. An advertisement publicising the public exhibition and inviting public opinion was placed in the Kilmarnock Standard on 31 March 2005 and the Cumnock Chronicle on 1 April 2005.

3.4 Historic Scotland were also invited to comment on the Appraisals. Feedback was received in relation to Galston and Catrine.

3.5 Appendix 1 to this report summarises the responses received through the two public consultation exercises and the proposed amendments to the Appraisals.

Catrine Outstanding Conservation Area Boundary Alteration

3.6 The consultation exercise for Catrine included the opportunity to comment on the proposed incorporation of the properties at 11a – 19 Townhead within the Conservation Area boundary. No negative comments were received regarding this proposal.

3.7 However, based on comments received from Historic Scotland it is proposed that a further amendment should be made to the Conservation Area boundary to include the weir and voes in their entirety and to include the whole of Newton Street and the footbridge over the River Ayr, linking Daldorch House and St Cuthbert's Street.

3.8 The Planning, Development and Building Standards Division is currently working with the Catrine Voes Trust to develop the Catrine Environmental Heritage Project, which will seek the restoration of the weir and voes system in its entirety, and its inclusion within the Conservation Area would assist in assembling the required funding.

3.9 Because Historic Scotland's suggestion involves a significant alteration of the Conservation Area boundary, it is proposed that a further round of consultation is required. Section 62 (4) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 directs Councils to give notice of any variation within the Edinburgh Gazette and in at least one local newspaper.

4. AMENDED CONSERVATION AREA APPRAISALS

4.1 Planning Advice Note (PAN) 71 states that Conservation Area Appraisals should be approved as supplementary planning guidance. Accordingly it is proposed that the Galston and Catrine Conservation Area Appraisals be approved as supplementary planning guidance to the East Ayrshire Local Plan. Approval of the Appraisals would enable them to be considered as material when assessing development proposals within the Conservation Areas to which they relate.

4.2 Copies of the amended Appraisals have been deposited in the Members' Information Point.

5. FINANCIAL IMPLICATIONS

5.1 None.

6. PERSONNEL IMPLICATIONS

6.1 None.

7. LEGAL/POLICY IMPLICATIONS

7.1 The duty to formulate proposals for the preservation and enhancement of Conservation Areas is contained within Section 63 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

7.2 Upon Committee approval the Conservation Area Appraisals will become Supplementary Planning Guidance and a material consideration in the determination of planning applications.

8. RECOMMENDATION

8.1 It is recommended that the Committee:

- (i) Agree to the Council's response to the comments received to the Galston and Catrine Conservation Area Appraisals, and to those proposed changes to the appraisals;
- (ii) approve the Conservation Area Appraisals for Galston 'Outstanding' Conservation Area and Catrine 'Outstanding' Conservation Area as supplementary Planning Guidance;
- (iii) approve further consultation required for the proposed boundary changes to the 'Outstanding' Conservation Area of Catrine as indicated in Appendix 2; and
- (iv) agree to approve the boundary changes for Catrine, as indicated in Appendix 2, subject to no objections being received through the consultation exercise.

James Lavery
Executive Director of Development and Property Services

17 June 2005 (MG/SA)

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LIST OF BACKGROUND PAPERS

1. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
2. National Planning Policy Guidance 18: Planning and the Historic Environment;
3. Planning Advice Note 71: Conservation Area Management;
4. Historic Scotland: The Memorandum on Listed Buildings and Conservation Areas;
5. Conservation Area Appraisal of Catrine Conservation Area; and
6. Conservation Area Appraisal of Galston 'Outstanding' Conservation Area

Anyone wishing to inspect the background papers please contact Mark Greaves on (01563) 576758.

Implementation Officer: Alan Neish

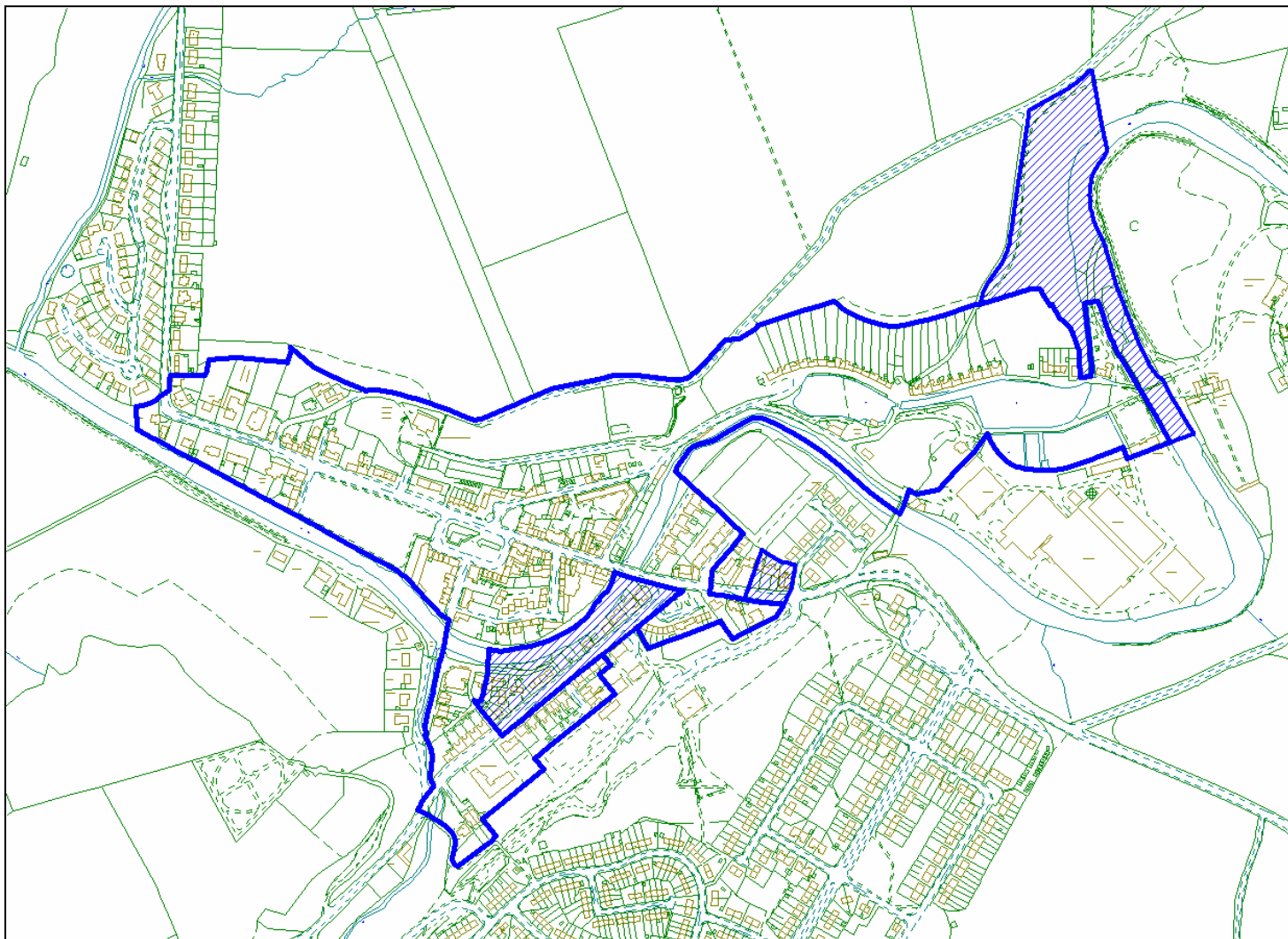
CONSULTATION RESPONSE	COUNCIL RESPONSE	PROPOSED CHANGES
Galston		
<p>1. Galston Community Council The Appraisal was discussed at the 12 April Community Council meeting where it was decided that the status quo should remain.</p> <p>2. Mr Alexander Dykes Issues were raised in regards to:</p> <ul style="list-style-type: none"> ▪ The care and maintenance of the Galston Local Council Office; ▪ Location of wheelie bins outside the Galston Local Council Office; ▪ The deteriorating state of the Portland Arms Hotel; ▪ The condition of the metal barrier between the Galston Local Council Office and Co-op shop; and ▪ uplifting arrangements for old couches, fridges, etc. <p>3. Councillor Stuart Finlayson Issued were raised in regards to:</p> <ul style="list-style-type: none"> ▪ the benefits of conservation areas in general and the possible hindrance to investment that a conservation area designation might have in poorer areas; and ▪ the possibility of removing the Bridge Street area from the Conservation Area. <p>4. Historic Scotland</p> <ul style="list-style-type: none"> ▪ Provided background information and architectural analysis of the Conservation Area as well as advice on features which should be retained and promoted. ▪ Asked that consideration be given to 	<p>The views of the Community Council were noted.</p> <p>Mr Dykes' views were noted and copies of the letter were distributed to the Council's Property, Protective Services and Building Standards Divisions requesting responses directly to Mr Dykes on the matters raised.</p> <p>The Development Services Committee on 9th March 2005 approved public consultation procedures for Conservation Area Appraisals. It is considered appropriate to deal with these issues through the forthcoming East Ayrshire Local Plan alteration.</p> <p>The views of Historic Scotland were noted. However it is considered that the building's elevated position and location across the Burn Anne make it feel disconnected from the existing Conservation Area. However, it was suggested that any alteration to the Conservation Area</p>	<p>None</p> <p>None – the matters raised do not relate to a Conservation Area Appraisal</p> <p>No change to the Appraisal.</p> <p>Minor amendments and changes were made to the Appraisal where considered appropriate (paragraphs 3.4, 3.6, 3.11 and 5.2) in regards to the architectural analysis of the Area.</p>

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including Galston Primary School Main Block and Infant Block within the Conservation Area.	boundary could still be considered within the forthcoming East Ayrshire Local Plan Alteration.	
Catrine		
<p>1. Richard Stenlake Issues were raised in regards to:</p> <ul style="list-style-type: none"> ▪ Grammatical errors ▪ Suggested additional references ▪ Difficulties in understanding the maps ▪ The historical context for the development of Catrine, in particular the role of the dams at Glenbuick ▪ Failure to recognise the surviving parts of the village and to provide any real improvements to the village. 	<p>Noted and agreed</p> <p>While these are welcomed, the purpose of the Conservation Area Appraisal is to bring forward proposals for enhancement and conservation and not to be an authoritative source on the history of the area. It is considered that the sources used are adequate to provide a historical account of the development within the Conservation Area</p> <p>Disagree – due to the size and typeset of the document the maps are considered to be of an adequate scale to show the Conservation Area boundary and the location of listed buildings. Agree that the historic map requires to be clearer and that the Conservation Area Map and Environmental Improvement Action Plan needs to be enlarged</p> <p>While the Council recognises the importance of the dams, it is inappropriate to include them in the appraisal as they are not within the Conservation Area of Catrine.</p> <p>Disagree that the appraisal fails to recognise the importance of the surviving parts of the village. The appraisal charts the development of the model village and indicates the key features that make</p>	<p>Document will be amended as suggested</p> <p>No change is required to the document in terms of additional sources.</p> <p>Historic Map on page 4 will be made clearer if possible, map of the Conservation Area and the Environmental Improvement Action Plan will be replicated on A3 paper.</p> <p>None</p> <p>None</p>

CONSULTATION RESPONSE	COUNCIL RESPONSE	PROPOSED CHANGES
<ul style="list-style-type: none"> ▪ The Appraisal is overly focused around improving the Weir and Voes to the detriment of other areas. ▪ Suggests that 100% grants be made available to instead of the 50% grants available through a town scheme to enable the restoration of the Georgian buildings facades. ▪ Suggests that a cycle path and footpath be created along the track bed of the branch railway that served Catrine. ▪ Suggests the creation of a new passenger station at the junction of the old branch line. <p>2. East Ayrshire Council</p>	<p>the village unique. It also indicates the policies and controls that exist to ensure the preservation of both listed and unlisted buildings within Catrine.</p> <p>It is considered that the single most important aspect of Catrine's industrial past which remains is the Weir and the Voes.</p> <p>The responsibility for the upkeep of the buildings within the Conservation Area of Catrine lies with the owners of the buildings. Nevertheless, it is considered that a Townscheme (such as has had success in Newmilns) is required and is the most appropriate means of providing funding at this time to improve the external appearance of the buildings. However, a Townscheme can only be given if Catrine is granted 'Outstanding' status.</p> <p>The suggestion was noted. However, the area proposed is outwith the Conservation Area and the appraisal cannot propose it. Nevertheless, it can be included within in the Community Environmental Improvement Action Plan and due consideration will be given to this request.</p> <p>While the creation of a new passenger station may be desirable, it is not within the remit of this appraisal to propose a new station.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Amendment to paragraph 5.4 indicating that the Avonlea Youth Centre is still in operation but the condition of the building is deteriorating.</p>

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<p>3. Historic Scotland (HS) Provided a detailed response with the following observations and recommendations:</p> <ul style="list-style-type: none"> ▪ Indicate that half of the weir and voes and the turbine house are outwith the Conservation Area ▪ No reference or justification is made for justifying the inclusion of No's 11a to 19 Townhead within the Conservation Area. ▪ Including Historic OS maps to show the history of the planned village. ▪ A modern map with the streets clearly labelled will help the reader. ▪ It may be helpful to provide a map with colour-coding showing pre1850, 1850-1900, and post 1914 properties in Catrine and they indicate that this may visually explain why a short section of Newton Street is not included in the Conservation Area. ▪ Acknowledge the map showing the listings of building as within the Conservation Area is useful, an indication of the extent of the scheduling of the Weir and Voes could be added ▪ Consider indicating on a map the views 	<p>Agree with the observation about the Scheduled Ancient Monument, however, the Turbine House (or power station as they refer to) is situated within the boundaries of the Conservation Area.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree, however, HS are in the process of extending the scheduling of the Weir and Voes and it may be beneficial to await the completion of this process and then add it to the appraisal. The Council will liase with HS with regard to this request.</p> <p>Agree</p>	<p>Amend the Appraisal to include the entire weir and voes within the Conservation Area.</p> <p>Amend appraisal to include an enhanced description and justification for including 11a – 19 Townhead within the Conservation Area.</p> <p>Appraisal will be amended to include an appendix with Historic OS maps showing the development of the Conservation Area.</p> <p>Map of the Conservation Area will be shown on A3 paper with the streets clearly labelled.</p> <p>Amend document to include new appendix to illustrate HS suggestion.</p> <p>New appendix to be added showing the extent of the scheduling when HS have completed the rescheduling of the Weir and Voes.</p> <p>Amend document to include a new appendix,</p>

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<p>and site lines in the Conservation Area as explained in para's. 3.2-3.5.</p> <ul style="list-style-type: none"> ▪ Acknowledgment of the most important views in Catrine, which had been designed when the village was laid out in the 18th Century to emphasise the dominance of the Twist Mill. ▪ Amend the section on street pattern and topography to recognise development pattern. ▪ More detailed information pertaining to the construction and description of the Institute Building and other notable buildings. ▪ Alternate wording in relation to doors and windows, para 3.21 and 3.23 are altered to state "where these survive they contribute to the character of the area" ▪ Alternate wording for sentence in para. 5.1 starting "There are several examples on" should be changed to "there are several examples of". ▪ Consideration be given to the possibility of setting up a Conservation Area Regeneration Scheme. ▪ Amend Appendices 4 and 5 to reflect the recent listing of the footbridge over the River Ayr at the end of St Cuthbert's Street 	<p>While the purpose of the appraisal is to explain the development of Catrine, it is not meant to be authoritative source on the history of Catrine. However, HS recommendation is worthy of inclusion as it shows how the Twist Mill dominated the views from within the Conservation Area</p> <p>Agree.</p> <p>Agree. The Council will liaise with HS to check the exact dates of construction.</p> <p>Agree.</p> <p>Agree.</p> <p>Further discussions with HS about the possibility of setting up a Conservation Area Regeneration Scheme will be progressed.</p> <p>Agree.</p>	<p>indicating the views and site lines.</p> <p>Amend document as HS recommend to emphasise the dominance of the Mill.</p> <p>Amend sections on street pattern and topography as suggested.</p> <p>Amend document as HS suggest.</p> <p>Amend document as HS suggest.</p> <p>Amend document as HS suggest.</p> <p>Amend document to reflect this approach.</p> <p>Amend document as HS suggest.</p>



Proposed Extension to Catrine Outstanding Conservation Area.