

## **EAST AYRSHIRE COUNCIL**

### **DEVELOPMENT SERVICES COMMITTEE: 13 DECEMBER 2005**

#### **05/0256/LB AND 05/0302/FL: PROPOSED CHANGE OF USE OF LISTED BUILDING FROM VACANT OFFICES TO ELEVEN RESIDENTIAL FLATS AND ALTERATIONS AT SOUTHOOK POTTERIES BUILDING, WESTERN ROAD, KILMARNOCK BY JULGEM PROPERTIES LTD**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Full planning permission is sought for the change of use of the building, from offices to eleven residential flats, and alterations. Any associated outbuildings will be demolished, and the bricks used to repair damaged bricks on the main building. On the southern elevation, all windows will be in existing window openings. The existing windows are largely of modern design, and several have been broken and are boarded up. The windows proposed are Crittal windows. These are divided in 5 vertically, on the ground floor, and into 5 or 8 on the first floor. This is to replicate the windows shown on historic photographs, from when the property was in use by Southhook Potteries. The lettering above the first floor windows is to be restored, and a flagpole reinstated centrally. The windows on the corners will be curved. The west and east elevations will largely utilise existing openings, but with new entrances installed to flats 1 and 4 to have a separate entrance. The exits onto the first floor balconies will replicate the windows, with the doors concealed in the openings. A new staircase is proposed on the northern elevation, to be constructed with the same materials and with a large window of the same design as elsewhere on the building. The flats are of slightly varying size and design, all have two bedrooms.

1.2 Eighteen parking spaces are proposed to the front of the building, to the immediate rear of the boundary wall, which forms part of the listing. The plans indicate that the boundary wall and entrance gates will be retained, and repaired where necessary. A further four parking spaces are proposed to the north west of the building, and the bin stores are proposed to the rear and sides of the building. Landscaping is proposed on all sides of the building. Access would be taken off Western Road.

1.3 Internally, many of the features have been destroyed by fires and vandalism. However, the original wall ties exist in the entrance hall on the

ground floor, an Art Deco style fireplace remains in one of the ground floor rooms and the original staircase and decorative ballustrading remain largely intact.

1.4 Listed Building Consent is required for the internal and external alterations referred to above.

## **2. RECOMMENDATION**

**2.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet.**

**2.2 It is recommended that the application for Listed Building consent should be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated on the enclosed sheet.**

## **3. CONCLUSIONS**

3.1 As indicated in Section 5 of the report, these applications are considered to be potentially contrary to the Local Plan, since the site is allocated for industrial uses.

3.2 As indicated in Section 6 there are material considerations relevant to these applications. This proposal offers the opportunity to restore this unusual B Listed building in a prominent location. The building has been vacant for several years and has fallen into disrepair and been the subject of arson and vandalism. The applicant has submitted marketing information regarding industrial uses for the building, and this generated no significant interest. The proposal is considered to be of high quality, and is consistent with this Council's Design Guidance. Furthermore, Historic Scotland have been supportive of the proposal and the impact upon the amenity of the area is likely to be minimal.

3.3 In this instance, material considerations are considered to outweigh the Development Plan, and it is considered that these applications should be approved.

**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.**

## **EAST AYRSHIRE COUNCIL**

### **DEVELOPMENT SERVICES COMMITTEE: 13 DECEMBER 2005**

#### **05/0256/LB AND 05/0302/FL: PROPOSED CHANGE OF USE OF LISTED BUILDING FROM VACANT OFFICES TO ELEVEN RESIDENTIAL FLATS AND ALTERATIONS AT SOUTHOOK POTTERIES BUILDING, WESTERN ROAD, KILMARNOCK BY JULGEM PROPERTIES LTD**

#### **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 and an application for listed building consent, to be considered by the Development Services Committee under the scheme of delegation as they are contrary to policy and are proposed to be linked to an application which is a significant breach of planning policy, by a Legal Agreement.

### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located to the immediate north of Western Road in Kilmarnock. There is housing to the south, on the opposite side of Western Road. To the immediate west is the former Blackwood Brothers factory, which is currently vacant and subject of an application for residential development. A cycle track runs along the northern side of the site, and the Council's depot is next to this. Further to the north, is the Altonhill housing development, which will comprise 490 units, and is currently under construction.

2.2 The property is a grade B Listed Building. It is a two-storey T-shaped Art Deco building, and is constructed with channelled red brick and tile. The front elevation is symmetrical, with the main entrance flanked by columns finished with moulded black tiles. The property is bound to the south by a brick wall, also part of the listing.

2.3 **Proposed Development:** Full planning permission is sought for the change of use of the building, from offices to eleven residential flats, and alterations. Any associated outbuildings will be demolished, and the bricks used to repair damaged bricks on the main building. On the southern elevation, all windows will be in existing window openings. The existing windows are largely of modern design, and several have been broken and are boarded up. The windows proposed are Crittal windows. These are divided in 5 vertically, on the

ground floor, and into 5 or 8 on the first floor. This is to replicate the windows shown on historic photographs, from when the property was in use by Southhook Potteries. The lettering above the first floor windows is to be restored, and a flagpole reinstated centrally. The windows on the corners will be curved. The west and east elevations will largely utilise existing openings, but with new entrances installed to flats 1 and 4 to have a separate entrance. The exits onto the first floor balconies will replicate the windows, with the doors concealed in the openings. A new staircase is proposed on the northern elevation, to be constructed with the same materials and with a large window of the same design as elsewhere on the building. The flats are of slightly varying size and design, all have two bedrooms.

2.4 Eighteen parking spaces are proposed to the front of the building, to the immediate rear of the boundary wall, which forms part of the listing. The plans indicate that the boundary wall and entrance gates will be retained, and repaired where necessary. A further four parking spaces are proposed to the north west of the building, and the bin stores are proposed to the rear and sides of the building. Landscaping is proposed on all sides of the building. Access would be taken off Western Road.

2.5 Internally, many of the features have been destroyed by fires and vandalism. However, the original wall tiles exist in the entrance hall on the ground floor, an Art Deco style fireplace remains in one of the ground floor rooms and the original staircase and decorative ballustrading remain largely intact.

2.6 Listed Building Consent is required for the internal and external alterations referred to above.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 Historic Scotland advise they are very encouraged to see a proposal to convert this prominent but derelict factory into flats. They are generally satisfied that the special character of the building will be retained and consider that the restoration of the metal framed windows and repair of the decorative glazed tiles should make a highly distinctive property. They are pleased to note that parking is proposed behind the boundary wall and not directly in front of the building. They recommend that the windows are manufactured by Crittall, in accordance with the original design, that the curved corner windows are reinstated and that the windows are painted a darkish colour rather than white. In terms of fabric repair, the original material should be retained and lightly cleaned. Tiles should not be painted, scrubbed or cleaned with chemicals, and where there are missing pieces, new pieces should be specifically made to match. Care should be taken with any mortar repairs and the correct mix used. Traces of the company's name along the side / rear elevation could be left as a reminder of the building's history, rather than being removed completely. They recommend a condition to prevent

the terraces becoming cluttered, and consider the simple railing on the roof terraces to be very appropriate.

***The applicant has advised that they propose to use Crittall windows, with curved windows around the corners, and this may be ensured by way of condition, should consent be granted. A Method Statement regarding fabric repair may be attached, to ensure appropriate cleaning and repair work. The elevations show that the Southhook Potteries lettering will be reinstated along the front elevation. No traces of the lettering on other elevations are left. It is not considered appropriate to prevent the use of garden accoutrements on the terraces, given that they do not constitute development.***

3.2 Scottish Civic Trust does not object to the change of use and considers the majority of the proposals to be acceptable, but offer comments on some elements of the design.

1. They are disappointed that the staircase to the rear of the building is not within the original building. They do not consider this to be an appropriate extension to a T-plan building.
2. The use of the roof from apartments 8 and 9 as terraces may impact on the roofs membrane, causing future maintenance problems. Depending on the detailing of the roof terrace railings, these may detract from the clean, crisp lines of the building. The variety of the inhabitants' paraphernalia will impact on and may detract from the purity of this type of architecture.
3. The slender tripartite openings on the roof terraces should not be altered, as they make a design statement that is a key part of the expression of the building.
  - (i) ***This Division does not consider that the staircase is inappropriate, given that the materials and window design will replicate the existing building, and the extension is a simple design with clear lines.***
  - (ii) ***Any potential impact on the roof membrane may be addressed at the Building Warrant stage; it is not a material planning consideration. This Division considers that the terrace railing is sympathetic to the architecture of the building. In relation to roof paraphernalia, such apparatus does not constitute development.***
  - (ii) ***The proposed window arrangement on the roof terraces has been designed to discretely incorporate the doors, while retaining***

***the horizontal glazing pattern. This is considered an appropriate design.***

3.3 The Architectural Heritage Society welcomes this proposal and its attention to window detail and the restoration.

***Noted.***

3.4 East Ayrshire Council's Environmental Health Division does not object to the principle of this development. They state that since the surrounding area has been identified as having the potential for soil contamination, any unsuspected contamination discovered during construction works should be brought to the attention of the Environmental Health Division.

***A condition may be attached to ensure any unsuspected contamination is dealt with satisfactorily.***

3.5 East Ayrshire Council's Roads and Transportation Division advise that determination should be deferred until application No. 05/0299/OL is determined. The access should be formed to adoptable standard at the entrance to the site to allow service vehicles to turn within the site on public roads, and the bin collection point should be located adjacent to this adopted road section.

***Application 05/0299/OL is also before this Committee and it would, if approved, be associated with a legal agreement to secure improvement of the access arrangements to and from the site. The amended plans in respect of this application show the bin collection point adjacent to the adopted road section.***

3.6 East Ayrshire Council's Business Development Division does not object to this proposal. They state that the building does not enhance the area due to its derelict condition and as such, redevelopment is to be welcomed. They note that the building has been vacant for several years and has been exposed to the market by local agents, with various expressions of interest but none coming to fruition. Accordingly, they consider that there is no market for the premises for business use. This will in part be a reflection of the costs of conversion. They state that the level of investment required would not be justifiable, given the returns which would be available from this project.

***Noted.***

3.7 East Ayrshire Council's Cleansing Division advise that proposed refuse/re-cycling storage will be acceptable if they increase the number of 1280L communal recycling bins from 1 to 2, to provide the desired capacity given that these bins are not emptied on a weekly basis.

***A condition may be attached to any grant of consent requiring an additional re-cycling bin.***

3.8 Scottish Power has no objections to the proposal.

***Noted.***

3.9 Transco has no objections to the proposal.

***Noted.***

3.10 Railtrack has not responded in relation to this proposal.

***Noted.***

3.11 Scottish Water does not object to the proposal but advises that surface water from the development must not be connected to the combined sewer, and must be discharged to the surface water sewer via a suitable SUDS system, which SEPA should be consulted on.

***A condition may be attached to any grant of consent requiring details of a SUDS system.***

3.12 Scottish Environment Protection Agency does not object to the development, but state that all drainage must be connected to the public sewer. They state further that they would require reassurance from Scottish Water that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows.

***The application form states that the public sewer will be used for foul drainage. A condition may be attached to any consent requiring the use of a SUDS scheme for surface water. Scottish Water has advised that provided a SUDS scheme is used, the CSOs in the area will not be affected.***

3.13 Bonnyton Community Council has objected to these applications, since the applications subject of this report, together with the outline application at the adjacent Blackwood Brothers site, constitute a major development and the Blackwood Brothers application is lacking detail.

***Noted. This objection does not raise any material planning issues regarding these applications.***

#### 4. REPRESENTATIONS

4.1 The application for Listed Building consent has been advertised as such, and the full planning application has been advertised as affecting the setting of a Listed Building, and as Development Contrary to the Local Plan.

4.2 No letters of objection or third party representations were received in respect of this proposal, other than the Community Council's comments covered in Section 3.

#### 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).

##### Ayrshire Joint Structure Plan

5.2 There are no relevant policies in the Ayrshire Joint Structure Plan.

##### East Ayrshire Local Plan

5.3 Policy IND5 safeguards those established industrial areas as shown on the Local Plan Maps for business, industrial and storage and distribution uses.

***This site is located within an area safeguarded for industrial/business use therefore housing development at this location is contrary to policy IND 5. However, an exception to policy is considered acceptable given the opportunity to restore a B Listed building which has fallen into disrepair, and has been vacant for over six years. Further, the applicant has submitted supporting information regarding the previous marketing of the site and it is accepted that there has been no significant interest and, consequently, without redevelopment, the building's condition is likely to deteriorate further.***

5.4 Policy ENV2 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. There will be a presumption against the demolition or partial demolition of all such properties.

***It is recognised that this B Listed building has been vacant for some time and thus appears to not be suitable for modern business/industrial needs. It is considered that residential use of the building may be acceptable if it means that the building will not deteriorate further and result in it being lost. The proposal would therefore be in line with Policy ENV 2.***

***If an exception to Policy IND 5 is made, the proposal should be assessed against Policy RES 4.***

5.5 Policy RES 4 states that, within Settlement Boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

(i) impact on the surrounding natural and built environment and adjacent uses;

***Residential use at this location would have limited impact on the surrounding natural and built environment. However, the development would require to be screened from the surrounding business/industrial uses.***

(ii) transportation and infrastructure implications;

***The requirements of the Roads Division will be achieved through the parallel outline application. All other comments raised by consultees regarding infrastructure, may be resolved by way of condition, should consent be granted.***

(iii) compatibility with surrounding densities and housing types; and

***This criterion is not applicable as the proposed development is a conversion.***

(iv) compliance with the Council's Development Promotion and Design Guidance.

***The design is considered to meet with Design Guidance. It is noted that there has been close attention to detail in the design, for example through the proposed use of Crittall windows, and careful restoration of the building fabric.***

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

6.1 The principal material considerations relevant to the determination of these applications are the consultation responses received which are addressed in Section 3 of the report, the planning history of the site and the impact upon the amenity of the area.

### Consultation Responses

6.2 The consultation responses are detailed in the report and do not raise any issues sufficient to warrant refusal of these applications.

### Planning History

6.3 There is no record of any previous planning applications at this site.

### Impact on Amenity

6.4 The introduction of 11 flats at this location is considered to have a minimal impact on the amenity of the surrounding area. While this area is allocated for industrial use, there is existing housing nearby. In terms of visual amenity, this proposal is considered to represent a significant improvement on the existing situation, due to the proposed restoration and landscaping, and this proposal would prevent this prominent building from falling into further disrepair.

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

7.1 There are no financial or legal implications for the Council in the determination of these applications.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of the report, these applications are considered to be potentially contrary to the Local Plan, since the site is allocated for industrial uses.

8.2 As indicated in Section 6 there are material considerations relevant to these applications. This proposal offers the opportunity to restore this unusual B Listed building in a prominent location. The building has been vacant for several years and has fallen into disrepair and been the subject of arson and vandalism. The applicant has submitted marketing information regarding industrial uses for the building, and this generated no significant interest. The proposal is considered to be of high quality, and is consistent with this Council's Design

Guidance. Furthermore, Historic Scotland have been supportive of the proposal and the impact upon the amenity of the area is likely to be minimal.

8.3 In this instance, material considerations are considered to outweigh the Development Plan, and it is considered that these applications should be approved.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet.**

**9.2 It is recommended that the application for Listed Building consent should be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated on the enclosed sheet.**

**Alan Neish  
Head of Planning, Development and Building Standards**

06 December 2005  
(CP/MMM)

### **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Claire Peters, Planning Officer, on 01563 576779.

***Implementation Officer: Alan Neish***

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0302/FL

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Site of Proposal: Southhook Potteries Building  
Western Road  
Kilmarnock  
KA1 2NN

Nature of Proposal: Proposed Change of Use of Listed Building  
from Vacant Derelict Offices to Eleven  
Residential Flats and Alterations

Name & Address of Applicant: Julgem Properties Ltd  
5-9 St Marnock Place  
Kilmarnock  
KA1 1DU

Name & Address of Agent: Alan Montgomery  
HG Planning  
20 Lynedoch Crescent  
Glasgow  
G3 6EQ

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DPOs Reference: CP/MMM

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

1. No external construction works shall take place on site before 08:00 hours or after 18:00 hours Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays and not at any time on Sundays.

REASON To minimise noise disturbance, in the interests of residential amenity.

2. Details of a Sustainable Urban Drainage System (SUDS) to treat surface water shall be submitted to and approved in writing by the Planning Authority, prior to development commencing on site.

REASON In the interests of public safety.

3. No development shall begin on site with the exception of site investigative works until a scheme to deal with any contamination arising from the long term usage of the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of the proposals to deal with contamination to include:

- 1) The nature, extent and type(s) of contamination on site;
- 2) A site specific risk assessment of all relevant pollutant linkages;
- 3) Remediation measures to treat/remove contamination to ensure the site is fit for the use proposed;
- 4) Measures to deal with unsuspected contamination discovered during construction works;
- 5) Condition of the site on completion of de-contamination measures.

REASON In the interests of public safety.

4. Notwithstanding the plans hereby approved one additional communal recycling bin shall be provided, the details and location of which shall be submitted to and approved in writing prior to work commencing on site.

REASON In the interests of public safety.

5. Notwithstanding the plans hereby approved, the proposed windows shall be Crittall windows, and their colour shall be agreed in writing by the Planning Authority prior to development commencing on site.

REASON To retain the character of the building, and in the interests of visual amenity.

6. Notwithstanding the plans hereby approved, the curved ground floor corner windows, 5 in number, shall be reinstated.

REASON To retain the character of the building, and in the interests of visual amenity.

7. Notwithstanding the plans hereby approved, the details of any enclosures/screening of the refuse / recycling bins shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site.

REASON In the interests of visual amenity.

8. Notwithstanding the plans hereby approved, details of the proposed landscaping of the site shall be submitted to and approved in writing by the Planning Authority, prior to work commencing on site.

REASON In the interests of visual amenity.

9. Notwithstanding the plans hereby approved, the entrance gates on the northern entrance, and the fencing on the existing boundary wall, shall be repainted in a colour which shall be approved in writing by the Planning Authority prior to work commencing on site.

REASON To retain the character of the building, and in the interests of visual amenity.

10. Details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority prior to work commencing on site.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

11. Notwithstanding the plans hereby approved, full details of the proposed restoration of the boundary wall shall be submitted to and approved in writing by the Planning Authority, prior to work commencing on site.

REASON To protect the character of the listed building, and in the interests of visual amenity.

12. Notwithstanding the plans hereby approved, the boundary wall shall be re-roughcast in a colour which shall be agreed in writing by the Planning Authority prior to work commencing on site.

REASON To protect the character of the listed building, and in the interests of visual amenity.

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0256/LB

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Site of Proposal:	Southhook Potteries Building Western Road Kilmarnock KA1 2NN
Nature of Proposal:	Proposed Change of Use of Listed Building from Vacant Offices to Eleven Residential Flats and Alterations
Name & Address of Applicant:	Julgem Properties Ltd 5-9 St Marnock Place Kilmarnock KA1 1DU
Name & Address of Agent:	Alan Montgomery HG Planning 20 Lynedoch Crescent Glasgow G3 6EQ

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DPOs Reference: CP/MMM

The above LISTED BUILDING application should be granted subject to the following condition:-

1. Notwithstanding the approved plans a Method Statement shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site, relating to repair of the decoratively moulded external tiles, external brick work and mortar repairs. The works shall thereafter be carried out by a suitably qualified specialist approved by the Historic Scotland Conservation Bureau under the terms of the approved Method Statement.

REASON In the interests of protecting the character of the listed building.

2. Notwithstanding the plans hereby approved, full details of the proposed restoration of the boundary wall shall be submitted to and approved in writing by the Planning Authority, prior to work commencing on site.

REASON To protect the character of the listed building, and in the interest of visual amenity.

3. Notwithstanding the plans hereby approved, the boundary wall shall be re-roughcast in a colour which shall be agreed in writing by the Planning Authority prior to work commencing on site.

REASON To protect the character of the listed building, and in the interest of visual amenity.

4. Notwithstanding the plans hereby approved, the existing staircase and decorative balustrade, shall be retained to the satisfaction of the Planning Authority.

REASON To protect the character of the listed building.

5. Notwithstanding the plans hereby approved, the art deco style fireplace, in the lounge of proposed flat No. 2, shall be retained to the satisfaction of the Planning Authority.

REASON: To protect the character of the listed building.

6. Notwithstanding the plans hereby approved, the arched door openings; two to the left of the main entrance and two to the right; shall be reinstated and retained to the satisfaction of the Planning Authority.

REASON To protect the character of the listed building.

7. Notwithstanding the plans hereby approved, the internal wall tiles shall be retained and replaced as required, in the proposed communal entrance on the ground floor.

REASON To protect the character of the listed building.

8. Notwithstanding the plans hereby approved, the proposed windows shall be Crittall windows, and their colour shall be agreed in writing by the Planning Authority prior to development commencing on site.

REASON To retain the character of the building, and in the interests of visual amenity.

9. Notwithstanding the plans hereby approved, the curved ground floor corner windows, five in number, shall be reinstated.

REASON To retain the character of the building, and in the interests of visual amenity.

10. Notwithstanding the plans hereby approved, the details of any enclosures/screening of the refuse/recycling bins shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site.

REASON In the interests of visual amenity.

11. Notwithstanding the plans hereby approved, details of the proposed landscaping of the site shall be submitted to and approved in writing by the Planning Authority, prior to work commencing on site.

REASON In the interests of visual amenity.

12. Notwithstanding the plans hereby approved, the entrance gates on the northern entrance and the fencing on the existing boundary wall, shall be repainted in a colour which shall be approved in writing by the Planning Authority prior to work commencing on site.

REASON To retain the character of the building and in the interests of visual amenity.

13. Details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
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