

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 08 MARCH 2006

05/1241/FL: PROPOSED RE-CONFIGURATION AND EXTENSION OF MAUCHLINE PRIMARY SCHOOL TO PROVIDE A PRIMARY SCHOOL, NURSERY AND COMMUNITY FACILITIES AT MAUCHLINE PRIMARY SCHOOL, THE LOAN, MAUCHLINE

APPLICATION BY FIRST CLASS SCHOOLS

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full permission is sought for the re-configuration of the existing primary school building and for the erection of a substantial extension to the school itself. The proposed development will necessitate the demolition of the existing dining hall and nursery school buildings. The existing classroom annexe building will also be removed from site.

1.2 Refurbishment and reconfiguration of the existing building will provide for the main teaching areas comprising a core of 15 classrooms. It is proposed to provide a new roof over the central open courtyard to provide for a library and art room facilities.

1.3 The new extension will accommodate office space and staff facilities together with housing a new gymnasium and assembly hall. This will also be used as a dining hall with kitchen facilities also being provided. The new extension will accommodate the new nursery school which will also feature an outdoor nursery play area enclosed by a curved feature wall. The existing school building will be linked to the new extension building by two short link corridors, with one of the links being used as the new main entrance to the school itself.

1.4. The layout of the reconfigured school will provide for the new main pedestrian access to the school incorporating a new portal or gateway feature, although the details of this feature remain to be agreed. The existing front boundary wall and railings, together with the existing bike sheds will be demolished with a new wall and railings proposed for the front of the school. It is proposed to carefully remove the existing memorial stones set in the wall of the bike sheds and incorporate them into the proposed portal feature.

1.5 The proposed development will also see the Loan Green area being utilised to form a new circulatory traffic system to allow for the provision of drop off points in front of the school and for the formation of car parking spaces. The

existing staff car parking area is to be retained but will be accessed also via the new traffic circulatory system.

1.6 The existing listed monument will remain in its original site although the area surrounding it will be resurfaced as part of the proposals. Existing trees within the site will be retained as part of the proposal while additional landscaping works will provide for the retention of grassed areas and planting of additional trees. Within the school grounds a range of shelters and activity features are to be provided within various areas set aside for recreational use. While primarily to be used for educational purposes, the new extension will allow for community uses to be undertaken from the building.

1.7 The existing school building will remain unchanged in format apart from the incorporation of the new roof over the courtyard which will be finished in slate to match the existing roof. The new extension in terms of its scale, design and use of finishing materials is complimentary to and in keeping with the character of the existing building. The use of fair faced blockwork in a colour to closely match the sandstone of the existing building together with the use of slate in the roof of the extension will allow for the visual integration of the old with the new parts of the development.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, and it is not considered that these are of sufficient weight to set aside the provisions of the development plan in this instance.

3.2 The proposed development represents a significant opportunity to provide for a greatly improved educational facility for the community of Mauchline at nursery and primary school levels. The new extension will also allow for improved community use of the facilities provided by the proposed development.

3.3 It is accepted that the proposed development will result in the further fragmentation and loss of parts of the Loan Green to accommodate new access and vehicular drop off points to serve the school and for the provision of additional car parking spaces. However, it is considered that the benefits to be accrued from the proposed development outweigh the disbenefits occurring through the development of the Loan Green.

3.4 Should the Committee be minded to approve the application, it will require to be notified to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 as the Council has a financial interest as the owner of the development site and there are objections to the proposed development.

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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APPLICATION BY FIRST CLASS SCHOOLS

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 Development Services Committee under the scheme of delegation as the application is one in which the Council has a financial interest, is the subject of objections, and will require to be notified to the Scottish Ministers.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to 1.3 hectares in area and lies on the north side of The Loan in Mauchline, immediately east of Mauchline Surgery and immediately north of residential properties on Sorn Road. The application site comprises the existing Mauchline Primary School and its playgrounds together with the maintained open space forming The Loan Green that lies immediately south of the primary school itself. Both vehicular and pedestrian access to the existing primary school is presently taken over The Loan.

2.2 The existing school buildings comprise the main building which is generally of single storey construction and constructed in red sandstone with a slated roof. The building is rectangular in shape and has an open internal courtyard area. Within the school grounds located to the north of the site there is a classroom annexe building, while to the west of the existing building there is the dining room building and the Mauchline Nursery School building.

2.3 The application site also includes the bike sheds located adjacent to the southern boundary wall of the school which also has set within the wall memorial stones relating to the Martyr's Monument, a Category B Listed Monument also located within the application site. Access to this area is via a public footpath

which links with the footpath leading from Burngrange to the footpath that runs in front of the school building and onto Sorn Road.

2.4 Proposed Development: Full permission is sought for the re-configuration of the existing primary school building and for the erection of a substantial extension to the school itself. The proposed development will necessitate the demolition of the existing dining hall and nursery school buildings. The existing classroom annexe building will also be removed from site.

2.5 Refurbishment and reconfiguration of the existing building will provide for the main teaching areas comprising a core of 15 classrooms. It is proposed to provide a new roof over the central open courtyard to provide for a library and art room facilities.

2.6 The new extension will accommodate office space and staff facilities together with housing a new gymnasium and assembly hall. This will also be used as a dining hall with kitchen facilities also being provided. The new extension will accommodate the new nursery school which will also feature an outdoor nursery play area enclosed by a curved feature wall. The existing school building will be linked to the new extension building by two short link corridors, with one of the links being used as the new main entrance to the school itself.

2.7. The layout of the reconfigured school will provide for the new main pedestrian access to the school incorporating a new portal or gateway feature, although the details of this feature remain to be agreed. The existing front boundary wall and railings, together with the existing bike sheds will be demolished with a new wall and railings proposed for the front of the school. It is proposed to carefully remove the existing memorial stones set in the wall of the bike sheds and incorporate them into the proposed portal feature.

2.8 The proposed development will also see the Loan Green area being utilised to form a new circulatory traffic system to allow for the provision of drop off points in front of the school and for the formation of car parking spaces. The existing staff car parking area is to be retained but will be accessed also via the new traffic circulatory system.

2.9 The existing listed monument will remain in its original site although the area surrounding it will be resurfaced as part of the proposals. Existing trees within the site will be retained as part of the proposal while additional landscaping works will provide for the retention of grassed areas and planting of additional trees. Within the school grounds a range of shelters and activity features are to be provided with various areas set aside for recreational use. While primarily to be used for educational purposes, the new extension will allow for community uses to be undertaken from the building.

2.10 The existing school building will remain unchanged in format apart from the incorporation of the new roof over the courtyard which will be finished in slate to match the existing roof. The new extension in terms of its scale, design and use of finishing materials is complimentary to and in keeping with the character of the existing building. The use of fair faced blockwork in a colour to closely match the sandstone of the existing building together with the use of slate in the roof of the extension will allow for the visual integration of the old with the new parts of the development.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division has no objections to the proposed development subject to the following conditions:

1. The applicant shall provide a delineated footway connection from Column R7 to Column R6 along the boundary with the health centre car park.
2. A pedestrian guard rail is required to guide pupils to the school crossing point at The Loan.
3. An enhanced build-out is to be provided by the applicant opposite the school crossing patrol point to ensure that cars do not obstruct the operation of the crossing patrol. Details and location of this feature shall be agreed with the Roads and Transportation Division.

The requirements of the Roads and Transportation Division in the interests of road safety can be met through the imposition of appropriate conditions in any consent granted for the proposed development.

3.2 Mauchline Community Council has not responded to the consultation letter.

Noted.

3.3 East Ayrshire Environmental Health Division has stated that it has no objections in principle subject to the following comments:

- (i) The kitchen/ catering facility provision should comply with Food Safety Act legislation and the Regulations made there under. Details in this regard can be clarified and agreed at the Building Warrant stage.
- (ii) Demolition of existing buildings should be undertaken in accordance with the relevant Code of Practice. Any special waste, such as asbestos, must be dealt with in accordance with specific regulating requirements and disposed of to suitably licensed landfill.

(iii) Demolition and subsequent construction activities should be subject to satisfactory controls by the developers to ensure that no nuisance is caused to any nearby residents from dust, smoke, noise etc.

(iv) Any potentially noisy site activities should be restricted to 0800 – 1700 hours Mondays to Fridays, 0800 – 1300 hours on Saturdays and not at all on Sundays.

(v) The applicant should ensure that there is an adequate turning area available for refuse collection / recycling vehicles accessing the proposed bin storage and recycling area on the north-western flank of the site.

(vi) The implementation of the proposed works will have significant health and safety implications on the operation of the school and due consideration will have to be given to this aspect by the Council's Education Service.

The applicant has been advised of the comments of the Environmental Health Division. Appropriate conditions can be attached to any consent granted for the proposed development to meet the requirements of the Division where appropriate. It is understood that the pupils of the school will be decanted to other local schools during the construction period of the proposed development.

3.4 Scottish Water has advised that it objects to the application whereby the proposed development drains to the public sewerage system. Scottish Water will remove this objection if the developer can demonstrate that the development will not have an impact on its assets, or that suitable infrastructure can be put in place to support the proposed development

The developer will require to resolve issues of drainage of the site directly with Scottish Water.

3.5 The Scottish Environment Protection Agency has no objections in principle to the proposals provided that the drainage arrangements are to its satisfaction. All foul drainage from the development must be connected to the public sewerage system in accordance with Scottish Water requirements. The development must not entail the use of dual manholes for connections to the existing sewerage system, either in the public sewers or within the curtilage of the development. Surface water must be excluded from the foul drainage system to minimise the amount of drainage being treated and should be discharged to a separate soakaway or a watercourse via a suitably designed SUDS system, such as a filter trench or French drain. All waste materials generated by this development that require to be removed such as construction, demolition materials and surplus excavated material, must be removed from the site by licensed waste carriers. Waste must be removed to a site that has either an

appropriate waste management licence or is registered with SEPA as exempt from licensing.

Conditions and appropriate notes can be attached to any consent granted to meet the requirements of SEPA.

3.6 Transco has indicated the presence of low/medium/intermediate pressure gas mains in the proximity of the site. No mechanical excavations are to take place above or within 0.5 metre of the low pressure system, 2 metres of the medium pressure system and 3 metres of the intermediate pressure system.

A note can be attached to any consent granted for the proposed development to advise the applicant to make early contact with Transco.

3.7 Power Systems and BT Wholesale have no objections to the proposed development.

Noted

3.8 The Architectural Heritage Society of Scotland has no comments to make on the proposed development.

Noted.

3.9 The West of Scotland Archaeology Service indicates that it has been in contact with the applicant's agents regarding the Covenanters grave marker currently embedded in the wall of the bicycle shed at the school. This shed is to be demolished and the grave marker moved to a new purpose built gateway/shelter. Given that the grave marker is not in its original location, this is entirely appropriate. WOSAS has recommended that in addition to the grave marker that the surround for it, dated 1885, is also moved to the shelter, as is the more recent granite translation slab. It is further recommended that an additional explanatory plaque or inscription is placed with these stones in its new location stating where they were moved from and when. WOSAS recommends that a condition is attached to any planning consent granted to meet this provision and also requiring a written method statement detailing the procedure for removing and resetting the stones is submitted to the Planning Authority for approval prior to the works taking place.

A condition can be attached to any consent granted for the proposed development to meet the requirements of WOSAS.

WOSAS also states that a watching brief condition should also be placed on any consent requiring archaeological monitoring of any ground breaking works in the vicinity of the upstanding obelisk monument and its neighbouring monument

base. This should include ground breaking works in association with improving the access route to the school. The watching brief condition should be worded as follows:

'The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.'

A condition can be attached to any consent granted for the proposed development to meet the requirements of WOSAS.

3.10 The Scottish Covenanter Memorials Association has indicated that the suggestion of a stone built portal onto which the two memorials could be affixed is one which the Association finds acceptable, and the proposed plan is one that is both modern yet employing traditional materials. The remaining obelisk is also of concern to the Association and reminds the developer that the Covenanters commemorated on it are probably buried below it, and the site immediately around it should be treated with relevant respect. It is believed that there may be some funds available as part of the project to have the obelisk and railings tidied up and repaired. The Association would be grateful if it could be consulted in any further proposals concerning the memorials.

The details of the proposed portal feature have not yet been finalised at this time. However, the principle of incorporating the memorial stone and interpretative material into the portal feature is wholly appropriate. The applicant is also aware of the comments of the Association regarding the existing memorial. It is considered that a condition should be attached to any consent granted for the proposed development requiring the submission of full details of the proposed portal / gateway feature together with details of improvement works to the existing memorial.

4. REPRESENTATIONS

4.1 Four letters of representation from five signatories have been received regarding the proposed development. The main points of concern or objection are summarised as follows:

4.2 As I can trace my ancestors back over 300 years in the village of Mauchline, I do not like the idea of taking away the last remaining area of greenbelt in the old part of the original village. The Loan Green was from time immemorial the public recreation ground. Glasgow is a large city world famous for its green spaces no matter what they alter. All I ask is that part of the new planning be given another thought.

It is accepted that the proposed development will result in the further fragmentation of the Loan Green, however, it is considered that the proposed development will result in greater benefits through the development of improved educational facilities to serve the wider community of Mauchline. While the provision of the new drop off area and car parking provision will result on the loss of maintained open space, it is considered that the open nature of this space will still be retained and landscaped appropriately.

4.3 Our only concern is that of traffic congestion and public safety on The Loan and High Street especially at school times while this building work is being undertaken. Between 8:50am and 9:05 am you will have seven school contract buses departing the school, six of our coaches returning to the garage, parent's vehicles parked either side of the street and building contractors' vehicles accessing the school. The same situation will also arise at approximately 3:15 pm at the end of the school day. We want you to ensure there is a traffic management system in place, our coaches have access at all times to our depot and at no time is public safety compromised.

It is understood that the existing primary school will not be used as a pupils pick up point during the period of decant to other schools while construction is taking place. Consequently the issues raised are unlikely to occur.

4.4 I am concerned as to the ownership of the Loan Green which I believe to be the only green area in Mauchline and it has well known historical connections. Can it be built on – I hope not.

It is understood that there is no legal impediment in relation to development of the area subject to this application. Notwithstanding this fact, this issue is not a material consideration in the determination of this application.

4.5 I heavily criticised the 'goal post' at the front of the school. It is so ugly and pointless that it makes me doubt the professionalism of the architect.

The objector is making reference to the proposed portal or gateway feature and as indicated above, the details of the proposed feature have not yet been finalised at this time.

4.6 I cannot follow the proposed entry and drop off point for cars but if anything it looks more confusing and potentially dangerous for children.

The design and layout of the proposed access, drop off points and parking spaces have been the subject of appropriate consultation with the Roads and Transportation Division. Subject to the imposition of additional conditions in any consent granted for the development, that Division has not objected on public road safety grounds.

4.7 It would be a matter of concern if anything is done to disturb the graves or the Covenanters' monument.

As indicated in section 3 above, the Scottish Covenanter Memorials Association has been consulted on the proposed development. The applicant is aware of the sensitivity of the existing memorial and potential grave site. Appropriate safeguards, including an archaeological watching brief, can be implemented to ensure that the potential for disturbance is minimised.

4.8 I believe that there is plenty of land behind the present school which could be used as an extension. I understand that this land will eventually be built on for housing.

Noted.

4.9 The Loan Green at one time was the only public recreation ground the town had. From time immemorial the Fairs were all held there. All the historic towns and villages throughout Scotland have a village green area which is retained and maintained in a sympathetic manner. Instead of trying to discard it you should be trying to enhance it.

It is accepted that the proposed development will result in the further fragmentation of the Loan Green, However, it is considered that the proposed development will result in greater benefits through the development of improved educational facilities to serve the wider community of Mauchline. While the provision of the new drop off area and car parking provision will result on the loss of maintained open space, it is considered that the open nature of this space will still be retained and landscaped appropriately.

4.10 The monument on the green was erected by parochial subscription in 1885 in memory of the Covenanters buried there on the spot they were hanged. The obelisk is the third memorial stone erected on the site. The original stone with the inscription intact is now inserted a few yards off in the wall facing the

side of this monument. The second stone, bearing the date 1830 was a copy of the original. As we live directly opposite the Loan Green, we often see tourists reading the inscription and taking their photographs to remember the history of the site. I cannot see that happening when it is a car park come racing track.

It is not considered that the proposed development will have any significant impact on the obelisk. Indeed, the opportunity exists to relocate the existing memorial stones into the proposed portal feature and to incorporate additional information on the history of the stones and site. In this regard this part of the proposal is supported by both the West of Scotland Archaeology Service and The Scottish Covenanter Memorials Association.

4.11 The proposed circular road arrangement, which totally destroys the Loan Green, would in my opinion be totally ineffective. The drop off circuit is too tight, too narrow and is trying to fit too many facilities into too small an area. The only people that will get benefit from this layout are the children playing on their bicycles, electric motorcycles and skateboards.

The Roads and Transportation Division has assessed the proposals and, subject to appropriate conditions, does not object to the proposed development in terms of its layout or in terms of road and pedestrian safety.

4.12 The mad rush to drop off children only lasts for about 10 minutes. There has been no accidents and there is no great fuss. However if the new go-kart circuit is built, there is far more chance of accidents happening as there will be more cars and children crossing in front of each other.

The Roads and Transportation Division has assessed the proposals and, subject to appropriate conditions, does not object to the proposed development in terms of road and pedestrian safety.

4.13 There has not been much imagination put into the design of the new plinth, goal post, bus shelter thing which is to hold the stone plaques. It is horrible, the wrong colour which will stand out a mile and be a haven for all the youth to congregate around. Why not make something making use of the red sandstone from the existing walls and sheds to be removed.

Details of the proposed portal feature remain to be finalised at this stage. It is considered however that the use of existing sandstone from demolished structures may be appropriate in the construction of the portal feature.

4.14 Are you sure that the school authority actually owns or has the right to build on and destroy the Loan Green area? The red line area, as shown on the

proposed plans takes in The Loan Green as well as the school grounds. I would question this, as I understand that this area is publicly owned by everyone in the town.

It is understood that there is no legal impediment in relation to development of the area subject to this application. Notwithstanding this fact, this issue is not a material consideration in the determination of this application.

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 (1999) and the adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 The proposal is supportive of Policy ADS 3 of the Approved Ayrshire Joint Structure Plan in that it directs new educational and community development to a settlement defined by a local plan.

Noted.

East Ayrshire Local Plan

5.3 Policy CS1 states that the Council will respond positively to changing needs and demands for community and educational facilities. Wherever possible, existing facilities will be retained and improved.

It is considered that the proposal to re-configure and extend the school to accommodate nursery and community facilities is fully in accordance with Policy CS1.

5.4 Proposal PROP6 indicates that the Council will seek to increase the potential and make best use of existing educational and community premises through shared use of school buildings and other property in Council ownership.

The proposed modification of the school buildings, and the provision of new community facilities within these, should provide the opportunity for considerable community benefit in accordance with Proposal PROP6.

5.5 Policy ENV1 states that the Council will seek to protect, preserve and enhance all heritage resources requiring conservation including Listed Buildings/ Structures, together with their respective settings.

The Category B listed Martyrs' Monument is within the area of the proposal. The plans show provision of a footpath up to the monument across a grassed apron and also access to the monument from the side and rear. A condition requiring the submission of full details of the how the monument will be set within the new tarmac / grassed areas can be attached to any consent granted for the proposed development to meet the requirements of Policy ENV 1.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the representations received and the impact on the potential right of way leading from Burngrange to Sorn Road.

Consultations Responses

6.2 Scottish Water has objected to the proposed development based on potential impact on its resources but acknowledges that this objection would be removed if the developer can demonstrate, or provides additional infrastructure, such that the development will not impact on its resources. The other consultation responses do not indicate that the application should be refused.

Representations

6.3 With regard to third party representations it is considered that these can be overcome by use of conditions, or are not valid in planning terms, or are not of sufficient weight to justify refusal of the application.

Potential Right of Way

6.4 The public footpath leading from Burngrange to Sorn Road could be considered as a potential right of way and as the route involves the existing public footpath fronting the existing school building, it may be necessary to promote a temporary stopping up order under the Town and Country Planning (Scotland) Act 1997 as it will be affected by the proposed construction works. An alternative route is available to be used during the construction period and the route will be re-instated following the completion of the new access arrangements for the school.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no direct financial or legal implications for the Council in the determination of this application although it will clearly result in a facility which will be leased by the Council from the private developer over a period of 30 years. Indirect legal implications may also arise in terms of the promoting of a temporary stopping up order relating to the potential right of way referred to in Section 6.4 above.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, and it is not considered that these are of sufficient weight to set aside the provisions of the development plan in this instance.

8.2 The proposed development represents a significant opportunity to provide for a greatly improved educational facility for the community of Mauchline at nursery and primary school levels. The new extension will also allow for improved community use of the facilities provided by the proposed development.

8.3 It is accepted that the proposed development will result in the further fragmentation and loss of parts of the Loan Green to accommodate new access and vehicular drop off points to serve the school and for the provision of additional car parking spaces. However, it is considered that the benefits to be accrued from the proposed development outweigh the disbenefits occurring through the development of the Loan Green.

8.4 Should the Committee be minded to approve the application, it will require to be notified to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 as the Council has a financial interest as the owner of the development site and there are objections to the proposed development.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet and subject to the notification of the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

Alan Neish
Head of Planning, Development and Building Standards
23 February 2006
HM/HM
FV/DVM/AN

LIST OF BACKGROUND PAPERS

1. Application Form, Plans and accompanying supporting information.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Letters of representation.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).

Anyone wishing to inspect the above background papers should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer: Alan Neish

Location	Mauchline Primary School The Loan/ Sorn Road MAUCHLINE
Nature of Proposal:	Proposed re-configuration and extension of Mauchline Primary School to provide primary school, nursery and community facilities.
Name and Address of Applicant:	First Class Schools C/o Hochtief Stanley Court Epsom Avenue Handforth Dean CHESHIRE
Name and Address of Agent	Parr Architects Elliot Street Mews 40 Elliot Street GLASGOW

DPO's Ref:
PPO's Ref: Hugh Melvin

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 received by the Planning Authority on 29 November 2005.

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

2. Prior to the commencement of any development on site, the applicant shall submit to and have approved by the Planning Authority details and samples of the proposed external wall finishing materials and roof finishing materials to be used in the proposed development.

REASON – In the interests of visual amenity.

3. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways and play areas shall be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON – In the interests of visual amenity.

4. Notwithstanding the submitted plans, the applicant shall submit to and have approved by the Planning Authority details, including timeframe for provision, of the proposed portal / gateway feature to be introduced on site. The details shall include the incorporation of the existing memorial stones presently forming part of the wall of the cycle sheds. The details of the proposed feature shall be the subject of prior consultation with the Planning Authority, the Education Authority, the Scottish Covenanter Memorials Association and the West of Scotland Archaeology

Service. Any proposals for improvement works for the existing Martyr' Memorial located within the application site shall be included as part of the requisite details.

REASON – In the interests of preserving and promoting existing heritage resources within the site and in the interests of visual amenity

5. Prior to any demolition works taking place on site, the applicant shall submit to and have approved by the Planning Authority in consultation with the West of Scotland Archaeology Service, a detailed method statement for the removal of the existing memorial stones and their resetting within the proposed portal feature.

REASON – To ensure the protection of the heritage resource during and after demolition works.

6. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 before development commences.

REASON – To ensure appropriate preservation and recording of heritage resources that may be uncovered during the proposed construction works.

7. Prior to the commencement of development on site the applicant shall submit to and have approved by the Planning Authority details of external lighting to be incorporated into the proposed portal feature.

REASON – In the interests of visual amenity.

8. The applicant shall provide a delineated footway connection from Lighting Column R7 to lighting Column R6 along the boundary with the adjacent health centre car park.

REASON in the interests of public safety.

9. A pedestrian guard rail shall be provided to guide pupils to the school crossing point at The Loan.

REASON in the interests of public safety.

10. An enhanced build-out shall be provided by the applicant opposite the school crossing patrol point to ensure that cars do not obstruct the operation of the crossing patrol. Details and location of this feature shall be submitted to and approved by the Planning Authority in consultation with the Roads Authority.

REASON – In the interests of public road safety.

- 11.. Construction works on site shall not be carried out prior to 0800 hours and after 1700 hours on Mondays to Fridays, between 0800 and 1300 hours on Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

12. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority a detailed landscaping plan for the development site. The plan

shall provide details of the numbers, species and sizes of trees and shrubs to be planted within the development site. The submitted information shall include details of the timing of the provision of all the foregoing as well as proposals for the future ongoing maintenance of these areas.

REASON – In the interests of visual amenity.

13. Prior to the commencement of development the developer shall submit the details of the Sustainable Urban Drainage system (SUDs) to be installed and shall specify a programme for the future management and maintenance of the scheme.

REASON – To ensure an appropriate means of surface water runoff in the interests of public health and safety.

14. Prior to the commencement of development on site, the design and location of all external shelters and play features associated with the development shall be submitted to and approved by the Planning Authority.

REASON - In the interests of visual and residential amenity.

NOTES TO APPLICANT

1. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm the request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
2. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.
3. The applicant should make early contact with Power Systems and Transco with regard to the protection or diversion of apparatus that may be affected by the proposed development.
4. All waste to be removed from the site (construction waste etc.) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
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VIEWING PLEASE CONTACT (01563) 576790.**