

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 30 MARCH 2007

**06/1010/FL AND 06/0941/LB : ALTERATION AND EXTENSION OF BUILDING
TO FORM BEDROOMS AND LEISURE FACILITIES FOR HOTEL AT
ROWALLAN CASTLE, KILMAURS
BY DUFFIELD MORGAN LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The applicant proposes to erect a 2 ½ storey hotel extension linked to the north-western elevation of the new Rowallan Castle, with a single storey leisure wing projecting from the north-eastern elevation of the main extension. The main extensions will comprise mainly bedrooms on ground floor with bedrooms on the upper floors. The north part of the extension on the ground floor will also comprise administration areas and treatment rooms associated with the leisure wing. The leisure wing will comprise a pool, hot tub, gym, lockers, pool-bar/lounge with ancillary kitchen, servery and staff facilities.

1.2 On the ground floor, linking the new Castle with the new extension, the applicant proposes to form a banquet/conference suite and lounge area. This feature is proposed by the applicant as a traditional build solution, however following discussions, the applicant has agreed to replace this with a modern predominantly glazed link solution.

1.3 Immediately to the south-east of the proposed leisure wing the applicant proposes an area of car parking for up to 38 cars, with the adjoining area of trees and shrubs being retained. Access and servicing will be taken around the north eastern elevation of the leisure wing.

1.4 The proposed extension will be finished in a wet cast render with stone dressing lintols, quoins, cills and parapets. The roof will be finished in natural slate with lead flashings. The applicant also proposes to utilise metal gutters and downpipes. The windows will be timber, stained and the screens shall be completed in powder coated aluminium.

2. RECOMMENDATION

2.1 It is recommended that the Planning Application be approved subject to the conditions indicated on the attached sheet, but that decision notice not be issued until the application has been notified to and cleared by the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

2.2 It is further recommended that the Listed Building Consent application be approved subject to the conditions indicated on the attached sheet but that the decision notice not be issued until the application has been notified to and cleared by Historic Scotland under the Listed Building and Buildings in Conservation Areas (Scotland) Regulations 1997.

3. CONCLUSIONS

3.1 As indicated in the report the applications are considered to be in accordance with the terms of the Development Plan. Therefore, consistent with the Town and Country Planning (Scotland) Act 1997, they should be approved unless material considerations indicate otherwise.

3.2 As per Section 6 of the report there are material considerations relevant to the applications however it is considered that these are not of sufficient weight to merit their refusal.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the applications will not require to be referred to the Development Services Committee as that would not be a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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NORTHERN AREA LOCAL PLANNING COMMITTEE: 30 MARCH 2007

06/1010/FL AND 06/0941/LB : ALTERATION AND EXTENSION OF BUILDING TO FORM BEDROOMS AND LEISURE FACILITIES FOR HOTEL AT ROWALLAN CASTLE, KILMAURS BY DUFFIELD MORGAN 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 Listed Building application which are to be considered by the Local Planning Committee under the scheme of delegation, as they are subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises the new Rowallan Castle and the land immediately to the north-west. The new Rowallan Castle is a category 'A' Listed building designed by Sir Robert Lorimer and referred to as the 'Lorimer House'.

2.2 The proposed extension will be located on the land to the north and north-west of Rowallan Castle and will form an inverted L-shape building attached to the main castle. The site lies within the north part of the large Rowallan Castle Estate, which itself comprises a designed landscape.

2.3 To the north-east of the site, it abutts a formal tree lined road leading to the formal stable block with open fields either side. To the south-east of the site, immediately next to the castle is a level grassed area, beyond this a lower lawned area and beyond this open ground leading down to the proposed golf clubhouse. To the west and south-west of the site it abutts the open vista leading up to the castle, which will provide the approach for the final eighteenth hole when the golf course is completed.

2.4 **Proposed Development:** The applicant proposes to erect a 2 ½ storey hotel extension linked to the north-western elevation of the new Rowallan Castle, with a single storey leisure wing projecting from the north-eastern elevation of the main extension. The main extensions will comprise mainly bedrooms on ground floor with bedrooms on the upper floors. The north part of the extension on the

ground floor will also comprise administration areas and treatment rooms associated with the leisure wing. The leisure wing will comprise a pool, hot tub, gym, lockers, pool-bar/lounge with ancillary kitchen, servery and staff facilities.

2.5 On the ground floor, linking the new Castle with the new extension, the applicant proposes to form a banquet/conference suite and lounge area. This feature is proposed by the applicant as a traditional build solution, however following discussions, the applicant has agreed to replace this with a modern predominantly glazed link solution.

2.6 Immediately to the south-east of the proposed leisure wing the applicant proposes an area of car parking for up to 38 cars, with the adjoining area of trees and shrubs being retained. Access and servicing will be taken around the north eastern elevation of the leisure wing.

2.7 The proposed extension will be finished in a wet cast render with stone dressing lintols, quoins, cills and parapets. The roof will be finished in natural slate with lead flashings. The applicant also proposes to utilise metal gutters and downpipes. The windows will be timber, stained and the screens shall be completed in powder coated aluminium.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objections to the proposal.

Noted.

3.2 Scottish Water have not responded to this proposal at the time of writing this report.

Noted.

3.3 Scottish Environment Protection Agency (SEPA) has no objection to the foul drainage from this development subject to the drainage arrangements being to SEPA' satisfaction. The applicant will require to satisfy SEPA that the existing treatment facility has adequate capacity. Surface water should be excluded from the septic tank. SEPA request that any planning permission be suitably conditioned to ensure that the drainage arrangements are satisfactorily resolved.

This matter could be addressed by the imposition of planning conditions and advisory notes to any consent.

3.4 The wastewater from the swimming pool should be kept entirely separate from the hotel drainage. It is normal to dispose of filter back washwater to closed soakaway arrangements. Chemicals associated with the swimming pool should be stored securely to minimise the risk of pollution.

This matter could be addressed by the imposition of an advisory note.

3.5 With regard to surface water it is recommended that any planning permission includes a condition requiring the applicant to treat any surface water from the site in accordance with the principles of the SUDS manual which was published by CIRIA in February 2007. However the design of the drainage system would be site specific and in this regard the applicant is advised to contact SEPA's Ayr office.

This matter could be addressed by the imposition of a condition and an advisory note.

3.6 With regard to construction, pollution prevention, transport and storage of waste materials and the storage and use of fertilisers and pesticides the development of the site must be carried out with due regard to the relevant Regulations and SEPA's guidelines.

Suitable advisory notes could be imposed.

3.7 Stewarton and District Community Council has not responded to this proposal at the time of writing this report.

Noted.

3.8 Scottish Wildlife Trust has indicated no objection.

Noted.

3.9 Scottish Natural Heritage has indicated that they have no objection to this application as it will not have any adverse impact on the natural heritage of the site. However, they recommend that further information and justification for the car parking area should be sought.

The existing treed area contains a number of poor specimens and the landscaping retained and enhanced to the south of this area, will still define the setting of the listed building, the car parking area requires to be located close to the hotel for operational and marketing reasons.

3.10 Scottish Power has no objection but has included information on cables in proximity to the Castle.

Noted.

3.11 East Ayrshire Council's Outdoor Amenities Division have not responded to the proposal at the time of writing this report.

Noted.

3.12 Historic Scotland advise that the proposed extension should be set back and angled away from the main elevation similar to an earlier scheme for a spa on the site. They would prefer to see a high quality architectural treatment that was sympathetic without being a pastiche. In their view the glazed link at first floor is acceptable but this would ideally be a standalone structure linking to the new development in the field beyond the existing wall and not directly into new buildings within the existing footprint of the house and its boundary walls. It is not clear from the drawings supplied how the proposed high level link would work in elevation. In their view, there should be no development in the small walled garden enclosure (labelled as the site for a 'lounge' on the plans) adjacent to the house. They are happy to discuss further but would like to see a return to the principles for development agreed at an earlier meeting of 30 September 2005.

It is considered that the proposed extension, although large, reflects some of the architectural detailing of the new Castle, but as it is to be finished in a wet dash render will not compete with the main stone building. The applicant has agreed to the provision of a predominantly glazed link between the existing Castle and the extension. The link is required to provide for the operational requirements of the hotel and as it will be glazed, will provide a visual break to distinguish the existing from the proposed. The hotel extension will sit slightly back from the front building line of the new Castle, further slightly reducing its presence.

In terms of the small walled garden, the applicant considers this a key element of his proposal. It is considered that if a glazed solution is fitted into this area, it will minimise the disruption, whilst retaining the dimensions and enclosure of the existing feature. In this report, it is not considered therefore appropriate to further pursue this aspect of the response from Historic Scotland. As a consequence, the planning application would if approved require to be referred to the Scottish Ministers under the Notification of Applications (Scotland) Diversion 1997.

3.13 Garden History Society have not responded to the proposal at the time of writing this report.

Noted.

3.14 Strathclyde Fire Brigade advise that they have no comments on the proposal.

Noted.

3.15 Strathclyde Police have not responded to the proposal at the time of writing this report.

Noted.

3.16 Scottish Civic Trust object to the proposal. They state that Rowallan Castle is a Category A – listed building and thus of national importance. It is a major work by Sir Robert Lorimer and is celebrating its centenary this year. The footprint of the extension would be approximately 270% the size of the existing Category A – listed building. The Memorandum of Guidance states in section 2.21:

‘Proper control of alterations and extension to listed buildings is no less important than careful scrutiny of demolition applications. The value of a building may be lost and the character of a historically important area undermined by intensive changes.’

Section 10.1.0 states:

‘At all times the listed building should remain the focus of the setting. Attention must never be distracted by the presence of any new development whether it be within or outwith the curtilage should always be regarded as affecting the setting.’

The Trust believes that the proposed extension would have a major impact on Rowallan Castle. The Castle is a large building already: the proposed building would be enormous. We can see no justification for an extension of this size which would inevitably dominate the composition, undermining the character of the listed building. The setting of the building would be further altered by the increased hardstanding and landscape alterations.

The proposed extension would lead to substantial changes in the landscaping round the Castle. It is essential that full details of the landscaping be given in order to assess the impact and desirability of the changes.

The Trust would recommend that this application be refused out right. If the Council is minded to proceed with it then a substantial amount of extra information requires to be provided.

It is considered that although large, the extension reflects an economic solution for the hotel proposed. Consent have already been granted by the Council for a similarly large extension and that consent has been deemed 'live' by the Council and therefore could be implemented by the applicant without the need for any further permissions. The present proposal is in a similar position relative to Rowallan Castle , however is considered to be a more sympathetic solution relating better to the style of the Castle whilst, through the use of the render, presenting a more ancillary/secondary appearance to the main building. The position chosen for the extension will not be significantly noticeable when approaching the Castle from the main entrance drive or indeed on the proposed golf course.

The present proposal is considered to represent a practical, effective and more sympathetic solution to that which has already been given consent, with less impact on Rowallan Castle and its setting.

3.17 Architectural Heritage Society of Scotland objects to this development in principle because of the size proposed, its detrimental visual impact on the adjoining building; the adverse impact on its character and amenity; and the detrimental impact of such a large development on the whole estate.

Lorimer's Rowallan was originally planned to be larger, but was scaled back after Lady Rowallan died before it was completed. It was clearly planned to have a longer frontage but the current east elevation is complete in itself.

It is thought that the current owners planned a mirror image extension in the 1990's. In 1992 planning consent was granted for change of use of Rowallan to form a golf-club house: Erection of Conference Centre, Hotel and Leisure Facilities (KL/88/225FL). It is not known whether Listed Building Consent was granted at that time.

Overall our reactions to such large extensions is that, although they are kept lower than the current building and echo some detailing, the spread of building detracts unacceptably from the Castle, which is at the core of the designed landscape. The proposed new build would block and distract from views to and from its principal elevations and would detrimentally affect its setting and overwhelm it.

The scale of the extension was a consideration, however, given that consent already exists for a similarly large solution, this was not in itself deemed sufficient to warrant refusal. The design as accepted

by the Society, does echo some of the detailing of the Castle. Coupled with the render solution and glazed link, these are considered significant enough improvements on the approved scheme to warrant approval.

The Council have granted a hotel use here and that implies an acceptance of a feasible, working hotel. The applicant claims this layout, facilities and number of bedrooms are necessary to secure a viable project, therefore it should always have been envisaged that a large linked extension could be necessary. This is in fact borne out by the size and scale of the earlier approval.

4. REPRESENTATIONS

4.1 Although the proposal was advertised in the Kilmarnock Standard, no third party objections have been received. Concerns are expressed by the former owner that he had not received any neighbour notification in respect of this proposal. The responsibility for this rests with the applicant and he has certified that he has undertaken the necessary neighbour notification, including a press advert.

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 these applications the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

East Ayrshire Local Plan

5.2 Policy TLR 1 of the East Ayrshire Local Plan states that the Council will actively support and assist in the development of sustainable tourism in East Ayrshire in accordance with the Local Plan Tourism, Leisure and Recreation Development Strategy.

As part of the Tourism, Leisure and Recreation Development Strategy the Local Plan highlights a number of miscellaneous Development Opportunity Sites with potential for Tourism, Leisure and Recreational Uses. Rowallan Estate is listed as such a site, therefore the principle of tourist development at the proposed location is acceptable.

5.3 Development Opportunity Rural Area 8 states that the Council will encourage the development of Rowallan Estate for hotel and leisure and recreational (golf) purposes for residential and club-share purposes in line with the provisions of the existing planning consents for the area.

The existing planning consent in relation to this proposal granted permission for a leisure wing to be added to the A-listed Rowallan Castle, along with various other developments in the estate, such as a golf course and housing development. In principle, therefore, the current proposal is in line with the consents already granted.

5.4 Policy TLR3 places a presumption in favour of tourist related development including the development of camping and caravan sites. Wherever possible, encouragement will be given to the use of existing buildings in preference to the construction of new build facilities. Proposals will be required to meet all the following criteria:

(i) the proposed use and any associated structures are not visually or environmentally intrusive, are of a nature and scale compatible with surrounding land uses and are not detrimental to the character and amenity of the area within which it is proposed.

The site of the current applications are relatively concealed from areas outwith Rowallan Estate and will not cause any problems in terms of visual intrusion in that respect. Within the Estate, there are already consents for considerable development, including residential development and a golf course. It is considered that the current proposal will not create any further significant problems of intrusion in relation to the estate, and that it is compatible with surrounding land uses. As stated earlier the proposed extension will not be visually dominant when viewed from the main approaches to the Castle or indeed the golf course.

(ii) there is no adverse impact on the natural environment and in particular on recognised natural or built heritage resources requiring conservation

In terms of the natural environment, it is considered that the current proposal will not have any significant adverse impacts that have not already been considered in the determination of the previous consents on the site.

With regard to the built environment, the extension, although large, is not considered likely to result in any greater impact on Rowallan Castle than the previously consented extension or indeed any of the other associated leisure and housing developments within the estate.

The design of the extension is considered to represent a more sympathetic solution to that already granted, whilst still achieving a practical hotel development.

(iii) the proposal can be fully justified in terms of infrastructure, provision of services, access and car parking provision;

Neither the Council's Roads Division nor any of the other service consultees have raised any objections to the proposal.

(iv) the proposal complies with the provisions of policy TLR4

See below

5.5 As stated in Policy TLR4, all new tourist accommodation proposals will be directed to existing settlements, although new hotel and self catering accommodation may be considered acceptable in a rural location where there is a clearly demonstrated site specific locational need and where the proposal complies with the provisions of TLR3 above.

Although outwith a settlement boundary, the development can be justified in principle through the local plan allocation for a miscellaneous development opportunity. Additionally, as the proposal is to extend an existing consented hotel it has a site specific reason for the proposed location and is considered to comply with the requirements of Policy TLR3.

5.6 With regards to the built environment, Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute

positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

It is considered that, although large, the proposal represents an extension sympathetic to the main Castle, which reflects, through detailing, the features of the adjoining listed building.

5.7 Policy ENV5 states that the Council will seek to protect, preserve and enhance Historic Gardens and Designed Landscapes. In instances where a proposed development affects a Historic Garden or Designed Landscape which is included in the 'Inventory of Historic Gardens and Designed Landscapes in Scotland' a landscape management plan will require to be submitted as an integral part of any application submitted to the council for consideration.

Although the proposed site for the development is within an area protected as a Designed Landscape, given the extensive planning history of Rowallan Estate and the variety of uses now consented, the provision of an extension will not significantly detract from the designed landscape.

5.8 Policy ENV10 indicates 5 means by which the local plan will protect and enhance areas of nature conservation interest. One of these is pertinent to the proposed development;

(iii) development likely to adversely affect local nature reserves and provisional wildlife sites will be resisted and all sites of recognised nature conservation value will be safeguarded whenever possible. Where development is approved for such sites, appropriate measures should be taken to conserve and manage, as far as possible, the sites' biological or geological interest and to provide for replacement habitats or features where damage is unavoidable.

As the site of the development is within a Provisional Wildlife Site, it is essential that the views of the Scottish Wildlife Trust and SNH are obtained regarding possible safeguarding and/or re-instatement of the nature conservation value of the site, particularly where species under the Habitats and Birds Directives are affected. Neither of these consultees have raised any objections or expressed significant concerns about the proposal.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the relevant planning history and the impact on the amenity of the area.

Consultation Responses

6.2 The majority of the Consultees raised no objections to the proposal, however both the Scottish Civic Trust and the Architectural Heritage Society of Scotland objected to the proposal. Historic Scotland have also expressed concerns at the size, location and style of the proposed extension. These are clearly significant observations and they have been carefully considered, however, given the planning history of the site and indeed the perceived quality of the proposed extension, these observations are on balance not considered so material as to warrant refusal of the applications.

Representations

6.3 No objections were received to the proposal, although concerns were raised regarding neighbour notification. This was not significant in the determination of the application.

Impact on the Amenity of the Area

6.4 In terms of the impact on the amenity of the area, the proposal will not significantly affect the amenity of the surrounding area, given its location within the site. Although lying within a designed landscape, the principal for the extension has been established and it will not detract from the amenity of the surrounding estate given the planning uses granted throughout the site.

Planning history

6.5 Planning application 04/0297/RM for the erection of 35 dwellinghouses within Rowallan Estate is still to be determined by the Council.

6.6 Planning application 04/0543/FL, proposed the removal of the 6 months occupancy condition contained within Condition 5 of planning consent 98/0365/OL, was withdrawn on 09 June 2004.

6.7 Listed Building application 03/0956/LB for proposed alterations to internal fabric and disabled ramp was conditionally approved on 05 February 2004.

6.8 Planning application 03/0946/RM for proposed development of Hotel, Leisure and Golf Course was conditionally approved on 16 April 2004.

6.9 Planning application 98/0365/OL for Conversion of Castle and Estate Buildings to Hotel and Leisure Facilities/erection of fifty (50) houses/Construct Golf Courses/Landscaping and Road improvements, was conditionally approved on 15 March 2001.

6.10 Listed Building Application 97/0787/LB for proposed alterations, extension and change of use of Stable Block and Engine House to ancillary hotel accommodation, was conditionally approved on 01 July 1998.

6.11 Planning Application 97/0876/FL for proposed alterations, extension and change of use of Stable Block and Engine House to ancillary Hotel accommodation, was conditionally approved 01 July 1998.

6.12 Planning Application 97/0706/FL for proposed change of use of existing dwellinghouse to hotel accommodation was conditionally approved on 03 November 1997.

6.13 Listed Building application KL/W/LB/88/225M for alterations to Rowallan and use as golf clubhouse/conference facilities and erection of new hotel was conditionally approved on 17 September 1992.

6.14 Planning application KL/W/FL/88/225L for change of use of Rowallan to Golf Clubhouse, erection of conference centre, hotel and leisure facilities was conditionally approved on 29 April 1992.

6.15 Planning Application KL/W/FL/88/225D proposed change of use from rough grazing and woodland to 18 hole golf course and was conditionally approved on 21 February 1990.

6.16 Listed Building application KL/W/LB/88/225C for proposed extension and alterations at Rowallan Castle was conditionally approved on 24 July 1989.

6.17 Listed Building application KL/W/LB/88/225B for proposed change of use of Castle to residential hotel, involving alterations and change of use of dwellinghouses, outbuildings, stable block and engine house to form timeshare apartments was conditionally approved on 24 March 1989.

6.18 Planning Application KL/W/88/225A for proposed change of use to dwellinghouses, outbuildings, stable block and engine house to form timeshare apartments was conditionally approved on 20 January 1989.

6.19 Planning Application KL/W/88/225 for proposed new leisure complex and timeshare apartments and functions area was conditionally approved on 28 June 1989.

6.20 The planning and Listed Building consents referred to in paragraphs 6.10 to 6.20 of the planning history were deemed by the Council, following legal advice from the Council's Legal Services in February 2000 to all be extant consents. This would mean that as a minimum the consents referred to in paragraphs 6.13 to 6.20 and covering the consents granted in 1992, 1990 and 1989, had all commenced work relative to the proposal and these consents remain live.

6.21 In a letter to the applicant on 19 December 2003, the Council further confirmed that applications 97/0706/FL, 97/0876/FL and 97/0787/LB had all commenced development and this was stated in an earlier letter dated 14 February 2000.

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 the report the applications are considered to be in accordance with the terms of the Development Plan. Therefore, consistent with the Town and Country Planning (Scotland) Act 1997, they should be approved unless material considerations indicate otherwise.

8.2 As per Section 6 of the report there are material considerations relevant to the applications however it is considered that these are not of sufficient weight to merit their refusal.

9. RECOMMENDATION

9.1 It is recommended that the Planning Application be approved subject to the conditions indicated on the attached sheet, but that decision notice not be issued until the application has been notified to and cleared by the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

9.2 It is further recommended that the Listed Building Consent application be approved subject to the conditions indicated on the attached sheet but that the decision notice not be issued until the application has been notified to and cleared by Historic Scotland under the Listed Building and Buildings in Conservation Areas (Scotland) Regulations 1997.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the applications will not require to be referred to the Development Services Committee as that would not be a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

23 March 2007
(WS/RH)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan (1999).
6. Planning Application 04/0297/RM
7. Planning Application 04/0543/FL
8. Listed Building Application 03/0956/LB
9. Planning Application 03/0946/RM
10. Planning Application 98/0365/OL
11. Listed Building Application 97/0787/LB
12. Planning Application 97/0876/FL
13. Planning Application 97/0706/FL
14. Listed Building Application KL/W/LB/88/225M
15. Planning Application KL/W/FL/88/225L
16. Planning Application KL/W/FL/88/225D
17. Listed Building Application KL/W/LB/88/225C
18. Listed Building Application KL/W/LB/88/225B
19. Planning Application KL/W/88/225A
20. Planning Application KL/W/88/225

Anyone wishing to inspect the above papers please contact William Stewart, Principal Planning Officer, on 01563 578165.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/1010/FL

Site of Proposal:	Rowallan Castle Kilmaurs KILMARNOCK KA3 2LP
Nature of Proposal:	Alteration and extension of building to form bedrooms and leisure facilities for hotel
Name & Address of Applicant:	Duffield Morgan Ltd Rowallan Castle KILMAURS KA3 2LP
Name & Address of Agent:	Robertson Design Nethermill Netherton Road Langbank PA14 6YG

DPOs Reference: WS/RH

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

1. Notwithstanding the plans hereby approved, drawing No. 614 dated 08 September 2006, block/location plan, is not hereby approved and does not form part of the approved consent.

REASON For the avoidance of doubt and to ensure clarity in the decision notice.

2. Notwithstanding the plans hereby approved, the banquet/conference suite and lounge area detailed in drawing No. 70 dated 08 September 2006 are not hereby approved. Further details, indicating the provision of a predominantly glazed link solution, shall be submitted to and agreed in writing by the Planning Authority prior to any work commencing on the hotel extension hereby approved.

REASON To allow the Planning Authority to consider these matters in detail and to achieve a satisfactory solution in terms of the setting and character of the listed building.

3. Drainage details for the proposed extension, including specific arrangements for the swimming pool, shall be submitted to and agreed in writing by the Planning Authority prior to any work commencing on site

REASON To ensure a satisfactory and effective drainage solution.

4. The approved drainage arrangements agreed under condition 3 shall be implemented, installed and operational prior to the extension coming into use and thereafter shall be maintained in accordance with the approved details.

REASON To ensure a satisfactory and effective drainage solution.

5. Before any work commences on site, details of the Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved by the Planning Authority in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the extension coming into use.

REASON To ensure adequate drainage is provided.

6. Details of the surfacing of the car park and access road shall be submitted to and agreed in writing by the Planning Authority, prior to any work commencing on site. Thereafter, the approved details shall be installed prior to the hotel extension coming into use.

REASON To ensure satisfactory and sympathetic surface is achieved, given the proximity of the listed building.

7. Details of the landscaping around the proposal including species, numbers and sizes, shall be submitted to and agreed in writing by the Planning Authority prior to any work commencing on site. The approved scheme shall be implemented in the first planting season following the extension coming into use and thereafter shall be retained and maintained in accordance with the approved details.

REASON To ensure the implementation of a satisfactory scheme of landscaping is achieved to improve the environmental quality of the area and enhance the setting of the listed building.

8. External construction works and deliveries shall take place only between the hours of 08:00am to 6:00pm Monday to Friday and 08:00am to 1:00pm on Saturday and at no time on Sundays.

REASON In the interests of the amenity of the area.

9. The extension hereby approved shall be finished in the materials specified in Drawing No. 22 dated 21 February 2007; any change to materials will require to be agreed in writing by the Planning Authority prior to implementation.

REASON To ensure a development sympathetic to the setting, character and appearance of the adjoining listed building.

NOTES

1. The developer is advised to contact Scotland Gas Networks, 95 Kilbirnie Street, Glasgow, G5 8JD (0141 418 4093), to discuss safe operating practices due to the presence of high pressure apparatus in the vicinity.
2. The developer is advise to contact Scottish Water, Clyde House, 419 Balmore Road, Glasgow G22 6NU to discuss development close to the existing public water main and the need for s separate application/s to connect to the public water network.
3. The developer is advised to contact SEPA's Ayr Team on 01292 294000 at his earliest convenience in order to agree effluent disposal arrangements and consenting issues for his development.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/0941/LB

Site of Proposal:	Rowallan Castle Kilmaurs KILMARNOCK KA3 2LP
Nature of Proposal:	Alteration and extension of hotel to form additional bedrooms and leisure facilities
Name & Address of Applicant:	Duffield Morgan Ltd Rowallan Castle KILMAURS KA3 2LP
Name & Address of Agent:	Robertson Design Nethermill Netherton Road Langbank PA14 6YG

DPOs Reference: WS/RH

The above LISTED BUILDING application should be approved subject to the following conditions:-

1. Notwithstanding the plans hereby approved, drawing No. 614 dated 08 September 2006, block/location plan, is not hereby approved and does not form part of the approved consent.

REASON For the avoidance of doubt and to ensure clarity in the decision notice.

2. Notwithstanding the plans hereby approved, the banquet/conference suite and lounge area detailed in drawing No. 70 dated 08 September 2006 are not hereby approved. Further details, indicating the provision of a predominantly glazed link solution, shall be submitted to and agreed in writing by the Planning Authority prior to any work commencing on the hotel extension hereby approved.

REASON To allow the Planning Authority to consider these matters in detail and to achieve a satisfactory solution in terms of the setting and character of the listed building.

3. Details of the surfacing of the car park and access road shall be submitted to and agreed in writing by the Planning Authority, prior to any work commencing on site. Thereafter, the approved details shall be installed prior to the hotel extension coming into use.

REASON To ensure satisfactory and sympathetic surface is achieved, given the proximity of the listed building.

4. The extension hereby approved shall be finished in the materials specified in Drawing No. 22 dated 21 February 2007; any change to materials will require to be agreed in writing by the Planning Authority prior to implementation.

REASON To ensure a development sympathetic to the setting, character and appearance of the adjoining listed building.

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