

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 28 APRIL 2006

**05/1208/FL: PROPOSED CHANGE OF USE AND ALTERATIONS TO
FORMER PRIMARY SCHOOL TO FORM 6 FLATTED DWELLINGS AND
ERECTION OF TWO BLOCKS OF FLATTED DWELLINGS
COMPRISING 16 FLATS**

**05/1209/LB: PROPOSED INTERNAL REFURBISHMENT OF EXISTING
SCHOOL BUILDING TO FORM 6 DWELLINGS**

AT FORMER OCHILTREE PRIMARY SCHOOL, MAIN STREET, OCHILTREE

APPLICATION BY HOPE HOMES SCOTLAND LIMITED

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the development of the site for residential purposes. A change of use of the former school building is proposed with alterations to form two flatted units on the ground floor and four maisonette units extending over the ground and proposed upper floor level within the refurbished building. External alterations to the proposed school building include the introduction of new dormer window extensions on both the front and two side elevations of the building, as extensions of the existing windows on these elevations. These extensions are considered to be sympathetic to the character of the existing building and are required in terms of meeting technical standards regarding fire escape. The dormer cheeks are to be finished in rolled lead and the extended windows will have a grey panel where the new upper floor level meets the window panes.

1.2 The proposed development also includes the erection of two blocks of flatted units, both of two storey construction, and providing eight units in each block, with four units on each level. The flatted blocks will be constructed to the rear of the existing school building within the playground area of the former school. Each flatted unit comprises one bedroom, a lounge, study kitchen and bathroom, with each having its own direct access. The upper level in each block will be accessed by external gantry stairs. The central block of flats will be sited on a raised area that will be retained by a new wall.

1.3 Access to the site will be via an improved access road with improvements being proposed at the junction of the site access with Main Street. Three bin storage sheds are also proposed located adjacent to the southern boundary of the site, and adjacent to the refurbished school building and middle block of flats. Two areas of communal open space are proposed to the rear of the refurbished school building and a larger area is proposed adjacent to the north eastern

boundary of the site next to the two new blocks of flats. Appropriate car parking is also to be provided within the site.

1.4 With regard to the proposed change of use and refurbishment of the former school building, this is the subject of a separate application for Listed Building Consent.

2. RECOMMENDATION

2.1 It is recommended that the applications be approved subject to the conditions listed on the attached sheets.

3. SUMMARY OF ANALYSIS

3.1 As indicated in Section 5 of the report, the applications are considered to be generally 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 applications should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to the applications but it is considered that they are not of sufficient weight to justify refusal of the applications.

3.2 The proposed conversion and refurbishment of the former school building for residential purposes is a commendable scheme that will secure the future use of this category C(s) listed building, the condition of which at present is poor and detracts from the visual amenity of the streetscape and character of Ochiltree Conservation Area. It is considered that the external changes proposed are modest in nature and are to be carried out in a sympathetic manner, despite the reservations of Historic Scotland and the Architectural Heritage Society of Scotland.

3.3 With respect to the proposed new build consisting of two blocks of two storey flatted units, it is considered that the amended plans submitted, embracing design changes suggested by the Scottish Civic Trust, now present an acceptable and complimentary development in conjunction with the refurbishment of the former school building. It is considered that the proposal represents a minor departure from policy in respect of private open space provision but the proposal of this brownfield site is otherwise acceptable in policy terms.

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 because that would not be a significant departure from the development plan.

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 HOPE HOMES SCOTLAND LIMITED

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to jointly present for determination a full planning application and an associated Listed Building Consent application which are to be considered by the Local Planning Committee under the scheme of delegation as the applications are of area significance and are subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The site comprises the former Ochiltree Primary School and its grounds on Main Street, Ochiltree, and lies some 20 metres south west of the junction of Main Street with Broom Crescent. The application site extends to 0.37 hectare and the former playground to the rear of the former school slopes gently from Main Street in a south easterly direction. The former school building has been disused for some time and while the structure appears relatively sound, it is presently in a poor state of repair.

2.2 The former school is a Category C(s) Listed Building that lies within Ochiltree Conservation Area. The site is bounded to the south east by agricultural land, by residential properties on Main Street to the north east and south west and by the playgrounds of the current primary school that also lie to the north east of the application site. The former school building itself fronts onto Main Street.

2.3 **Proposed Development:** Full planning permission is sought for the development of the site for residential purposes. A change of use of the former school building is proposed with alterations to form two flatted units on the ground floor and four maisonette units extending over the ground and proposed

upper floor level within the refurbished building. External alterations to the proposed school building include the introduction of new dormer window extensions on both the front and two side elevations of the building, as extensions of the existing windows on these elevations. These extensions are considered to be sympathetic to the character of the existing building and are required in terms of meeting technical standards regarding fire escape. The dormer cheeks are to be finished in rolled lead and the extended windows will have a grey panel where the new upper floor level meets the window panes.

2.4 The proposed development also includes the erection of two blocks of flatted units, both of two storey construction, and providing eight units in each block, with four units on each level. The flatted blocks will be constructed to the rear of the existing school building within the playground area of the former school. Each flatted unit comprises one bedroom, a lounge, study kitchen and bathroom, with each having its own direct access. The upper level in each block will be accessed by external gantry stairs. The central block of flats will be sited on a raised area that will be retained by a new wall.

2.5 Access to the site will be via an improved access road with improvements being proposed at the junction of the site access with Main Street. Three bin storage sheds are also proposed located adjacent to the southern boundary of the site, and adjacent to the refurbished school building and middle block of flats. Two areas of communal open space are proposed to the rear of the refurbished school building and a larger area is proposed adjacent to the north eastern boundary of the site next to the two new blocks of flats. Appropriate car parking is also to be provided within the site.

2.6 With regard to the proposed change of use and refurbishment of the former school building, this is the subject of a separate application for Listed Building Consent.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Roads and Transportation Division has no objection to the proposed development subject to conditions. The site will require to be served by an internal road that complies with the Roads Development Guide 1996 and will require Construction Consent from East Ayrshire Roads Department. The core access road and turning area will be eligible for adoption as public but both parking areas shown off the ends of the turning area will remain private and will require to be delineated by a low kerb and a different coloured paving block and will require a factoring arrangement to be set up by the developer for future maintenance. Junction visibility sightline splay areas of 2.5 metres by 90 metres will require to be formed and maintained at the access onto Main Street with no fencing walls or other obstruction greater than 1 metre in height allowed within these areas. It is also recommended that the walls to either side of the access within the developer's control be lowered to a height below 1 metre. No surface water must be allowed to discharge onto the public road from the site. A minimum of 30 off road parking spaces must be provided within the site.

Conditions can be attached to any consent granted for the proposed development to meet the requirements of the Roads and Transportation Division.

3.2 Scottish Water has objected to the proposed development but the objection can be deemed to be formally withdrawn if appropriate conditions can be attached to any consent granted for the proposed development, primarily 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 development.

The issue of drainage of the site is a matter for the applicant to resolve directly with Scottish Water. A note can be attached to any consent granted for the proposed development to advise the applicant to make early contact with Scottish Water and SEPA regarding the drainage of the site.

3.3 East Ayrshire Department of Educational and Social Services has some concerns regarding the physical barriers that would be put in place to segregate the building site from the adjacent school playground area. In terms of pupil health, safety and welfare the Department is anxious to ensure that secure and sufficient segregation will be put in place for the duration of the construction period. The Department also has concerns about the proposed boundary treatment on completion of the project.

It is the responsibility of the developer of the site to ensure that appropriate construction site safety measures are put in place to prevent any risk to public health and safety. At present there is only a metal barrier fence separating the proposed development site from the playground of the existing primary school. A condition can be imposed on any consent granted for the proposed development to require the submission of details of security fencing for the approval of the Planning Authority, in consultation with the Education Authority, to prevent access to the development site by school pupils during the construction period. Amended plans submitted by the applicant indicate the construction of a 1.8 metres high block and render wall to be constructed along the mutual boundary between the development site and the school playgrounds.

3.4 Power Systems and Transco have no objection in principle to the proposed development. Both consultees have indicated the presence of apparatus within or in close proximity to the application site.

A note can be attached to any consent granted for the proposed development advising the applicant to make early contact with the respective statutory undertakers to ensure that the apparatus is appropriately safeguarded or diverted as may be necessary.

3.5 Ochiltree Community Council has raised no objections in principle to the conversion of the listed school building providing any work undertaken is sympathetic to the look of the building and does not damage the existing infrastructure in any way.

It is considered that the proposed refurbishment works to be undertaken to the listed building are sympathetic to its character.

With regard to the erection of the proposed flatted blocks, the Community Council objects on the following grounds:

- that the development is outwith the area designated for development for Ochiltree in the East Ayrshire Local Plan;

The application site lies within the settlement boundary of Ochiltree and Policy RES4 states that within settlement boundaries the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites. The proposed development is therefore not considered to be contrary to the provisions of the development plan. This is discussed more fully in Section 5 below.

- The further development of the village will put increased pressure on the local sewage system;

While Scottish Water has objected to the proposed development, this is based on cost criteria grounds and it will be for the applicant to either demonstrate that the proposed development will not adversely impact on Scottish Water assets or to provide additional infrastructure to support the proposed development. This is an issue for the applicant to resolve directly with Scottish Water.

- The proposed development will put increased pressure on local services such as the primary school;

It is considered that the potential impact on school provision within Ochiltree is a matter for the Council as Education Authority to address in response to any increased demands on educational services.

- The proposed development will put increased pressure on the local road infrastructure.

Subject to the imposition of appropriate conditions on any consent granted for the proposed development, the Roads and Transportation Division do not object to the proposed development either on capacity or road safety grounds.

- There appears to be limited opportunity for disabled access.

Accommodation to be provided at ground floor level in both the refurbished school building and the two blocks of flats will afford access for disabled clients.

- Our understanding of the initial provision for sale by East Ayrshire Council was that first priority would be given to groups or individuals interested in buying the property for community use. From the plans this does not appear to be the case. It is understood that the Council refused the use of the building to a local playgroup on the grounds that the building was suffering from subsidence. If this was indeed the case, we would request that the applicant be restricted from demolishing the building if subsidence is found to be too great for economical conversion of the property to flatted dwellings.

This is not a valid ground of objection to the current planning application. The application under consideration requires to be assessed and determined on its own merits. It is for the developer of the site to ascertain and satisfy himself as to the mineral stability of the site. There is no proposal to demolish the building and any proposal of this nature would require to be the subject of an application for listed building consent.

- Under Policy RES5, we believe that the proposal constitutes a 'backland' development which would adversely affect the amenity of the area both from the A70 and the village itself. The design of the buildings would detract from the existing building and the surrounding conservation area.

Assessment of the development against the policy provisions of the East Ayrshire Local Plan is given in Section 5 below.

3.6 The Scottish Environment Protection Agency states that it has no objections in principle to the proposals provided the drainage arrangements are to its satisfaction. All foul drainage from the development site 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 sewage system, either in the public sewers or within the curtilage of the development. The applicant should obtain written assurance from Scottish Water that the additional foul drainage arising from this development will not cause or contribute to premature operation of downstream consented storm sewer overflows. SEPA request a condition requiring the applicant to install a surface water treatment system designed and constructed in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual published by CIRIA. All waste materials generated by this development that require to be removed such as construction, demolition wastes and surplus excavated material must be removed from 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 notes can be attached to any consent granted for the proposed development to meet the requirements of SEPA.

3.7 The Scottish Civic Trust supports the proposed conversion of the Category C(s) listed primary school. The two additional buildings are extremely plain and make little reference to the listed building. The Trust notes that the neighbouring No. 63 is also listed. Given the presence of two important buildings and that this is a Conservation Area, it would be appropriate to have a higher quality new development in the school grounds. Like the front of the school, the fronts of the proposed blocks are essentially two units with doors in their centres. This could be used to give a sense of architectural continuity. The doors of the school have roll mouldings with upswing hoops. This could be imitated in brick. The front of the school is essentially symmetrical as are the fronts of the proposed buildings, apart from the first floor walkways. This unattractive but essential feature could be made symmetrical by the addition of stairs on the west side elevation, giving each first floor flat its own stair. The walkway between the first floors could then be removed leaving the central third of the elevation clear. The space between the central ground and first floor windows could be patterned in brick to echo the grey panels planned for the school. Such scheme would make the front elevations more symmetrical, more interesting and give them an architectural relationship with the school.

With the exception of the suggestion regarding the roll mouldings over entrance doorways, the applicant has submitted amended plans to incorporate in full, the comments of the Scottish Civic Trust. It is however considered that the incorporation of such a feature over entrance doorways would enhance the character of the proposed new build and provide a further architectural link with the listed building. A condition can be attached to any consent granted for the proposed development to secure this detailing in the interests of visual amenity.

3.8 The Architectural Heritage Society of Scotland indicates that it has no objections in principle to the conversion of the school but that there are many anomalies in the drawings between sections and plans that make a definitive assessment difficult. It appears that the general idea of retaining some areas of the original floor to ceiling height and introducing mezzanine floors is a satisfactory solution to the internal divisions. The AHSS also accepts the alterations to create new ceiling levels over the bedrooms on the mezzanine. However, externally the changes are not acceptable and the AHSS objects to the introduction of dormers on the front and side elevations. These interventions seriously affect visual harmony and compromise the stylistic integrity of the listed building. It is not clear from the drawings if an alternative method of lighting the bedrooms would be feasible, for example escape veluxes on the small section of roof slope on the return from the advanced centre. The AHSS thinks that a few roof lights would be a more acceptable alteration than creating new windows.

It is not accepted that the introduction of the extended window dormers would seriously affect the visual harmony of the building.

The formation of the proposed dormers would be carried out in a sympathetic manner utilising red sandstone recovered from the demolition of walls within the application site and the cheeks of the dormers are to be finished in rolled lead, reflecting roof finishing details of the existing building. The applicant has also advised that due to technical requirements regarding building standards and fire safety, velux escape windows would not be acceptable for this development. It is further noted that the Scottish Civic Trust raised no concerns regarding this aspect of the refurbishment of the listed building.

3.9 Historic Scotland indicates that while responsibility for C(s) listed buildings lies with this Council, it is happy to provide informal comments. In principle HS welcomes a scheme which involves the re-use of this building but does have some reservations about aspects of the proposals. HS would advise against the proposed changes to the openings on both the principal and side elevations. The tall windows on these relatively simple elevations are an important part of the design and integrity of the building. Raising some of these to create dormers would be an inappropriate alteration.

It is not accepted that the introduction of the extended window dormers would be an inappropriate alteration to the building. The formation of the proposed dormers would be carried out in a sympathetic manner utilising red sandstone recovered from the demolition of walls within the application site and the cheeks of the dormers are to be finished in rolled lead, reflecting roof finishing details of the existing building. The applicant has also advised that due to technical requirements regarding building standards and fire safety, velux escape windows would not be acceptable for this development. It is further noted that the Scottish Civic Trust raised no concerns regarding this aspect of the refurbishment of the listed building.

HS also questions the need for deck access at the rear of the school and considers that the proposed materials for the balustrade are unsympathetic to the building.

The difference in site levels to the rear of the former school building necessitates the provision of an access deck to serve three of the proposed flatted units. The proposed balustrade is to be constructed utilising metal panels, to reflect the construction and design of the proposed access stairs of the new build development. It is considered that this provides both visual continuity and architectural linkages between the existing building and the new build.

HS states that the Council should be satisfied that the existing windows and doors require replacement. If replacement of some of these elements is necessary, they should match the existing in all aspects, including method of

opening. A stain finish is not a traditional finish for windows and doors in buildings of this date and paint should be used instead.

Appropriate conditions can be attached to any consent granted for the proposed development to address the comments of Historic Scotland.

HS further states that stone cleaning is often unnecessary and can be damaging to stonework. The Council should be satisfied that any proposed cleaning is necessary and not simply for cosmetic reasons. Any proposal for stone cleaning should be accompanied by a detailed technical assessment of the need for and implications of cleaning the building.

The applicant has indicated that some stone cleaning will be required particularly to remove algae growth where defective or broken rainwater goods have encouraged such growth. Staining of the existing stonework on the front elevation is also quite prevalent on the front elevation and it is considered that the degree of stone cleaning proposed by the applicant is acceptable and necessary.

4. REPRESENTATIONS

4.1 In addition to the objections received from Scottish Water, the Architectural Heritage Society of Scotland and Ochiltree Community Council as indicated above, one letter of representations has been received with respect to the proposed development. The representations are summarised as follows:

4.2 While this development will result in a vast improvement to the current eyesore, I am concerned that the building work may cause damage to my home and seek assurances that this will not happen. i.e. will the development in any way affect the west side of my home, or the adjoining wall and will my garden be overlooked by some of these units?

The applicant has provided assurances that the proposed development will not adversely affect the adjacent property through the proposed works. The applicant has stated that as contractors, there is an obligation to ensure the safety and well being of the general public and their properties.

With respect to the issue of overlooking, the proximity of the existing school building to the neighbouring property means that windows will overlook the rear garden of the neighbouring property. However this would only arise from the mezzanine floor (bedrooms) of flat 4. It is considered that although this would result in an adverse impact on the privacy of the rear garden area, it would not be of such significance as to merit refusal of the overall development.

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 policies in the Structure Plan especially relevant to the proposed development.

Noted.

East Ayrshire Local Plan

5.3 Policy RES4 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;

The proposal comprises the conversion of a C(S) listed building to residential use as well as construction of new build flats adjacent to it and the whole site lies within Ochiltree Conservation Area. It is considered that residential use at this site is acceptable but that the design requires to be of a high standard to reflect the surrounding built heritage. In this regard the amended plans submitted by the applicant are considered to present an acceptable development for this location and will secure the future use of the listed building.

(ii) transportation and infrastructure implications;

There are no significant infrastructure implications that cannot be addressed through the imposition of appropriate conditions in any consent granted for the proposed development. Although Scottish Water has objected to the development, the objection is based on cost criteria and this is a matter for the applicant to resolve directly with Scottish Water.

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

There are no flats in the immediate vicinity of the site. However, a sympathetic conversion of the listed building with well designed housing in its grounds is considered to be acceptable.

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

It is considered that the proposed development including new build housing is of a sufficiently high quality to fit in with the surrounding built environment.

5.4 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan.

The development falls short in terms of the Council's private open space standards for flats. Approximately 500m² is proposed and the requirement, based on the number of bedrooms (including rooms labelled 'study' on the plans), is 1075m². However, given that the application site is a brownfield redevelopment site, and that the layout of the development is comfortable and accommodates other requirements including the access road and car parking provision, it is considered that this departure from policy is acceptable in this instance.

5.5 Policy ENV4 seeks 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. The policy also states that development 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 the development is of a sufficiently high quality design to reflect the listed building itself, its setting, and the setting of the conservation area. Modifications to the design of the new build, as suggested by the Scottish Civic Trust, have been incorporated into the proposed scheme.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the applications are the consultation responses and the representations received.

Consultation Responses

6.2 None of the consultation responses have raised any issues which would indicate that the applications should be refused although a number of issues

would require to be resolved. These could be addressed either through conditions or appropriate notes attached to any consents granted for the proposed development. It is considered that the objections raised by the Community Council are either not material to the consideration of the applications, or are not of sufficient weight to merit refusal of the applications.

Representations

6.3 While it is accepted that there would be an issue of one of the proposed flats overlooking the rear garden area of the neighbouring property that lies to the north east of the application site, it is considered that this is unavoidable given the presence of a number of existing windows of the former school building lying in close proximity to this property. It is not considered that the issue is of sufficient weight to merit refusal of the whole scheme.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial and legal implications for the Council in the determination of the applications as the existing building and application site are in the ownership of the Council. Although the Council has a financial interest in the proposed development, it is not considered that the applications will require to be notified to the Scottish Ministers as there is not a significant body of objections to the proposed development.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the applications are considered to be generally 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 applications should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to the applications but it is considered that they are not of sufficient weight to justify refusal of the applications.

8.2 The proposed conversion and refurbishment of the former school building for residential purposes is a commendable scheme that will secure the future use of this category C(s) listed building, the condition of which at present is poor and detracts from the visual amenity of the streetscape and character of Ochiltree Conservation Area. It is considered that the external changes proposed are modest in nature and are to be carried out in a sympathetic manner, despite the reservations of Historic Scotland and the Architectural Heritage Society of Scotland.

8.3 With respect to the proposed new build consisting of two blocks of two storey flatted units, it is considered that the amended plans submitted, embracing design changes suggested by the Scottish Civic Trust, now present an acceptable and complimentary development in conjunction with the

refurbishment of the former school building. It is considered that the proposal represents a minor departure from policy in respect of private open space provision but the proposal of this brownfield site is otherwise acceptable in policy terms.

9. RECOMMENDATION

9.1 It is recommended that the applications be approved subject to the conditions listed on the attached sheets.

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 because that would not be a significant departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

14 April 2006
HM/HM/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Letter 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: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/1208/FL

Location	Former primary school Main Street OCHILTREE
Nature of Proposal:	Proposed change of use and alterations to former primary school to form six flatted dwellings and erection of two blocks of flatted dwellings comprising 16 flats
Name and Address of Applicant:	Hope Homes Scotland Limited Watson Terrace DRONGAN
Name and Address of Agent	N/A

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 application form and plans received by the Planning Authority on 09 November 2005 and amended by the revised elevation plans (Drawing Nos. PL02A, PL09A and PL10A), the revised block plan (Drawing No. PL04A), the revised floor plans (Drawing Nos. PL07A and PL08A) and the site entrance detail plan (Drawing No. PL11) ,all received by the Planning Authority on 11 April 2006.

REASON – To ensure that the proposed development is carried out in accordance with the revised plans.

2. The site shall be served by an internal road that complies with the Roads Development Guide 1996 and areas of private road access and parking shall be delineated by a low kerb and a different coloured paving block.

REASON – In the interests of road safety.

3. Junction visibility sightline splay areas of 2.5 metres by 90 metres shall be formed and maintained at the access onto Main Street with no fencing walls or other obstruction greater than 1 metre in height allowed within these areas. The existing sandstone walls to either side of the access within the developer's control shall be lowered to a height below 1 metre.

REASON – In the interests of public road safety.

4. No surface water shall be allowed to discharge onto the public road from the site.

REASON – In the interests of public safety

5. A minimum of 30 off road parking spaces shall be provided within the site.

REASON – In the interests of residential amenity,

6. Prior to the commencement of development, the applicant shall submit to and have approved by the Planning Authority a detail of the incorporation of a brick feature around the entrance doorways to the new flatted units to reflect the roll mouldings and upswing hoop details found on the front entrance doorways of the former school building.

REASON – In the interests of visual amenity and to reflect the architectural character of the listed building.

7. Prior to the commencement of development, the applicant shall submit to and have approved by the Planning Authority samples of the external wall finishes and roof finishing materials to be used in the finish of the new flatted blocks

REASON – In the interests of visual amenity.

8. Notwithstanding the plans hereby approved, the external doors and windows of the refurbished school building shall have a painted finish, the details of the colour to be used shall be the subject of the further written approval of the Planning Authority.

REASON – In the interests of visual amenity.

9. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority details of the means of securing the application site during the construction period.

REASON – In the interests of public safety.

10. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority a landscaping plan for the development site. The plan shall provide details of the numbers, species and sizes of trees and shrubs to be planted in all areas of open space 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 maintenance of these open space areas and all communal parking and access areas within the site.

REASON – In the interests of visual amenity.

11. 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. The details shall also include measures to address surface water run-off from the proposed development site to prevent discharging onto adjacent residential properties.

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

12. Notwithstanding the plans hereby approved, all bespoke cast iron rainwater goods of the existing building shall be retained or refurbished for use in the refurbishment of the former school building, to the satisfaction of the Planning Authority. All replacement rainwater goods shall be of cast iron in profiles to match the existing rainwater goods.

REASON – In the interests of preserving the character of the listed building.

13. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority, details of the proposed replacement windows and external doors to be used in the refurbishment of the former school building.

REASON – In the interests of preserving the character of the listed building.

14. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority samples of the block paving, including colours, to be used within the development site. Details of the colour finishes of the proposed access decking balustrade and stair accesses shall also be submitted for approval.

REASON – In the interests of visual amenity.

NOTES TO APPLICANT

1. East Ayrshire Council Roads and Transportation Division has advised that Construction Consent will be required for the construction of the residential road and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555330. The internal roads must comply with the Roads Development Guide 1996. This consent would cover details such as road widths, footways, road construction, street lighting, drainage, traffic calming, internal junction visibilities etc.
2. 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.
3. 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.
4. 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.
5. 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.

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/1209/LB

Location	Former primary school Main Street OCHILTREE
Nature of Proposal:	Proposed change of use and alterations to former primary school to form six flatted dwellings and erection of two blocks of flatted dwellings comprising 16 flats
Name and Address of Applicant:	Hope Homes Scotland Limited Watson Terrace DRONGAN
Name and Address of Agent	N/A

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

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

1. The proposed development shall be carried out in accordance with application form and plans received by the Planning Authority on 09 November 2005 and amended by the revised elevation plan (Drawing No. PL02A), the revised block plan (Drawing No. PL04A) and the site entrance detail plan (Drawing No. PL11), all received by the Planning Authority on 11 April 2006.

REASON – To ensure that the proposed development is carried out in accordance with the revised plans.

2. Notwithstanding the plans hereby approved, the external doors and windows of the refurbished school building shall have a painted finish, the details of the colour to be used shall be the subject of the further written approval of the Planning Authority.

REASON – In the interests of visual amenity.

3. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority a landscaping plan for the development site. The plan shall provide details of the numbers, species and sizes of trees and shrubs to be planted in all areas of open space 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 maintenance of these open space areas and all communal parking and access areas within the site.

REASON – In the interests of visual amenity.

4. Notwithstanding the plans hereby approved, all bespoke cast iron rainwater goods of the existing building shall be retained or refurbished for use in the refurbishment of the former school building, to the satisfaction of the Planning Authority. All replacement rainwater goods shall be of cast iron in profiles to match the existing rainwater goods.

REASON – In the interests of preserving the character of the listed building.

5. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority, details of the proposed replacement windows and external doors to be used in the refurbishment of the former school building.

REASON – In the interests of preserving the character of the listed building.

6. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority samples of the block paving, including colours, to be used within the development site. Details of the colour finishes of the proposed access decking balustrade and stair accesses shall also be submitted for approval.

REASON – In the interests of visual amenity.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**