

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 20 MAY 2005

**03/1073/FL: PROPOSED ERECTION OF RESIDENTIAL ACCOMMODATION
FOR BOARDERS AND CHANGE OF USE OF EXISTING DWELLING TO
SCHOOL AT DALDORCH HOUSE SCHOOL, SORN ROAD, CATRINE**

APPLICATION BY DALDORCH ESTATES LIMITED.

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of additional residential accommodation, conversion of an existing outhouse to form a tutorial area and conversion of an existing stables building to form additional school facilities. A new car park with provision of 100 spaces is also proposed immediately north of the stables building. It is intended to repair the existing rubble stone wall which forms the walled garden.

1.2 It is proposed to convert the stables building and outhouse in the walled garden by utilising the existing form of the building so that the character of the buildings is retained. The design scheme incorporates the use of timber sash and case look-alike units and conservation grade rooflights. Vertically lined timber units are proposed for the door openings and glazing is proposed to infill existing pends. There is a single storey element ancillary to the main stables building which shall have an off white render finish and coloured render to contrast with split faced block. Weathered Siberian Larch is also proposed above the existing wall head on the gable end and the roof is to be repaired with second hand Scottish slates to match existing where necessary.

1.3 A new building is proposed for residential accommodation. The building is on a rectangular floor plan but with a mixed roof configuration to achieve a contemporary design as a contrast to the stables building. The main element of the building is a dual pitched roof with a single storey element to the west elevation. Timber clad dormers of sizeable proportions will provide some first floor accommodation above the ground floor on the west side of the building. Sash and case look-alike units are proposed on the east elevation that shall be viewed from the same aspect as the listed stables building. The fenestration on the west elevation is vertically proportioned but is displayed as side hung casement units with a vertical astragal. Conservation grade rooflights are also proposed on this elevation and the doors to this elevation are also of a modern appearance. The external walls on the west elevation are to have a split faced stone to the base with a wet render to match the east elevation on the upper half

of the wall. Cast stone skewers are also proposed and the roof is to be clad in slate.

1.4 Access to the site will be taken off the existing access into the stables which comes from the north side of the main school complex and wraps around the rear to follow the River Ayr. A car park with provision for 100 spaces is proposed on the north side and will be screened by existing trees. The development will require removal of some trees and a tree survey will identify the extent and nature of trees to be removed. A connection into the public mains is proposed for foul drainage and a soakaway is proposed for on site disposal of surface waters.

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 not 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 refused 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 considered that the merits of this particular application would justify a departure from the development plan.

3.2 The principle of the development for educational purposes is contrary to the development plan for the reason that it is outwith a settlement envelope. However, the use of Daldorch House as an educational facility providing for special needs throughout Scotland has been established for a reasonable length of time which it is considered would outweigh the policy provisions in this particular instance. It is therefore considered that the individual merits of this application mean that the principle of the development, particularly where it relates to conversion of existing buildings, is acceptable as a departure from the development plan.

3.3 The listed status of the stables building requires that the design scheme is to an excellent standard. The conversion scheme is sympathetic to the character of the stables building and utilises existing openings. It is proposed to install timber sash and case look-alike units, which will retain the traditional fenestration akin to such buildings. The doors of the stables building are also to be reinstated with vertically lined timber units and the roof is to be clad with slate.

The design scheme and external finishing materials are considered to be acceptable for both the stables building and outhouse.

3.4 The proposed new build unit is a combination of a more traditional façade and also a contemporary design. The east elevation displays a design scheme more in keeping with the traditional character of the stables buildings and it is this elevation which will be viewed from the same aspect as the stables. The west elevation is contemporary so it provides a contrast to the existing buildings. Although modern in style it incorporates some traditional features such as the stone skewers and using sympathetic external finishing materials to compliment the listed building. The use of materials such as the weathered Siberian larch serves to tie in with the surrounding environment.

3.5 The proposed development includes a car park for 100 spaces which would seem to be more than sufficient for the development. However, given the nature of the development, it is an operational requirement rather than a road safety requirement to ensure there is ample parking for staff changes where there must be a minimum number of staff per children. Access into the site has been found to be acceptable subject to installing a sign at the main entrance. The proposed connection to the public sewer for foul drainage and also the installation of a soakaway have been found to be acceptable.

3.6 Based on the acceptability of the principle of the development as a justifiable departure from the development plan, the proposed design scheme is found to be acceptable and the development does not raise any issues of visual or residential amenity.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because it would not represent a 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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 20 MAY 2005

03/1073/FL: PROPOSED ERECTION OF RESIDENTIAL ACCOMMODATION FOR BOARDERS AND CHANGE OF USE OF EXISTING DWELLING TO SCHOOL AT DALDORCH HOUSE SCHOOL, SORN ROAD, CATRINE

APPLICATION BY DALDORCH ESTATES LIMITED.

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 Local Planning Committee under the scheme of delegation, as the application is of area significance and due to it being recommended for approval as a departure from the development plan.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the east side of the River Ayr within the former Daldorch House Estate near Catrine which is now used as a residential school. The site comprises a paddock adjacent to the River Ayr, the former stable buildings and the walled garden at Daldorch House Estate. The former stables are a Category C(s) Listed Building and are on a U shaped floor plan. The building is presently in a poor state of repair though does appear to be structurally sound. Cream painted timber sliding sash and case units remain in situ and some of the slated roof is still intact. There is a red brick outhouse to the east side of the courtyard which wraps around the site of the stables and is of more recent construction with a cantilevered hipped roof. Immediately south of the stables building is a walled garden with a 3m high red sandstone wall still intact. A lean to structure in poor repair is positioned in the north west corner of the garden.

2.2 The main complex of Daldorch House School is positioned on higher ground to the north east of the stables building and is situated at the top of a steep bank that is heavily vegetated. The access road down into the site wraps around the rear of the main house and runs along the east boundary of the field in which the car park is to be formed. A pedestrian bridge over the river provides access from the estate into the village of Catrine on the west side of the site. Catrine Bonded Warehouse lies southwest of the stables and to the south east

the ground rises through a heavily wooded area to the Gatehouse Cottage entrance onto the B730 between Catrine and Sorn.

2.3 Proposed Development: Full planning permission is sought for the erection of additional residential accommodation, conversion of an existing outhouse to form a tutorial area and conversion of an existing stables building to form additional school facilities. A new car park with provision of 100 spaces is also proposed immediately north of the stables building. It is intended to repair the existing rubble stone wall which forms the walled garden.

2.4 It is proposed to convert the stables building and outhouse in the walled garden by utilising the existing form of the building so that the character of the buildings is retained. The design scheme incorporates the use of timber sash and case look-alike units and conservation grade rooflights. Vertically lined timber units are proposed for the door openings and glazing is proposed to infill existing pends. There is a single storey element ancillary to the main stables building which shall have an off white render finish and coloured render to contrast with split faced block. Weathered Siberian Larch is also proposed above the existing wall head on the gable end and the roof is to be repaired with second hand Scottish slates to match existing where necessary.

2.5 A new building is proposed for residential accommodation. The building is on a rectangular floor plan but with a mixed roof configuration to achieve a contemporary design as a contrast to the stables building. The main element of the building is a dual pitched roof with a single storey element to the west elevation. Timber clad dormers of sizeable proportions will provide some first floor accommodation above the ground floor on the west side of the building. Sash and case look-alike units are proposed on the east elevation that shall be viewed from the same aspect as the listed stables building. The fenestration on the west elevation is vertically proportioned but is displayed as side hung casement units with a vertical astragal. Conservation grade rooflights are also proposed on this elevation and the doors to this elevation are also of a modern appearance. The external walls on the west elevation are to have a split faced stone to the base with a wet render to match the east elevation on the upper half of the wall. Cast stone skewers are also proposed and the roof is to be clad in slate.

2.6 Access to the site will be taken off the existing access into the stables which comes from the north side of the main school complex and wraps around the rear to follow the River Ayr. A car park with provision for 100 spaces is proposed on the north side and will be screened by existing trees. The development will require removal of some trees and a tree survey will identify the extent and nature of trees to be removed. A connection into the public mains is proposed for foul drainage and a soakaway is proposed for on site disposal of surface waters.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division requested a Traffic Impact Assessment to be undertaken. This has been submitted and the Senior Roads Engineer has advised there are no objections subject to the following condition:

- (i) a "Keep Clear Box Marking (Diagram 1044 of the Traffic Signs Regulations and General Directions) should be installed at the entrance gates to the development.

It is recommended this requirement is imposed as a condition on the consent should the Committee be minded to approve the application.

3.2 East Ayrshire Council's Roads and Transportation Division (Flooding Section) requested a Flood Impact Assessment to be undertaken. This has been submitted and the Flooding Engineer has advised that the report concludes there is no risk of direct inundation to the site based on a 1 in 1000 year event. Providing access along the river bank for inspection and maintenance purposes is incorporated in the site layout, the outstanding issues have all been resolved and hence there are no objections.

Noted.

3.3 East Ayrshire Council's Outdoor Services has been consulted but no response had been received at the time of writing this report.

Noted.

3.4 Scottish Water has advised that the developer should contact Scottish Water to discuss whether the existing water supply needs upgrading in view of the alterations proposed. A totally separate drainage system of foul and surface water sewers will be required.

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

3.5 The Scottish Environment Protection Agency has no objections in principle provided the drainage arrangements are to their satisfaction and in this regard all foul drainage must be connected to the existing public sewer.

Noted.

SEPA's Hydrology Section has advised that any planning permission granted should include a condition requiring the applicant to treat surface water from the site. The proposed method of flood protection should be confirmed and the effect of the loss of attenuation volume on levels downstream should be investigated. Piecemeal reduction of the storage capacity should be avoided.

The Council's Flooding Engineer has now confirmed that the flood mitigation measures are considered acceptable. It is recommended that a condition is imposed on any consent granted to address on site disposal of surface waters should the Committee be minded to approve the application.

3.6 Historic Scotland initially advised that they were generally satisfied with the scheme as originally proposed and welcomes the reuse and future maintenance of the stable building and walled garden. The Inspectorate raised some points with regard to specific details and the positioning of the car park in relation to the listed building. The applicant revised the plans to address these points and the Inspectorate has concluded that the revised proposals are largely satisfactory.

Noted.

3.7 West of Scotland Archaeology Service has advised that the proposed development raises no direct archaeological issues, but it is located directly across from the Catrine Voes and Historic Scotland should therefore be consulted.

Noted.

3.8 The Garden History Society has not objected to the proposed development but has made the following observations:

- (i) concern over the likely impact of the development on the character and integrity of the designed landscapes and on views towards and away from the house;
- (ii) while the walled garden has some value as part of the designed landscape at Daldorch, its poor condition means it has limited value, both in its own right and in relation to the house;
- (iii) strongly recommends that Mr John Butterworth, one of Scotland's most knowledgeable apple experts and growers is given an opportunity to examine the surviving trees prior to any development taking place;
- (iv) recognises that the elevated position of the house in relation to the garden, means that there will be little direct visual impact on the setting of the house, and on views to and away from it;
- (v) the Society has requested that the Council consider : the need for this development in the context of wider educational provision in East Ayrshire;

- the need for the nearly 100 parking spaces and the appropriateness of a development of this type within the village of Catrine;
- (vi) the Society has requested that the applicant prepares a management plan for the designed landscape as a whole including proposals for the ongoing management of the policy woodland;
 - (vii) the branches and root zones of all trees which are to be retained should be protected from damage during the development of the garden.

It is considered appropriate that suitable conditions are imposed on any consent granted should the Committee be minded to approve the application.

3.9 Scottish Power has no objection to the proposed development.

Noted.

3.10 The Coal Authority has no objections and no adverse comments to make.

Noted.

3.11 Sorn Community Council has been consulted but no response had been received at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 No letters of third party representation have been submitted in respect of either the full planning permission or the listed building consent.

Noted.

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 (2003).

Ayrshire Joint Structure Plan

5.2 Policy ADS3 states that new residential, economic, commercial, cultural, educational and community development shall be directed to, and located within, settlements as defined by the Local Plan.

The proposed educational development is located in the Rural Protection Area and therefore does not comply with this policy. However, Daldorch House has long been established as an educational facility and the proposed development is simply an augmentation of this and is therefore considered to be an acceptable departure from the development plan.

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

The proposed development will improve the educational facility at Daldorch House School and therefore complies with Policy CS1.

5.4 Policy ENV2 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area.

The proposal involves a sympathetic renovation of the stables building which is Category B Listed and hence complies with Policy ENV2.

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 proposed renovation works to the existing listed buildings are acceptable. The outhouse buildings proposed to the south of the listed building within the walled garden are also considered acceptable.

5.6 Policy ENV10 states that the protection and enhancement of areas of nature conservation interest within the Local Plan area will be achieved by five stated means. One of these is pertinent to the application as follows:

- (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 site's biological or geological interest and to provide for replacement habitats or features where damage is unavoidable;

The site is located in close proximity to a Provisional Wildlife Site and it is not considered that the proposed development will have any significant adverse impact on this. The proposal therefore complies with this policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the planning history of the site.

Consultations Responses

6.2 None of the consultation responses have raised any objections or any issues which remain outstanding.

Planning History

6.3 The stables site itself does not have any significant planning history. Daldorch House has been operated as a residential school for autistic children for approximately ten years and the use is therefore well established. There have been a number of developments at the main school complex since it was established none of which are of particular significance in the determination of the current planning application.

6.4 A separate application for Listed Building Consent for the change of use from dwelling to school at the stables block (Ref. No. 03/1104/LB) has been approved under delegated powers.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, the application is not 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 refused 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 considered that the merits of this particular application would justify a departure from the development plan.

8.2 The principle of the development for educational purposes is contrary to the development plan for the reason that it is outwith a settlement envelope. However, the use of Daldorch House as an educational facility providing for special needs throughout Scotland has been established for a reasonable length of time which it is considered would outweigh the policy provisions in this particular instance. It is therefore considered that the individual merits of this application mean that the principle of the development, particularly where it relates to conversion of existing buildings, is acceptable as a departure from the development plan.

8.3 The listed status of the stables building requires that the design scheme is to an excellent standard. The conversion scheme is sympathetic to the character of the stables building and utilises existing openings. It is proposed to install timber sash and case look-alike units, which will retain the traditional fenestration akin to such buildings. The doors of the stables building are also to be reinstated with vertically lined timber units and the roof is to be clad with slate. The design scheme and external finishing materials are considered to be acceptable for both the stables building and outhouse.

8.4 The proposed new build unit is a combination of a more traditional façade and also a contemporary design. The east elevation displays a design scheme more in keeping with the traditional character of the stables buildings and it is this elevation which will be viewed from the same aspect as the stables. The west elevation is contemporary so it provides a contrast to the existing buildings. Although modern in style it incorporates some traditional features such as the stone skewers and using sympathetic external finishing materials to compliment the listed building. The use of materials such as the weathered Siberian larch serves to tie in with the surrounding environment.

8.5 The proposed development includes a car park for 100 spaces which would seem to be more than sufficient for the development. However, given the nature of the development, it is an operational requirement rather than a road safety requirement to ensure there is ample parking for staff changes where there must be a minimum number of staff per children. Access into the site has been found to be acceptable subject to installing a sign at the main entrance. The proposed connection to the public sewer for foul drainage and also the installation of a soakaway have been found to be acceptable.

8.6 Based on the acceptability of the principle of the development as a justifiable departure from the development plan, the proposed design scheme is

found to be acceptable and the development does not raise any issues of visual or residential amenity.

9. RECOMMENDATION

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

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because it would not represent a departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

NM/HM/NM
08 May 2005

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Associated application 03/1104/LB

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/1073/FL

Location	Daldorch House School Sorn Road CATRINE KA5 6NA
Nature of Proposal:	Proposed erection of residential accommodation for boarders change if use of existing dwelling to school
Name and Address of Applicant:	Daldorch Estates Ltd Green Willow Burton's Way CHALFONT ST GILES HP8 4BW
Name and Address of Agent	The Miller Partnership 19 Royal Crescent GLASGOW G3 7SX

DPO's Ref: Nicola Monroe
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 received on 02 December 2003 and amended site plan (Drawing No: LOC-(00)004) submitted on 11 March 2005; amended plans and elevations for the southern outhouse (Drawing No: PL-(S)009) submitted on 28 April 2005; amended residential elevations (Drawing No: PL-(R)002) submitted on 26 July 2004; proposed residential ground, first and roof plans (Drawing No: PL-(R)001) submitted on 27 April 2005; amended stables elevations (Drawing No: PL-(S)007) submitted on 26 July 2004; amended ground floor plan and first floor plans (Drawing Nos.: PL-(S)004 and PL-(S)005) submitted on 26 July 2004; pumping main plan (Drawing No: 2117/10) submitted on 04 December 2004 and river sections (Drawing No: LOC-(00)005) submitted on 11 March 2005.

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

2. Prior to the commencement of development the developer shall submit detailed cross section drawings of the sash and case look alike windows to be installed. These shall be constructed of timber with a 50mm stepped transom at the mid rail and painted in a solid colour to the satisfaction of the Planning Authority in consultation with Historic Scotland.

REASON – In the interests of visual amenity and the character of the building.

3. Prior to the commencement of development the developer shall confirm in writing the paint colour to be used for all of the window units and external door frames which shall be painted prior to installation and maintained in a neat and tidy condition to the satisfaction of the Planning Authority.

REASON – In the interests of visual amenity and the character of the building.

4. Notwithstanding the details on the plans hereby approved all rooflights to be installed shall be Conservation Grade so they are vertically proportioned and lie flush with the plane of the roof.

REASON – In the interests of visual amenity and the character of the building.

5. Notwithstanding the details on the plans hereby approved all of the rainwater goods shall be either cast iron or aluminium of an ogee profile and painted black to the satisfaction of the Planning Authority.

REASON – In the interests of the character of the building and visual amenity.

6. Prior to the commencement of development the developer shall submit to and have approved by the planning Authority, details of the means of stone cleaning works which shall be the subject of prior consultation with the Scottish Lime Centre.

REASON – To ensure that stone cleaning works do not affect the integrity of the stone work of the listed building.

7. Prior to the commencement of development the developer shall install a “Keep Clear Box Marking” (Diagram 1044 of the Traffic Signs Regulations and General Directions) at the entrance gates to the Daldorch development.

REASON – In the interests of road safety.

8. Prior to the commencement of development the developer shall submit to and have approved by the Planning Authority, a management plan for the site and the surrounding designed landscape to include the ongoing management of the policy woodland. This plan shall thereafter be implemented to ensure appropriate maintenance and management of the landscape.

REASON – In the interests of protecting the natural landscape.

9. Prior to the commencement of development the developer shall submit a programme for the flood prevention measures as detailed in Dr Riddell's letter of 11 April 2005 which shall thereafter be implemented and maintained in perpetuity to the satisfaction of the Planning Authority in consultation with the Council's Flooding Engineer.

REASON – In the interests of public health and safety.

NOTES TO APPLICANT

1. The Garden History Society has strongly recommended that Mr John Butterworth, one of Scotland's most knowledgeable apple experts and growers is given an opportunity to examine the surviving trees prior to any development taking place (Tel: 01290 551088).
2. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site, (including capacity issues), 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.

**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.**