

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 13 FEBRUARY 2001

REPORT ON THE FORMER KILMARNOCK INFIRMARY SITE AT HILL STREET/GARDEN STREET KILMARNOCK

Report by the Director of Development Services

1. PURPOSE OF REPORT

- 1.1 To provide an update to the Committee as requested on the current situation with regard to the vacant site at Hill Street/Garden Street, Kilmarnock (formerly the site of Kilmarnock Infirmary) as indicated on the attached plan and to recommend a course of action to secure development of the site.

2. BACKGROUND

- 2.1 Kilmarnock Infirmary and the accident and emergency building were demolished in the late 1980's after they were declared dangerous. The listed Nurses Home was demolished under a Dangerous Building Notice in September 1997. Areas of damaged perimeter fencing have also been taken down. At present there are no outstanding notices. The site is 1.17 ha in size and is located within the town centre boundary of the Kilmarnock Adopted Local Plan. Although it is outwith the town centre boundary of the Finalised East Ayrshire Local Plan, it lies immediately adjacent to it.

3. PLANNING CONTEXT

- 3.1 The site is identified in the Finalised East Ayrshire Local Plan as a Development Opportunity site where the Council will support residential development for 50 houses. However the "modified" plan which was approved by the Development Services Committee on 19 December, and is due to be ratified by the full Council on 15 February 2001, highlights the area as a site where the Council will "encourage and support the development of the site for an appropriate residential, Class 4 (i) Business or Class 12 Hotel Use."

4. CURRENT SITUATION

- 4.1 The site is currently being marketed by Smith, Cole and Wright, Chartered Surveyors, Glasgow who act on behalf of the owners, Carslaw Holdings whose registered address is in the Channel Islands. Although interest has been shown in the site at various times in the past, it is believed that the proposals were not developed because of difficulties in contacting the owners. Officers of the

Planning Division have also encountered similar difficulties in contacting the owners at their registered address.

- 4.2 Scottish Homes Regional Plan 2000-2001 states that greater priority will be given to town centre regeneration and identifies Kilmarnock Town Centre as an area for detailed investigation and possible increased investment. The Council and Scottish Homes have approved a Joint Strategic Agreement and Implementation Plan 1998-2001 which highlights *“the completion of a Town Centre Strategy for Kilmarnock encompassing a holistic view of the town centre needs and opportunities and implementing an agreed early action plan”* as a key priority in meeting the joint objectives.
- 4.3 In 1998 Enterprise Ayrshire and East Ayrshire Council commissioned Ryden International to carry out a survey with the purpose of preparing a strategy for Kilmarnock Town Centre’s development and promotion. One of the recommendations of the study was the need to promote residential uses within the town centre. Due to the proximity of the site to the town centre as identified in the Finalised Plan and due to the fact that it lies within the town centre boundary in the Adopted Plan, it is considered that the site in question presents such an opportunity.
- 4.4 Officers of the Planning and Building Control Division have very recently been in discussions with a potential developer who is keen to develop the site for residential use. It is understood that the developer has been in contact with the owners of the land with a view to purchase. An interest in a possible joint venture with a Housing Association has also been expressed as an option.

5. CONCLUSIONS

- 5.1 Following the recent discussions with an interested developer, more detailed plans of the proposals are expected to be submitted for discussion in the near future. It is hoped that this will lead to the development of the site for housing. Redevelopment of the site will require a co-ordinated approach among various agencies.

6. THE NEXT STEPS

- 6.1 (i) Await the outcome of the recent meeting with the developer and officers of the Planning and Building Control Division. In the event of the developer's interest not being pursued then follow the steps outlined in (ii) below
- (ii) The Council take the necessary steps with its partners to identify a developer and the partnership prepare a masterplan to develop the site.

7. LEGAL IMPLICATIONS

7.1 There are no immediate legal implications arising from this report.

8. FINANCIAL IMPLICATIONS

8.1 None arising directly out of this report.

9. PERSONNEL IMPLICATIONS

9.1 There are no personnel implications.

10. RECOMMENDATIONS

10.1 That the Committee authorise the pursuance of the various actions outlined in Section 6 of this Report.

Stephen Chorley
Director of Development Services

2 February 2001 (SMcA/SA)
FV-AN

LIST OF BACKGROUND PAPERS

- 1. Ryden International Property Consultants – Kilmarnock Town Centre Action Plan 1999**

For further information please contact Stuart McAdam on Extension 6757.

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**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.**

AGENDA