

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE : 26 SEPTEMBER 2000

**00/0443/LA : PROPOSED CONVERSION OF FACTORY UNITS INTO
HEALTH CENTRE AND ALTERATIONS, DALMELLINGTON INDUSTRIAL
CENTRE, MAIN STREET, DALMELLINGTON**

APPLICATION BY EAST AYRSHIRE COUNCIL

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development involves the conversion of industrial unit 5 and a section of the adjacent industrial unit to form a Health Centre. This will comprise of a general practitioners' surgeries and dental surgeries together with a consultation area for health visitors. The external alterations involve the erection of a new entrance canopy to the health centre and local office, change in the window details, and deletion of an entrance portico. In addition, alterations are proposed to the car parking arrangements for the site.

1.2 The overall refurbishment of the premises also provides for a local office for East Ayrshire Council and a Police Station. These activities can be introduced into the premises under an earlier permission. The premises are currently being refurbished under a previous consent as indicated in Section 6.1 of this report.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 The proposed use is contrary to the policies of both the adopted Dalmellington/Patna Dalrymple Local Plan and the East Ayrshire Local Plan (Finalised Version) as the site is safeguarded for industrial uses. However, as a number of non-industrial uses have been introduced on the site and the overall nature of the area has changed from industrial to mixed uses an exception to policy is considered appropriate in this instance.

3.2 The proposal will provide a valuable community facility in a central location in Dalmellington. The external alterations proposed are viewed as acceptable and would be compatible with the building and the area.

Steven Chorley
Director of Development Services

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**DEVELOPMENT SERVICES COMMITTEE : 26 SEPTEMBER 2000****00/0443/LA : PROPOSED CONVERSION OF FACTORY UNITS INTO
HEALTH CENTRE AND ALTERATIONS, DALMELLINGTON INDUSTRIAL
CENTRE, MAIN STREET, DALMELLINGTON****APPLICATION BY EAST AYRSHIRE COUNCIL****Report by the Director of Development Services****1. PURPOSE OF REPORT**

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Development Services Committee under the Scheme of Delegation as it is contrary to policy and requires to be notified to the Scottish Ministers.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site relates to the existing factory units within Dalmellington Industrial Estate. The site lies adjacent to Dalmellington Conservation Area and is surrounded to the north by Doon Valley School, to the south by a mix of retail, commercial and residential uses, to the west by residential property and to the east by Lamloch Church and Manse.

2.2 **Proposed Development** : The proposed development involves the conversion of industrial unit 5 and a section of the adjacent industrial unit to form a Health Centre. This will comprise of a general practitioners' surgeries and dental surgeries together with a consultation area for health visitors. The external alterations involve the erection of a new entrance canopy to the health centre and local office, change in the window details, and deletion of an entrance portico. In addition, alterations are proposed to the car parking arrangements for the site.

2.3 The overall refurbishment of the premises also provides for a local office for East Ayrshire Council and a Police Station. These activities can be introduced into the premises under an earlier permission. The premises are currently being refurbished under a previous consent as indicated in Section 6.1 of this report.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Roads Division has no objections to the proposed development subject to appropriate conditions. The existing wall along the frontage of Main Street should be removed/ lowered to provide visibilities of 2.5 metres by 90 metres for the new access onto Main Street. The new access should be constructed to minor commercial access standards (Fig 10.19) of the Roads Development Guide). The existing bus stop will require to be relocated away from the new access. The position and extent of the proposed box junction markings and emergency vehicle markings will require to be agreed with this Division prior to their provision on site by the developer. Details of the work being carried out within the public road should be submitted for approval and a road opening permit will require to be submitted by the developer's contractor. Parking provision is acceptable and I would recommend that the parking area off Croft Street be made available for general public parking as well as for the use of the health centre, local office etc.

Conditions can be attached to any consent granted for the proposed development to meet the requirements of the Roads Division and the applicant has been advised of the need for details of road markings and road opening permits to be submitted to the Roads Division for approval.

3.2 West of Scotland Water have commented that contact should be made to discuss whether the existing water supply needs upgrading in view of the proposed alterations.

The applicant has been advised of the comments of West of Scotland Water.

3.3 The Scottish Environment Protection Agency has no objections provided drainage arrangements are to its satisfaction. All waste arising from demolition work must be disposed of as either an exempt activity or to a licensed landfill site in accordance with the Waste Management Regulations 1994.

Noted.

3.4 East Ayrshire Council Environmental Health & Waste Management has no objections subject to satisfactory storage and disposal of any waste products from the operation.

Noted.

3.5 East Ayrshire Council Department of Education has no objections to the proposed development. It would be helpful if the developers could be asked to note the presence of school children in the vicinity in the context of site security issues.

Noted.

3.6 Scottish Power and The Coal Authority have no adverse comments to make regarding the proposed development.

Noted.

3.7 British Gas Transco require no mechanical excavation to be carried out within 500mm of Transco plant.

A note can be attached to advise the applicant of British Gas Transco requirements.

3.8 Dalmellington Community Council has not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version and the application site is affected by Policy IND 5 which safeguards established industrial areas as shown on the local plan maps for business, industrial, storage and distribution uses falling within Classes 4, 5 and 6 of the Use Classes Order 1997.

The proposed use of the building as a health centre is essentially contrary to the above policy. However, it is considered that an exception to policy could be made in this instance as the overall nature of the area has changed from industrial to mixed uses.

5.2 Policy CSI encourages where possible the retention and improvement of existing community and educational facilities and states that support and encouragement will be given to all other community facility and public services and organisations to maintain and improve the services they provide.

The proposed use would be consistent with this policy.

5.3 In terms of the Dalmellington/Patna Dalrymple Local Plan, the site is protected by Policy 6.11.A where there is a presumption that existing industrial buildings should be retained and encouragement given by the Council to the development of small businesses.

See response in paragraph 5.1

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning History – 99/0634/LA : Proposed refurbishment including recladding of factory units, conversion into offices and demolition of portion of unit.

This application was submitted under the Development by Planning Authorities (Scotland) Regulations 1981-1984. Since there were no objections received, the proposal had deemed consent. This proposal is currently being implemented on site and the present proposals essentially amend this application by changes to the external appearance of the building, the site layout and the introduction of a health centre use to the development proposals.

6.2 The application will require to be notified to the Scottish Ministers under the Town and Country Planning (Notification of Planning Applications) (Scotland) Direction 1997.

The Council has a financial interest in the development in that the application site is in the ownership of the Council and the development is being promoted by the Council. In these circumstances and due to the fact that the development does not accord with the provisions of the development plan, the application requires to be notified to the Scottish Ministers in terms of the above Direction.

6.3 There being no objections to this proposal, (00/0443/LA), the notification provision of the Development by Planning Authorities (Scotland) Regulations 1981-84 do not apply.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial and legal implications for the Council in the determination of this application as the Council are undertaking the above proposal.

8. CONCLUSIONS

8.1 The proposed use is contrary to the policies of both the adopted Dalmellington/Patna Dalrymple Local Plan and the East Ayrshire Local Plan (Finalised Version) as the site is safeguarded for industrial uses. However, as a number of non-industrial uses have been introduced on the site and the overall nature of the area has changed from industrial to mixed uses an exception to policy is considered appropriate in this instance.

8.2 The proposal will provide a valuable community facility in a central location in Dalmellington. The external alterations proposed are viewed as acceptable and would be compatible with the building and the area.

9. RECOMMENDATION

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

Steven Chorley
Director of Development Services

14 September 2000
PC/HM/IH
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices and certificates.
3. Consultation responses.
4. East Ayrshire Local Plan, Finalised Version.
5. Dalmellington/Patna/Dalrymple Local Plan.
6. Planning Application No. 99/0634/LA
7. The Town and Country Planning (Notification of Planning Applications) (Scotland) Direction 1997.

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

Implementation Officer : Alan Neish

Application no: 00/0443/LA

Location	Dalmellington Industrial Centre, Main Street, DALMELLINGTON, Ayr, KA6 7QL
Nature of Proposal:	Conversion of factory units into health centre.
Name and Address of Applicant:	East Ayrshire Council London Road Centre, London Rd, KILMARNOCK, KA3 7BU
Name and Address of Agent	Head of Tech Services Council Offices, LUGAR, Cumnock, Ayrshire, KA18 3JQ

DPO's Ref: [PC/IH]
PPO's Ref; []

The application has been advertised under the Development by Planning Authorities (Scotland) Regulations 1981-1984 and since no objections have been received the proposal has deemed consent from the Scottish Minister. The proposal as submitted is acceptable subject to :-

1. A landscaping scheme including the treatment of the boundary of the site shall be submitted and agreed with the Head of Planning and Building Control prior to the commencement of any development and to be implemented no later than the next appropriate planting season after the development has been carried out. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped areas and shall be maintained thereafter in accordance with these details. Any trees removed without consent or seriously damaged at any time thereafter shall be replaced by trees of similar size or species to be agreed in writing with the Head of Planning and Building Control.
2. The existing wall along the frontage of the Main Street shall be removed or lowered to provide visibility splay areas of 2.5 metres by 90 metres for the new access onto Main Street. The new access shall be constructed to minor commercial access standards indicated in the Roads Development Guide.
3. The existing bus stop shall be relocated away from the new access to the satisfaction of the Planning Authority and the Roads Authority.
4. The applicant shall consult with the Roads Authority with respect to the proposed box junction road markings prior to their provision on site, and the details shall be to the satisfaction of the Roads Authority.
5. The applicant shall consult with the Roads Authority with respect to details of works to be undertaken within the public road.

6. The applicant shall make early contact with Transco, 95 Kilbirnie Street, Glasgow, G5 8JD regarding their service requirements.
7. The security of the site during construction shall particularly be assured given the presence of school children in the vicinity.

AGENDA

