

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 10 FEBRUARY 2004

02/0910/FL: CONVERSION OF EXISTING STABLES BLOCK AND NEW RESIDENTIAL HOUSING DEVELOPMENT CONSISTING OF 36 VILLAS AND BUNGALOWS AT GLAISNOCK HOUSE ESTATE, GLAISNOCK ROAD, CUMNOCK

02/0865/LB: PROPOSED ALTERATIONS TO FURTHER EDUCATION COLLEGE AND CONVERSION OF STABLES BLOCK, GLAISNOCK HOUSE, GLAISNOCK ROAD, CUMNOCK

APPLICATIONS BY BONNINGTON DEVELOPMENTS LIMITED

03/1108/FL: PROPOSED REFURBISHMENT OF EXISTING BUILDING, REBUILDING OF CONSERVATORY, NEW DISABLED ACCESS RAMP, AND NEW ACCESS TO COURTYARD AT GLAISNOCK HOUSE, GLAISNOCK ROAD, CUMNOCK

APPLICATION BY THE GLAISNOCK TRUST

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal for the Glaisnock House and Estate comprises three applications as follows

(i) 02/0910/FL: Full planning permission for the conversion of the stable block to form 10 residential units and for the erection of 36 detached dwellings. The stable block lies on the south side of the Glaisnock Water, opposite the site of Glaisnock House itself. The stable block conversion involves external alterations including the formation of new window and door openings, the formation of a new mansard roof within the internal courtyard elevation and the erection of three new extensions on the west elevation. The conversion will provide for five villa units and five flatted units.

The proposed new build residential development comprises a total of 36 detached dwellings generally located to the south of the Glaisnock Water within the former walled garden area, on the site of the former Parks Department Nurseries and around the stable block itself. The proposals provide for 4 Lochranza type dwellings (single storey, 6 apartments), 9 Whithorn type dwellings (two storey, 7 apartments), 9 Askaig type dwellings (two storey, 8 apartments) and 14 Culzean type dwellings (two storey, 8 apartments). The proposed development will be accessed via new residential roads and an upgraded access road from the C36 Glaisnock Road with a new

roundabout formed at the junction of the site access with the C36. (Applicant: Bonnington Developments).

(ii) 02/0865/LB: Listed Building Consent is sought for the conversion of and alterations to the existing stable block and for the refurbishment of Glaisnock House, the rebuilding of the conservatory, construction of a new disabled access ramp and formation of a new access to the courtyard. (Applicant: Bonnington Developments).

(iii) 03/1108/FL: Full planning permission is sought for the refurbishment of Glaisnock House, the rebuilding of the conservatory, construction of a new disabled access ramp and formation of a new access to the courtyard. It is proposed to carry out major refurbishment works and restoration of Glaisnock House for its use as a further educational facility as a European Centre of Creativity. (Applicant: The Glaisnock Trust).

1.2 The proposed new build residential development is being promoted as an 'enabling development' to secure the restoration and future use of Glaisnock House as an educational centre. Bonnington Developments, the principal applicant and owner of the Glaisnock House and Estate has 'gifted' the house to The Glaisnock Trust on the basis of a 50 year lease, for the purposes of establishing a further educational establishment as The European Centre for Creativity. This facility will provide a wide range of educational resources with art studios, a theatre, music room, drama studio, multi-media and technology suites and garden enterprises.

1.3 The primary purpose of the centre will be to provide residential training courses to encourage creativity and enterprise for young people currently residing in SIP communities. The residential courses are a unique and highly innovative pilot project that will explore new solutions to Scotland's enterprise problems, while many of the other activities proposed will provide much needed investment and development support in East Ayrshire. The project is linked to Kilmarnock College of Further and Higher Education.

1.4 The proposed facility will also provide economic benefits in that it is anticipated that the project could directly create some 40 new jobs through the employment of staff.

2. RECOMMENDATIONS

2.1 It is recommended that planning application 02/0910/FL be approved subject to the conditions on the relevant attached sheet, but that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily conclude a Section 75 Agreement with the applicants regarding the obligations referred to in Section 8.11 of this report.

2.2 It is recommended that Listed Building Consent application 02/0865/LB be approved subject to the conditions on the relevant

attached sheet but that the decision be withheld until the application has been formally notified to and has been cleared by Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997

2.3 It is recommended that planning application 03/1108/FL be approved subject to the conditions on the relevant attached sheet.

3. CONCLUSIONS

3.1 As indicated in section 5 of the report, the proposed developments are in the main 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 applications should be approved unless material considerations indicate otherwise. However, it is recognised that in respect of the proposed new residential development, the mechanism of enablement does not conform to the provisions of the development plan.

3.2 The scale of the enabling development is significant; however independent appraisal of the financial information provided by the applicant has been independently verified and justifies the erection of the proposed 36 dwellings. As indicated in Section 5 above, the enabling development in this instance is necessary to recover the significant expenditure already made to date, and continuing, in the acquisition of Glaisnock House and Estate, the refurbishment and repair costs incurred to date, the provision of site security and insurance and in particular, the 'gift' of Glaisnock House to the Glaisnock Trust on a 50 year lease basis to support and secure the implementation of the Centre for Creativity project.

3.3 The significance of the Glaisnock Trust involvement in the establishment of the European Centre for Creativity at Glaisnock House also requires to be taken into account in a holistic assessment of the development proposals. This is a unique project, with the primary purpose of the centre being to provide residential training courses to encourage creativity and enterprise for young people currently residing in SIP communities. The project is linked to Kilmarnock College of Further and Higher Education and The proposed facility will also create some 40 new jobs through the employment of staff.

3.4 The principal applicant, Bonnington Developments, has been instrumental in providing the 'infrastructure' on which this project has been founded. Without the expenditure to date on securing and repairing Glaisnock House, and the 'gifting' of the building on a 50 year lease, this Centre for Creativity project could not be implemented. It should be further noted that in the event that the Glaisnock Trust fails as an organisation, the applicant has agreed to provide a financial guarantee, as part of a Section 75 Agreement, to ensure that restoration and refurbishment is still undertaken to ensure that it is brought back into a beneficial use.

3.5 With regard to the proposals for Glaisnock House itself, these are considered to be acceptable subject to the imposition of appropriate conditions in both the planning consent and listed building consent. While there are objections from the Scottish Civic Trust and concerns raised by Historic Scotland regarding the conversion of the stable block, it is considered that the proposals are generally sympathetic to the existing building and again. It is important to ensure a viable future for the building to prevent further deterioration in the fabric of the building. The number of units proposed reflects the additional significant costs incurred in the restoration of the stable block, which although not listed individually, is covered by the Category B listing of Glaisnock House itself.

3.6 It is accepted that the proposed development of 36 dwellings within Glaisnock Estate will have a significant impact on the rural landscape but the location of the residential development has been chosen in an attempt to ensure a balance in protecting the setting of Glaisnock House and its historic garden and designed landscape, and also the nature conservation interests within the estate. In order to mitigate the visual impact of the proposed development, it will be necessary to secure the introduction of further tree and shrub planting within the layout of the new residential development and, in particular, along the boundaries of the development itself.

3.7 The proposed development also presents an opportunity to preserve, enhance and implement management of the existing woodland areas within the wider Glaisnock Estate, especially if linked to the educational resources as part of the proposed Centre for Creativity.

3.8 It should additionally be recognised that until its expiry on 25 May 2002, an outline planning consent existed for the development of a residential further education college, conversion and extension of existing house to form an hotel, conversion of stable block to provide staff accommodation and erection of 28 dwellinghouses at Glaisnock House Estate. This consent was reflected in the designation of the Glaisnock Estate as a miscellaneous development opportunity site in the adopted East Ayrshire Local Plan.

3.9 While the conventional mechanism for funds to be channelled into the restoration of Glaisnock House is not met by the current proposals, the level of financial commitment that has been demonstrated by the applicant, and independently verified, has established the foundation of a unique educational facility that will have significant and positive socio-economic benefits to not only the Cumnock area but in the wider East Ayrshire context. The proposed development will also deliver the aims of the policy provisions of the adopted local plan.

3.10 Taking all material considerations into account, it is considered that on balance, the significant benefits to be accrued from the implementation of the development proposals under consideration far outweigh the conflicts with the development plan identified in section 5 above.

3.11 Should the Committee agree with this view, it will be necessary for the following matters to be secured through a Section 75 Agreement in relation to planning application 02/0910/FL:

- (i) the provision of a link footpath along Glaisnock Road, including appropriate street lighting, to connect to the existing footpath network at Skerrington;
- (ii) the agreement of phasing of the proposed residential development linked appropriately to the phasing of the restoration and refurbishment of Glaisnock House;
- (iii) the provision and implementation of an estate management plan in line with the consultation response from Scottish Natural Heritage dated 04 December 2002 which should include:
 - a detailed tree survey to indicate the species, size and condition of all trees liable to be felled or otherwise affected by the proposed development;
 - details, including species, location and quantity of any new landscape planting proposed to accompany the development, as well as any replacement planting or mitigation measures where existing trees are likely to be affected by the development.;
 - a plan indicating conservation and enhancement measures to be carried out within the wider designed landscape associated with Glaisnock House, and to include detailed plans for enhancement and management of existing woodland and parkland; and
 - the conducting of surveys to establish the possible use of the application site by badgers and for the presence of bats and birds within disused buildings.

This estate management plan shall be submitted to and approved by the Planning Authority, in consultation with Scottish Natural Heritage and the Scottish Wildlife Trust, prior to any works commencing on the new residential development.

- (iv) the provision of a financial guarantee from the applicant to ensure that Glaisnock House is brought back into a beneficial state and use, in the event that the Glaisnock Trust is unable to fulfil its obligations in this regard.

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Report by the Head of Planning and Building Control

1. PURPOSE OF REPORT AND BACKGROUND

1.1 The purpose of this report is to present for consideration a joint report on two full planning applications and an associated Listed Building Consent application, which are to be considered by the Development Services Committee under the scheme of delegation due to the nature and scale of the proposals, as the proposed development is partly contrary to the provisions of the development plan, and represents a significant new issue for the Council.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located off the west side of Glaisnock Road approximately half a mile south of Netherthird in Cumnock and comprises the former educational and training centre at Glaisnock House and its substantial designed landscape gardens and wooded policies extending to approximately 43 hectares. The property was formerly in the ownership of the Council but has since been sold to the current applicant.

2.2 The application site itself extends to approximately 20.15 hectares and centres round the Category B listed Glaisnock House, its associated stable block, the former walled garden area adjacent to the stable block and the site of the former Council Parks Department nurseries. The entrance and central part of Glaisnock Estate is heavily wooded and the site contains the Glaisnock

Glen/Velvetere Wood Provisional Wildlife site which generally follows the route of the Glaisnock Water which runs in a west to east direction within the estate.

2.3 The application site is generally level along the entrance road with the level then rising on approaching Glaisnock House which is set on a terrace, giving rise to its designation as a designed garden landscape.

2.4 **Proposed Development:** The proposal for the Glaisnock House and Estate comprises three applications as follows

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The proposed new build residential development comprises a total of 36 detached dwellings generally located to the south of the Glaisnock Water within the former walled garden area, on the site of the former Parks Department Nurseries and around the stable block itself. The proposals provide for 4 Lochranza type dwellings (single storey, 6 apartments), 9 Whithorn type dwellings (two storey, 7 apartments), 9 Askaig type dwellings (two storey, 8 apartments) and 14 Culzean type dwellings (two storey, 8 apartments). The proposed development will be accessed via new residential roads and an upgraded access road from the C36 Glaisnock Road with a new roundabout formed at the junction of the site access with the C36. (Applicant: Bonnington Developments).

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2.5 The proposed new build residential development is being promoted as an 'enabling development' to secure the restoration and future use of Glaisnock House as an educational centre. Bonnington Developments, the principal applicant and owner of the Glaisnock House and Estate has 'gifted' the house to The Glaisnock Trust on the basis of a 50 year lease, for the

purposes of establishing a further educational establishment as The European Centre for Creativity. This facility will provide a wide range of educational resources with art studios, a theatre, music room, drama studio, multi-media and technology suites and garden enterprises.

2.6 The primary purpose of the centre will be to provide residential training courses to encourage creativity and enterprise for young people currently residing in SIP communities. The residential courses are a unique and highly innovative pilot project that will explore new solutions to Scotland's enterprise problems, while many of the other activities proposed will provide much needed investment and development support in East Ayrshire. The project is linked to Kilmarnock College of Further and Higher Education.

2.7 The proposed facility will also provide economic benefits in that it is anticipated that the project could directly create some 40 new jobs through the employment of staff.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has indicated that it has no objections in principle to the proposed developments with the conditions previously applied to planning application 98/0849/OL being applied to the current proposals.

Conditions regarding roads infrastructure requirements can be attached to any consent granted to meet the requirements of the Roads and Transportation Division.

The Roads and Transportation Division has also stated the requirement for the provision of a lit footway linking the development site to the footway system at Skerrington will still apply as will the provision of a roundabout on the C36 site entrance. Internal site details regarding road layout, structures, parking levels etc. must comply with the 1996 Roads Development Guide.

The requirement for the lit link footpath will require to be secured through a Section 75 Agreement and the applicant has indicated acceptance of this provision. The detailed plans submitted also show the provision of the required roundabout on the C36 Glaisnock Road at the entrance to the Glaisnock Estate.

3.2 The Coal Authority has no objections to the proposed developments but advises that a prudent developer would seek appropriate technical advice before works are undertaken on site.

The applicant has been advised of the comments of the Coal Authority.

3.3 Transco and Power Systems have no adverse comments to make on the proposed developments.

Noted.

3.4 Scottish Water has indicated that there are no known sewers to which a connection may be made for the proposed development. Drainage will require to be treated by septic tank or other suitable treatment system to the satisfaction of SEPA. It is advisable that any septic tank should be sited in such a manner as to allow easy access for emptying by tanker. There is an existing water main located in the street adjacent to the development site that may be suitable to provide a supply to the proposed development.

A note can be attached to any consent granted for the proposed development advising the developer to make early contact with Scottish Water regarding the provision of water services.

3.5 The Scottish Wildlife Trust states that the housing associated with the stable block lies outwith but adjacent to the existing Provisional Wildlife Site known as the Glaisnock Glen/ Velveter Wood site. Concern has been raised about the proximity of houses 5, 6 and 7 to the burn. A buffer strip of native trees and shrubs would be preferable to gardens opening onto the watercourse. The pasture may be foraging ground for badgers and SWT recommends surveying for them. The likelihood of bats and birds nesting in the buildings has implication for timing and method of construction so should also be investigated further.

It is considered that the proposed development presents an opportunity to secure the production and implementation of a detailed management plan for the Glaisnock Estate. This Management Plan can be secured by means of a Section 75 Agreement and should be produced prior to the commencement of new development within the Glaisnock Estate. The requirement for appropriate surveys to be undertaken and the provision of appropriate buffer planting along the margins of the Glaisnock Water should form part of this Management Plan.

The Trust states that Glaisnock House and its grounds lie within the Provisional Wildlife Site. As it would appear that the house is going to be used in a similar way to the previous school, SWT cannot conceive of any detriment to wildlife that would occur. It is assumed that the mature trees and other younger blocks are considered to be an asset to the developer and will be retained. The glen and other associated woodland used to be managed to protect wildlife, maintain access and provide an educational experience. SWT suggests the revival of this approach, perhaps in association with East Ayrshire Woodlands.

As indicated above, it is considered appropriate to secure the enhancement and management of the wider Glaisnock Estate wooded policies through a formal Management Plan. This would assist in achieving the aspirations of SWT.

The Trust also indicates that the proposed new roundabout at the entrance to the estate also lies within the Provisional Wildlife Site and it breaches a mature hawthorn hedge and removes an ornamental tree. The hedge should be restored around the new curve of the roundabout. The triangle of woodland behind it is mostly semi- natural and should not be disturbed during the road works.

Conditions can be attached to any consent granted for the proposed development to meet the requirements of SWT.

3.6 East Ayrshire Countryside Services (Outdoor Access) states that Glaisnock House grounds has informal access for the local community and that the existing short network of paths could be maintained with some upgrading and improvement by installing pedestrian bridges over streams and clearing areas of vegetation to keep the path clear. Where appropriate, well designed way markers can be installed so pedestrians are advised of the suitable path.

It is considered that the issue of public access and footpath can be addressed through the requirement for a Management Plan for the estate, to ensure that the suggestions made by the Outdoor Access section does not result in any detrimental impact on the integrity of the Provisional Wildlife Site.

3.7 The Architectural Heritage Society of Scotland in respect of the listed building consent application, commends the proposed re-instatement of the magnificent and finds the conversion of the stable block generally acceptable. As to the proposed new residential development, the Society would prefer to see houses no.20 and 21 deleted and replaced by an extension of the area of trees and shrubs. This would provide a more sympathetic setting for the stable block.

Noted. The layout of the proposed development has been amended and it is considered that the impact of new residential development on the setting of the stable block can be alleviated by the introduction of additional landscaping and screen planting measures.

3.8 The Garden History Society in Scotland states that while it has no objection in principle to the alteration of rooms in the 'B' listed mansion house, or to the conversion of the stable block to residential units, it does have significant concerns about the layout and extent of the projected car parking around the house. The Society notes that part of the area intended for car parking extends onto and occupies much of the 'B' listed garden terraces, on the main arrival to the front of the house. The Society is concerned at the likely effect on this car parking on the immediate setting of the listed building and on views from its main approach. The Society is therefore minded to record its objection to the development in its present form.

The applicant has considered the views of the GHS and amended proposals have been submitted that show the relocation of most of the proposed parking from the front of Glaisnock House to the rear. It is considered that the concerns of the GHS have been suitably addressed while taking into account other factors including impact on the provisional wildlife site and the parking requirements necessary to serve the proposed educational centre including provision for the disabled. The amended proposals have been forwarded to the GHS for further comment but a response has not been received at the time of writing this report.

The Society indicates its regret at the loss of part of the designed landscape, including the walled garden, to the new housing development, but accepts that this is to be located across the Glaisnock Water, away from the immediate environs of the house. The Society believes that the remaining elements of the designed landscape, particularly the views towards and away from the principal elevations of the house, from the neighbouring public roads and from the main approach to the house, all deserve to be protected from further encroachment by built development. In view of this, the Society feels bound to voice its concerns about the applicant's apparent intention to seek outline approval for further built development. The Society believes that further development within the grounds of Glaisnock House should be strongly resisted.

The GHS refers to a proposal by the applicant to also seek outline consent for residential development within part of the Glaisnock Estate. This application (Ref. No. 02/0860/FL) has now been withdrawn from consideration.

3.9 The Scottish Civic Trust indicates that it is aware of the planning history of this fine Category B listed country house and welcomes the proposed refurbishment and use again as a college of further education after some years of disuse. The closure of the previous college and subsequent deterioration in the condition of the fabric has resulted in the Trust entering it onto its Buildings at Risk Register. The Trust is therefore delighted that this application is for the same type of use and involves very little alteration to the fabric of the building.

Noted.

The Trust commends the proposal to restore the original conservatory and have only a few comments on the proposed alterations to the house itself. The Trust does not consider the proposed in-filling of the slit windows in the original service courtyard to be necessary. Frosted glass within a fixed frame would allow for these details to be respected. The Trust would encourage the retention of as many flues and chimney pieces as possible. Any that cannot be retained should simply be boarded up rather than bricked up and a ventilation grille fitted. The en-suites in the dormitories and subdividing partitions should be carefully cut around any cornicing, some of which is very elaborate, in order to ensure any future wish to reverse these additions

without loss or damage to the original fabric. The Trust also recommends that the disabled access ramp to the main building be constructed from natural stone to match the existing.

Conditions can be attached to any consent granted for the proposed development to meet the requirements of the Trust.

The Trust realises that some enabling development is likely to be required to ensure the repair and restoration of this somewhat beleaguered building. However the Trust does not believe that this can justify the number of proposed units from the stable block, which is included in the listing of this building. This part of the application is grossly overambitious and would severely compromise the architectural integrity and character of the stable block. The attempt to shoehorn 10 units into this modest structure has resulted in unsatisfactory cramped layouts and insensitive alterations to the exterior. The Trust is particularly opposed to the mansard roof, GRP clad dormers and extensions with added conservatories and porches. The Trust therefore objects to this part of the proposal.

The applicant has been advised of the comments of the Scottish Civic Trust. Amended plans have been submitted to address some of the concerns raised by the Scottish Civic Trust. However, the proposals, as amended are considered to represent a sympathetic scheme for the restoration and refurbishment of the stable block, the condition of which is deteriorating. The stable block itself is not individually listed but forms part of the listing of Glaisnock House itself. The proposals have been simplified to remove porches and the use of inappropriate finishes, but the level of accommodation remains at 10 units. The incorporation of the mansard roof also remains but this feature will be to the internal courtyard area and will not be visually intrusive. Conversion of this property to residential use is considered to consistent with policy as indicated in Section 5 below and this part of the development proposals does not form part of any 'enabling' development.

In terms of the proposed residential development, there is no evidence to indicate whether or not such a level of enabling development is required for this project and the Trust recommends that such documentation is included as it is a requirement of NPPG18: Planning and the Historic Environment where it states that enabling development should 'in all cases, be regulated so that the funds raised from the sale of the enabling development are successfully channelled into the conservation of the building or buildings to which the enabling development relates'

The applicant has provided detailed financial information to support and justify the level of enabling development required enable The Glaisnock Trust to restore and refurbish Glaisnock House to ensure its use as an educational facility. This financial

information has been independently assessed and verified. This matter is further discussed in Section 5 of the report.

3.10 Historic Scotland welcomes the application for the re-use of the listed building and is not opposed to the use proposed. HS has some areas of concern regarding the level of information provided in the submission and would comment on a few points of detail. In the case of listed building consent applications, it is recommended that the drawings are submitted at a minimum scale of 1:50 which usually ensures that all of the relevant issues and details are addressed at the application stage. HS indicates that since this is a large property an enlargement to 1:100 for the floor plans of the main house and the drawings of the stable block may be adequate for the purposes of determining this application

The applicant has provided drawings to the scale required by HS.

HS has no comments to make about the internal works to the lower ground floor plan. The upper ground floor is the principal floor of the building. HS is concerned to note that it is intended to remove some of the features of interest from the main rooms of this floor. HS recommends that the red marble and granite fire surround and any period grate is retained in the Staff Office. The low cupboards, fire surround and mirror are a set-piece in the boardroom and should be retained. The drawings should show the retention of the gothic door at the south end of the main central hallway below the main staircase. The drawing should also clarify the retention of the fireplace and cupboard door in the waiting room which connects to the conservatory. Details should be provided of the stair lift proposed for the entrance stair indicating its appearance and the way it is mounted on or against the historic fabric. HS would not oppose the blocking up of the fireplace in the housekeeper's lounge. With regard to the first floor plan, HS comments that the fireplace in Bedroom 7 should be retained or re-sited in another room. Details should be provided to show how the en-suite facilities are to be incorporated without causing damage to cornices where these are present and to ensure that the works are reversible.

Conditions can be attached to any listed building consent granted for the proposed development to meet the requirements of Historic Scotland.

HS is pleased to see a proposal for the re-instatement of the conservatory. It is noted that the drawing specifies re-building to the original design. Although the form would appear to be correct, HS recommends that evidence should be provided to demonstrate the origin of the design shown as this is a very important and conspicuous element of the proposals. Drawings of the proposals should be provided at a scale no smaller than 1:50 with more detailed drawings showing section sizes to be used. The drawings should also indicate any opening lights and be clearly annotated with specifications of materials and finishes.

Refurbishment and restoration of Glaisnock House will be undertaken in a phased manner. The specific details of the conservatory have not yet been finalised at this stage. A condition can be attached to any consent granted for the proposed development to require the applicant to submit detailed proposals for the conservatory, in line with the requirements of Historic Scotland, for the approval of the Planning Authority, prior to works commencing on the conservatory.

HS is not opposed to the principle of the disabled access ramp adjacent to the main entrance steps subject to the detailed design and specification of materials being acceptable.

Noted.

Although the stable block is not listed in its own right, HS understands that the Council recognises that it is 'B' listed by being a cartilage building of the main subject of listing. Despite its dilapidated state, the stables would probably merit an individual listing if the Statutory List for this parish was brought up to date. HS is strongly opposed to the level of development proposed for this relatively small building as this clearly necessitates a significant intervention to the character of the building. HS suggests the number of units be limited to four or five in order to retain the existing window pattern as much as possible. HS would oppose the removal of chimneys as this will have an adverse effect on the character of the building.

The applicant has been advised of the comments of Historic Scotland. Amended plans have been submitted to address some of the concerns raised by both Historic Scotland and the Scottish Civic Trust. However, the proposals, as amended are considered to represent a sympathetic scheme for the restoration and refurbishment of the stable block, the condition of which is deteriorating. The stable block itself is not individually listed but forms part of the listing of Glaisnock House itself. The proposals have been simplified to remove porches and the use of inappropriate finishes, but the level of accommodation remains at 10 units. The incorporation of the mansard roof also remains but this feature will be to the internal courtyard area and will not be visually intrusive.

3.11 The Scottish Environment Protection Agency has no objections in principle to the proposed development provided the drainage arrangements are to SEPA's satisfaction. In this regard the sewage treatment facility serving the property is too small to treat the effluent from the finished development. If planning permission is granted SEPA requests that a conditions requiring SEPA's agreement must be obtained for the sewage arrangements at the sites. The developer should select and install suitable SUDS to treat and attenuate the surface water leaving the site. SEPA also indicates that all waste materials generated by the development that require to be removed

such as construction and demolition wastes, which may also include excavated material, must be removed from the site by authorised persons.

SEPA and the applicant have already had discussions regarding the drainage arrangements for the Glaisnock Estate developments. Conditions can be attached to any consent granted to meet the requirements of SEPA.

3.12 Scottish Natural Heritage has indicated that it does not object to the development as proposed subject to the satisfactory production and implementation of a detailed estate management plan for the application site and other land surrounding Glaisnock House in the control of the applicant. This estate management plan should include the following:

- (i) a detailed tree survey to indicate the species, size and condition of all trees liable to be felled or otherwise affected by the proposed development;
- (ii) details, including species. Location and quantity of any new landscape planting proposed to accompany the development, as well as any replacement planting or mitigation measures where existing trees are likely to be affected by the development.;
- (iii) a plan indicating conservation and enhancement measures to be carried out within the wider designed landscape associated with Glaisnock House, and to include detailed plans for enhancement and management of existing woodland and parkland.

SNH states that satisfactory resolution of the above matters is considered necessary to conserve and where possible, enhance the integrity of the designed landscape associated with Glaisnock House. In order to ensure the satisfactory implementation of such a management plan, SNH suggests that this requirement be made the subject of a legal agreement relating to any consent.

The applicant has indicated a willingness to provide the estate management plan in accordance with the requirements of SNH, as part of a Section 75 Agreement.

4. REPRESENTATIONS

4.1 Apart from the consultee objections from the Scottish Civic Trust and The Garden History Society, no other third party representations have been received with regard to the proposed developments.

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 (1999) and the Adopted East Ayrshire Local Plan (2003)

Ayrshire Joint Structure Plan

5.2 Policy G1 states that any proposed development outwith settlement boundaries shall not conform to the structure plan except:

- A where it specifically accords with other policies in the structure plan;
- B in locations identified in local plans for that specific development purpose; and
- C where the proposed development meets appropriate development criteria as defined by the structure and local plan.

The proposed development site lies outwith the settlement boundary of Cumnock. However the site is identified in the East Ayrshire Local Plan as a miscellaneous development opportunity site and the uses proposed comply with this designation. However the Local Plan allows limited enabling development and, provided that there is a financial justification for the erection of 36 dwellings, it is considered therefore that the proposed development would comply with criterion B of the above mentioned policy. In this regard, the financial appraisal, which has been independently assessed, supports the view that an enabling development of 36 dwellings is required to secure restoration of Glaisnock House.

East Ayrshire Local Plan

5.3 The application site is affected by Policy RURAL AREA6 (Site Ref: 197M – Glaisnock House, Cumnock) which states that the Council will encourage and support the development of this site for mixed use educational, hotel, leisure and recreation and limited, enabling residential purposes. Any development of the site should take due regard of the nature conservation interest of the area and fully respect, preserve and manage the existing woodland areas within the site.

The proposed residential development, the conversion of the stable block for residential use and the refurbishment of Glaisnock House as a further educational centre for creativity are uses which are consistent with the mixed use development opportunity designation. It is considered that the proposed development, while recognised as being of significant scale, is located such to ensure that the impact on the existing nature conservation interests is minimised. In line with the comments of

Scottish Natural Heritage, the proposed development represents an opportunity to preserve, enhance and implement management of the existing woodland areas within the Glaisnock Estate, especially if linked to the educational resources as part of the proposed Centre for Creativity. Issues regarding the limited, enabling residential purposes are discussed under Policy RES8 below.

Nonetheless, the proposed developments are considered to be consistent with Policy RURAL AREA6.

5.4 With regard to the proposed stable conversion, this would fall to be assessed against Policy RES7 which encourages the rehabilitation or conversion of existing, and traditionally designed and constructed buildings to residential use, subject to a set of stated criteria being met, as follows;

- (i) *the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;*

It is considered that condition of the stable block is such that it is suitable for conversion to residential use. The conversion will also result in the building, which forms part of the Category B listing of Glaisnock House, being brought back into a beneficial use and securing its future.

- (ii) *the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building;*

Although the conversion proposals involve the erection of extensions to the stable block, the existing structure will, in the main, be retained in accordance with this criterion.

- (iii) *the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;*

The consultation process has not identified any significant adverse issues in relation to site infrastructure.

- (iv) *the proposal is fully in keeping with the character and appearance of the area within which it is located;*

Although there are objections to aspects of the proposed stable conversion from the Scottish Civic Trust and concerns raised by Historic Scotland, it is considered that the proposals are in character and sympathetic to the locality in which the stable block is located.

- (v) *the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and*

It is considered that the proposals for the stable block are generally sympathetic to the style and design of the existing building. Although concerns have been raised by consultees regarding the level of development and use of extensions, it is considered that

- (vi) *the proposal does not damage the architectural integrity of the building and reuses wherever possible, any existing traditional building materials found on site.*

See comments above.

It is considered that the proposed conversion of the stable block is consistent with the provisions of Policy RES7.

5.5 The proposed development of 36 dwellinghouses within Glaisnock Estate is being promoted as an 'enabling development' to secure and ensure the use of Glaisnock House as an educational facility as a Centre for Creativity. In this regard the proposal requires to be assessed against Policy RES8. The provisions of this policy state that where a proposal relates to the conversion of a large residential or institutional listed building located within its own grounds to a sympathetic alternative use, an associated but limited enabling development of new build housing may be considered acceptable by the Council, subject to all of the following criteria being met:

- (i) *funds raised from the sale of the enabling development are channelled into the conservation of the building to which the development relates;*

In this particular case, the proposed 'enabling development' of 36 dwellings is being promoted to allow the applicant to recover the significant expenditure already made to date, and continuing, in the acquisition of Glaisnock House and Estate, the refurbishment and repair costs incurred to date, the provision of site security and insurance and in particular, the 'gift' of Glaisnock House to the Glaisnock Trust on a 50 year lease basis to support and secure the implementation of the Centre for Creativity project. This results in a significant loss of potential rental income over this 50 year period. In addition significant infrastructure costs will accrue to ensure that Glaisnock House can operate as a Centre for Creativity

The restoration and refurbishment of Glaisnock House will essentially be undertaken by the Glaisnock Trust through the securing of grant funding some of which has already been secured. Part of this funding has also been provided by

Bonnington Developments as part of its commitment towards the Centre for Creativity project.

The applicant has provided financial information in order to justify the proposed level of new build development within the estate required to recover the aforementioned costs. This information has been independently appraised and it has been verified that the proposal for 36 new dwellings is justified in this case.

However, in this particular case, given that significant funds have already been committed to the project, the method of enablement is not through the direct channelling of funds arising from the sale of the proposed new houses to ensure the conservation of Glaisnock House. In this regard, the proposed development does not meet this criterion of the policy.

- (ii) *the new build element does not result in the division and fragmentation of the building and its grounds insofar as management of the area is concerned;*

The proposed new build development will not result in the division or fragmentation of Glaisnock House or the estate. In deed the proposed new build development affords the opportunity to secure future management of the estate and its conservation interests.

- (iii) *the developer can demonstrate that financial assistance is not available from any other source;*

It is clear that grant funding will be sought from various sources by the Glaisnock Trust, however much of this funding will be channelled towards the operation of the proposed Centre of Creativity.

- (iv) *the extent of any new build element is restricted to the absolute minimum to unlock the development potential of the building and to facilitate its restoration;*

The key to ensuring that the Glaisnock Trust's project for the establishment of the proposed Centre for Creativity within Glaisnock House rests with Bonnington Development's 'gift' of the asset to the Trust. While the proposed new build element will not strictly speaking unlock the development potential of the building, as to some extent this has already happened with the 'gift' and expenditure incurred to date, the extent of the new build proposed is that which is required to recover these costs and underpins the future of Glaisnock House as an educational centre.

The refurbishment and new build costs and the applicant's anticipated sales revenue from the new building units have been assessed within the 'template' agreed by the Development Services Committee in December 2003. The report to that Committee sought to clarify the operation of the "enabling" Policy RES 8. The Council has engaged independent consultants to review the costings attributed to the new build and refurbishment elements of the proposal as well as the applicant's claimed sales revenue from the development. In broad terms the Council's consultants has calculated that the costings are generally realistic and are based on accurate assumptions regarding the nature, scope and likely costs of the works required. The consultant has however queried the viability of the new build because of the absence of demand for the number and value of the houses proposed and because the profit margin is unrealistic. In terms of planning considerations however, the marketability of the development is not considered to be material. Should the housing demand not be present and the applicant wishes to revisit aspects of the proposed scheme, then that process would trigger a fresh planning application which would be considered on its own merits.

- (v) *the new build element meets the provisions of all other relevant housing policies;*

The proposed new residential development meets with the policy provisions of other relevant housing policies within the EALP.

- (vi) *the proposed enabling development is located and designed so as to have minimum impact on the architectural and historic interest, character and setting of the historic environment, including any designation of the area as an Historic Garden and Designated Landscape; and*

The proposed new build development has been sited so as to ensure that for the most part, the impact on Glaisnock House and its setting is minimised. It is recognised that that the level of new build development proposed has raised concerns but it is considered that if this level is justifiable in financial terms, then the proposals represent a reasonable balanced layout taking into account the need to minimise impact of both the built and natural heritage interests relating to Glaisnock Estate.

- (vii) *the design of the enabling development reflects and compliments the style and design of the original building located on the site.*
It is considered that the enabling development is sympathetic to the style and design of Glaisnock House.

Any permitted enabling residential development will be made the subject of an appropriate Section 75 Agreement regarding the phasing of construction and other related design and layout matters.

The financial information provided for the refurbishment and restoration of Glaisnock House indicates that this will be carried out in a phased manner. It is therefore considered appropriate, should approval be granted, to similarly seek a phasing of the enabling development linked to the restoration programme because funding has already been implemented in advance of the enabling development.

This is however considered to be acceptable as the funds already committed have resulted in the retention of the listed building in a reasonable condition and is thus in accordance with the spirit of policy.

It is considered that the proposed enabling development is not totally in accordance with the provisions of Policy RES8.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the applications are the consultation responses, National Planning Policy Guideline 18: Planning and the Historic Environment and the planning history of the site.

Consultation Responses

6.2 The consultation responses, in terms of site infrastructure do not indicate that planning permission should be withheld. However, while the refurbishment of the Category 'B' listed Glaisnock House is wholly supported, the Scottish Civic Trust has objected to proposals for the stable block conversion and to the level of new residential development within the Glaisnock Estate. These concerns have also been echoed by Historic Scotland. It is considered that the applicant has attempted to address some of these concerns and that the remaining concerns require to be balanced against the opportunity to secure a viable, valuable and economically beneficial project that will ensure that Glaisnock House and the stable block will not fall into further disrepair.

NPPG 18: Planning and the Historic Environment

6.3 Paragraph 57 indicates that where a building is seriously at risk from neglect as a result of the inability of all concerned to stabilise its decay or to find an appropriate new use, then the Planning Authority should consider the merits of new development. The principal purpose of enabling development should be to rescue historic buildings from imminent collapse or further decay.

The site is identified in the EALP as a mixed use development opportunity site, including limited enabling residential development. Implementation of the development proposals under consideration will result in the listed building from deteriorating further in terms of its condition. Its location renders it extremely vulnerable to potential vandalism and damage, factors that thus far has been managed due to ongoing provision of site security.

The NPPG further states that enabling development should in all cases be regulated so that the funds raised from the sale of the enabling development are successfully channelled into the conservation of the building(s) to which the enabling development relates.

In this particular case, the method of enablement is not through the direct channelling of funds arising from the sale of the proposed new houses to ensure the conservation of Glaisnock House.

Planning History

6.4 There have been a number of applications relating to Glaisnock House and Estate, the more pertinent of which are as follows:

- (i) A full planning application for the development of a fire fighting training centre was withdrawn prior to the determination of the application (Ref. No. 96/0616/FL).
- (ii) An outline application for the development of a residential further education college, conversion and extension of existing house to form an hotel, conversion of stable block to provide staff accommodation and erection of 28 dwellinghouses at Glaisnock House Estate was approved on 25 May 1999. This consent was never implemented and expired on 25 May 2002 (Ref. No. 98/0849/OL).
- (iii) An outline planning application for residential development on part of Glaisnock Estate has been lodged for consideration. This application was withdrawn on 28 January 2004 (Ref. No. 02/0860/OL).
- (iv) A full application for the erection of a new lodge house at the entrance to the estate has been lodged for consideration. This application has not yet been determined (Ref. No. 04/0022/FL).
- (v) A full application for the erection of a new implement store within the estate has also been lodged for consideration. This application has not yet been determined (Ref. No. 04/0021/FL).

It is considered that the more recent grant of outline planning permission under application 98/0849/OL is a significant material consideration in relation to the consideration of the current proposed developments albeit that the consent has expired.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council associated with the determination of this application. Legal implications would arise from the requirement for a Section 75 Agreement to address issues listed in Section 8.11 below.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, the proposed developments are in the main 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 applications should be approved unless material considerations indicate otherwise. However, it is recognised that in respect of the proposed new residential development, the mechanism of enablement does not conform to the provisions of the development plan.

8.2 The scale of the enabling development is significant; however independent appraisal of the financial information provided by the applicant has been independently verified and justifies the erection of the proposed 36 dwellings. As indicated in Section 5 above, the enabling development in this instance is necessary to recover the significant expenditure already made to date, and continuing, in the acquisition of Glaisnock House and Estate, the refurbishment and repair costs incurred to date, the provision of site security and insurance and in particular, the 'gift' of Glaisnock House to the Glaisnock Trust on a 50 year lease basis to support and secure the implementation of the Centre for Creativity project.

8.3 The significance of the Glaisnock Trust involvement in the establishment of the European Centre for Creativity at Glaisnock House also requires to be taken into account in a holistic assessment of the development proposals. This is a unique project, with the primary purpose of the centre being to provide residential training courses to encourage creativity and enterprise for young people currently residing in SIP communities. The project is linked to Kilmarnock College of Further and Higher Education and The proposed facility will also create some 40 new jobs through the employment of staff.

8.4 The principal applicant, Bonnington Developments, has been instrumental in providing the 'infrastructure' on which this project has been founded. Without the expenditure to date on securing and repairing Glaisnock House, and the 'gifting' of the building on a 50 year lease, this Centre for Creativity project could not be implemented. It should be further noted that in the event that the Glaisnock Trust fails as an organisation, the applicant has agreed to provide a financial guarantee, as part of a Section 75 Agreement, to ensure that restoration and refurbishment is still undertaken to ensure that it is brought back into a beneficial use.

8.5 With regard to the proposals for Glaisnock House itself, these are considered to be acceptable subject to the imposition of appropriate

conditions in both the planning consent and listed building consent. While there are objections from the Scottish Civic Trust and concerns raised by Historic Scotland regarding the conversion of the stable block, it is considered that the proposals are generally sympathetic to the existing building and again. It is important to ensure a viable future for the building to prevent further deterioration in the fabric of the building. The number of units proposed reflects the additional significant costs incurred in the restoration of the stable block, which although not listed individually, is covered by the Category B listing of Glaisnock House itself.

8.6 It is accepted that the proposed development of 36 dwellings within Glaisnock Estate will have a significant impact on the rural landscape but the location of the residential development has been chosen in an attempt to ensure a balance in protecting the setting of Glaisnock House and its historic garden and designed landscape, and also the nature conservation interests within the estate. In order to mitigate the visual impact of the proposed development, it will be necessary to secure the introduction of further tree and shrub planting within the layout of the new residential development and, in particular, along the boundaries of the development itself.

8.7 The proposed development also presents an opportunity to preserve, enhance and implement management of the existing woodland areas within the wider Glaisnock Estate, especially if linked to the educational resources as part of the proposed Centre for Creativity.

8.8 It should additionally be recognised that until its expiry on 25 May 2002, an outline planning consent existed for the development of a residential further education college, conversion and extension of existing house to form an hotel, conversion of stable block to provide staff accommodation and erection of 28 dwellinghouses at Glaisnock House Estate. This consent was reflected in the designation of the Glaisnock Estate as a miscellaneous development opportunity site in the adopted East Ayrshire Local Plan.

8.9 While the conventional mechanism for funds to be channelled into the restoration of Glaisnock House is not met by the current proposals, the level of financial commitment that has been demonstrated by the applicant, and independently verified, has established the foundation of a unique educational facility that will have significant and positive socio-economic benefits to not only the Cumnock area but in the wider East Ayrshire context. The proposed development will also deliver the aims of the policy provisions of the adopted local plan.

8.10 Taking all material considerations into account, it is considered that on balance, the significant benefits to be accrued from the implementation of the development proposals under consideration far outweigh the conflicts with the development plan identified in section 5 above.

8.11 Should the Committee agree with this view, it will be necessary for the following matters to be secured through a Section 75 Agreement in relation to planning application 02/0910/FL:

- (iv) the provision of a link footpath along Glaisnock Road, including appropriate street lighting, to connect to the existing footpath network at Skerrington;
- (v) the agreement of phasing of the proposed residential development linked appropriately to the phasing of the restoration and refurbishment of Glaisnock House;
- (vi) the provision and implementation of an estate management plan in line with the consultation response from Scottish Natural Heritage dated 04 December 2002 which should include:

- a detailed tree survey to indicate the species, size and condition of all trees liable to be felled or otherwise affected by the proposed development;
- details, including species, location and quantity of any new landscape planting proposed to accompany the development, as well as any replacement planting or mitigation measures where existing trees are likely to be affected by the development.;
- a plan indicating conservation and enhancement measures to be carried out within the wider designed landscape associated with Glaisnock House, and to include detailed plans for enhancement and management of existing woodland and parkland; and
- the conducting of surveys to establish the possible use of the application site by badgers and for the presence of bats and birds within disused buildings.

This estate management plan shall be submitted to and approved by the Planning Authority, in consultation with Scottish Natural Heritage and the Scottish Wildlife Trust, prior to any works commencing on the new residential development.

- (iv) the provision of a financial guarantee from the applicant to ensure that Glaisnock House is brought back into a beneficial state and use, in the event that the Glaisnock Trust is unable to fulfil its obligations in this regard.

9. RECOMMENDATIONS

9.1 It is recommended that planning application 02/0910/FL be approved subject to the conditions on the relevant attached sheet, but that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily conclude a Section 75 Agreement with the applicants regarding the obligations referred to in Section 8.11 of this report.

9.2 It is recommended that Listed Building Consent application 02/0865/LB be approved subject to the conditions on the relevant attached sheet but that the decision be withheld until the application has been formally notified to and has been cleared by Historic Scotland

**under the Listed Buildings and Buildings in Conservation Areas
(Scotland) Regulations 1997**

9.3 It is recommended that planning application 03/1108/FL be approved subject to the conditions on the relevant attached sheet.

**Alan Neish
Head of Planning and Building Control**

29 January 2004

HM/HM

FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices and certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan (1999).
6. NPPG 18: Planning and the Historic Environment
7. Previous applications 96/0616/FL, 98/0849/OL and 02/0860/OL
8. Current applications 04/0021/FL and 04/0022/FL

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

Implementation Officer: Alan Neish

Location	Glaisnock House Estate, Benston Road, CUMNOCK
Nature of Proposal:	Conversion of existing stables block and new residential housing development consisting of 36 villas and bungalows
Name and Address of Applicant:	Bonnington Developments Limited, 42 Auchinleck Road, CUMNOCK
Name and Address of Agent	W.I. Munro, 1 Seaford Street, KILMARNOCK

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

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

1. The proposed development shall be carried out in accordance with the amended application form and plans received by the Planning Authority on 20 October 2003.

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

2. 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.

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

3. Prior to the commencement of development on site, the applicant shall submit to, and have approved by the Planning Authority, details of any ancillary service buildings or structure that are required to be provided as part of the service infrastructure for the proposed development.

REASON – In the interests of visual amenity.

4. Access to the site shall be taken by a new lit roundabout on the C36 Benston Road, designed to the standards of the Design manual for Roads and Bridges, and shall be constructed prior to the commencement of development within the Glaisnock

REASON – To ensure a proper and safe access to serve the proposed development.

5. Notwithstanding the provisions of condition 4 above, the access arrangements shall retain and incorporate the existing gate entrance feature of Glaisnock Estate.

REASON – In the interests of retaining the character of the estate.

6. Prior to the commencement of development on site, the applicant shall submit to, and have approved by the Planning Authority, a detailed landscaping plan for the site that shall provide for the introduction of tree and shrub planting within the new residential development site. The details to be submitted shall include proposals for the treatment of the boundaries of the development site, such as to mitigate the visual impact of the new residential development on the rural environment. The details shall include the species, size and number of trees and shrubs to be planted within the

site, including the introduction of hedgerows, and shall be incorporated within an Estate Management Plan for the Glaisnock Estate.

REASON – In the interests of visual amenity.

7. Prior to the commencement of development, the applicant shall submit to, and have approved by the planning Authority, samples of the external wall finishing and roof finishing materials to be used in the construction of the proposed new dwellinghouses.

REASON – In the interests of visual amenity

8. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any domestic garages associated with the development shall be of a permanent construction and finished in the same materials as the dwellinghouse to which it relates.

REASON – To ensure that any future domestic garages within the site are an appropriate match with the approved dwellinghouses in the interests of visual amenity.

9. Construction works on site shall not be carried out prior to 0800 hours and after 1800 hours on Mondays to Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

10. Prior to the commencement of development on site, the developer shall submit to, and have approved by the Planning Authority details of plot boundary fencing or walls to be constructed within the development. In this regard, the developer shall provide appropriate boundary screening / fencing along the rear boundaries of the proposed plots. Where the boundary of any plot lies adjacent to the Glaisnock Water, consideration shall be given to the use of screen planting or use of hedgerows.

REASON – In the interests of residential and visual amenity.

11. Where existing hedgerow is removed to allow for the construction of the new access roundabout on the C36 Benston Road, this shall be replanted around the curve of the roundabout.

REASON – In the interest 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 roads and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555 330. 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.

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0865/LB

Location	Glaisnock House, Benston Road, CUMNOCK
Nature of Proposal:	Proposed alterations to further education college and conversion of stables block
Name and Address of Applicant:	Bonnington Developments Limited, 42 Auchinleck Road, CUMNOCK
Name and Address of Agent	W.I. Munro, 1 Seaford Street, KILMARNOCK

DPO's Ref: []
PPO's Ref; [Hugh Melvin]

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

1. The proposed development shall be carried out in accordance with the amended approved plans (i.e. drawing nos. 2574W1, 2574W2, 2574W3, 2574W4, 2574W5, 2574W6, 2574W7C, 2574W8A, 2574W9A, 2574W10B, 2574W11B, 2577W10.3, 2577W10.4, 2577W10.5 and 2577W10.6)

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

2. Prior to the commencement of works on site, the applicant shall provide detailed drawings, at a scale of 1:50 or better, of the new glazing to be installed between the stone pillars of the service wing of Glaisnock House, for approval by the Planning Authority, in consultation with Historic Scotland.

REASON – To ensure that the character of the listed building is retained

3. The red marble and granite fire surround and any period grate shall be retained in the staff room in the upper ground floor.

REASON – To ensure that the character of the listed building is retained

4. The low cupboards, fire surround and mirror in the boardroom of the upper ground floor shall be retained as a set piece.

REASON – To ensure that the character of the listed building is retained

5. The gothic door at the south end of the main central hallway on the upper ground floor shall be retained, as shall the fireplace and cupboard door in the waiting room adjacent to the proposed rebuilt conservatory.

REASON – To ensure that the character of the listed building is retained

6. Prior to the construction of the proposed conservatory, the applicant shall provide detailed drawings of the proposals, at a scale of no less than 1:50, for approval by the Planning Authority in consultation with Historic Scotland.

REASON – To ensure that the proposed details are in keeping with the character of the listed building.

7. The proposed disabled access ramp shall be constructed in materials to match the external finish of the listed building.

REASON – To ensure that the character of the listed building is retained

8. The existing fireplace in bedroom 7 of the first floor shall be retained or re-sited in another room, to the satisfaction of the Planning Authority.

REASON – To ensure that the character of the listed building is retained

9. Prior to the commencement of works, the applicant shall submit to the Planning Authority for approval, details of how the subdividing partitions of en-suites are to be incorporated without causing irreversible damage to existing cornices.

REASON – To ensure that the character of the listed building is retained

Location	Glaisnock House, Benston Road, CUMNOCK
Nature of Proposal:	Refurbishment of existing building, rebuilding of conservatory, formation of new disabled access ramp and new access to courtyard
Name and Address of Applicant:	The Glaisnock Trust, Moffat House, 12-14 Nineyards Street, SALTCOATS
Name and Address of Agent	W.I. Munro, 1 Seaford Street, KILMARNOCK

DPO's Ref: []
PPO's Ref; [Hugh Melvin]

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

1. The proposed development shall be carried out in accordance with the amended approved plans (i.e. drawing nos. 2574W1, 2574W2, 2574W3, 2574W4, 2574W5, 2574W6, 27574W7C, 2574W8A, 2574W9A, 2574W10B and 2574W11B)

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

2. Prior to the commencement of works on site, the applicant shall provide detailed drawings, at a scale of 1:50 or better, of the new glazing to be installed between the stone pillars of the service wing of Glaisnock House, for approval by the Planning Authority, in consultation with Historic Scotland.

REASON – To ensure that the character of the listed building is retained

3. The red marble and granite fire surround and any period grate shall be retained in the staff room in the upper ground floor.

REASON – To ensure that the character of the listed building is retained

4. The low cupboards, fire surround and mirror in the boardroom of the upper ground floor shall be retained as a set piece.

REASON – To ensure that the character of the listed building is retained

5. The gothic door at the south end of the main central hallway on the upper ground floor shall be retained, as shall the fireplace and cupboard door in the waiting room adjacent to the proposed rebuilt conservatory.

REASON – To ensure that the character of the listed building is retained

6. Prior to the construction of the proposed conservatory, the applicant shall provide detailed drawings of the proposals, at a scale of no less than 1:50, for approval by the Planning Authority in consultation with Historic Scotland.

REASON – To ensure that the proposed details are in keeping with the character of the listed building.

7. The proposed disabled access ramp shall be constructed in materials to match the external finish of the listed building.

REASON – To ensure that the character of the listed building is retained

8. The existing fireplace in bedroom 7 of the first floor shall be retained or re-sited in another room, to the satisfaction of the Planning Authority.

REASON – To ensure that the character of the listed building is retained

9. Prior to the commencement of works, the applicant shall submit to the Planning Authority for approval, details of how the subdividing partitions of en-suites are to be incorporated without causing irreversible damage to existing cornices.

REASON – To ensure that the character of the listed building is retained.

10. 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.

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

11. Prior to the commencement of development on site, the applicant shall submit to, and have approved by the Planning Authority, details of any ancillary service buildings or structure that are required to be provided as part of the service infrastructure for the proposed development.

REASON – In the interests of visual amenity.

12. Access to the site shall be taken by a new lit roundabout on the C36 Benston Road, designed to the standards of the Design manual for Roads and Bridges, and shall be constructed prior to the commencement of development within the Glaisnock

REASON – To ensure a proper and safe access to serve the proposed development.

13. Notwithstanding the provisions of condition 12 above, the access arrangements shall retain and incorporate the existing gate entrance feature of Glaisnock Estate.

REASON – In the interests of retaining the character of the estate.

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 roads and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555 330. 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.

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