

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 27 OCTOBER 2000

**00/0586/CA: PROPOSED DEMOLITION OF EXISTING PROPERTY
AT 16 KING STREET, NEWMILNS
BY HANOVER (SCOTLAND HOUSING ASSOCIATION)**

EXECUTIVE SUMMARY SHEET

1 DEVELOPMENT DESCRIPTION

1.1 The proposal is to demolish the building, following which the site will be included as part of the overall development of the former Covenanters car park by Hanover (Scotland) Housing Association.

2 RECOMMENDATION

2.1 **It is recommended that this application be approved subject to the conditions shown on the attached sheet.**

3 SUMMARY OF ANALYSIS

3.1 It is considered that the proposal to demolish this property, although regrettable, is inevitable due to its poor condition.

3.2 The fact that the demolition of this property will allow for the comprehensive redevelopment of an overall larger site within the Outstanding Conservation Area makes this proposal an appropriate exception to policy.

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

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning & Building Control

1. PURPOSE OF REPORT

1.1 **Site Description:** The purpose of this report is to present for determination a conservation area application which is to be considered by the Local Planning Committee under the scheme of delegation because it involves demolition of a complete dwellinghouse within a Conservation Area.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located within the town centre boundary of Newmilns in the Main Street Outstanding Conservation Area. The building has deteriorated and is in a seriously reduced condition following a fire in 1997.

2.2 **Proposed Development:** The proposal is to demolish the building, following which the site will be included as part of the overall development of the former Covenanters car park by Hanover (Scotland) Housing Association.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Newmilns and Greenholm Community Council have not responded at the time of writing.

Noted.

3.2 Historic Scotland has no comments on the proposed demolition.

Noted.

3.3 The Scottish Civic Trust have no objection to the proposed demolition of the derelict and fire-damaged building.

Noted.

3.4 The Architectural Heritage Society of Scotland have stated that while they regret the deterioration and seriously reduced condition of the building they accept its demolition as inevitable.

Noted.

3.5 West of Scotland Archaeology Service have stated that the degree of archaeological significance or survival is uncertain and therefore the service advise attaching an archaeological watching brief condition to any consent the Planning Authority may be minded to grant.

An archaeological watching brief condition can be attached to any grant of conservation area consent.

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the Finalised East Ayrshire Local Plan. The proposal relates to a fire damaged property within Newmilns Main Street Outstanding Conservation Area and removal of the property is strictly contrary to Policy ENV2 which encourages the retention, restoration, renovation and re-use of listed and unlisted buildings in Conservation Areas. There is also a presumption against the demolition or partial demolition of all such properties.

The property is so badly fire damaged that it is not considered financially viable or feasible to renovate. Demolition of this property also forms part of proposals to develop a larger amenity housing development at the former Covenanters Inn Car Park which would do much to improve the environment of the Outstanding Conservation Area.

Consequently, it is considered that an exception to policy is acceptable and that the derelict shell of the building should be demolished to allow for comprehensive redevelopment of the overall larger site.

6. OTHER PLANNING CONSIDERATIONS

6.1 Future Re-development

Demolition of this building would allow a comprehensive re-development of the former car park at the rear of the Covenanters Inn which has already been converted into flats. Approval of this proposal, in conjunction with the re-development of the adjacent former car park site, will allow a vacant brownfield site in the centre of the Newmilns Main Street Outstanding Conservation Area, and identified as a development site as part of the Newmilns Townscape Heritage Initiative programme, to be developed to a high standard.

Planning consent for the redevelopment of this site was agreed by the Northern Area Local Planning Committee on 11 October 2000.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSION

8.1 It is considered that the proposal to demolish this property, although regrettable, is inevitable due to its poor condition.

8.2 The fact that the demolition of this property will allow for the comprehensive redevelopment of an overall larger site within the Outstanding Conservation Area makes this proposal an appropriate exception to policy.

9. RECOMMENDATION

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

Alan Neish
Head of Planning and Building Control

17 October 2000

(YM/MS)
(FV/DVM)

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Consultation Replies.
3. East Ayrshire Local Plan (Finalised Version).

Anyone wishing to inspect the above papers please contact Yvonne Mitchell on (01563) 576771.

Implementation Officer: Dave Morris

TP 24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0586/CA

Location: 16 King Street
NEWMILNS

Nature of Proposal: Proposed Demolition of Existing Property.

Name & Address of Applicant: Hanover Housing (Scotland)
Housing Association
36 Albany Street
EDINBURGH EH1 3QH

Name & Address of Agent: Page & Park Architects
49 Cochrane Street
GLASGOW G1 1HL

DPO's REF: YM/MS

The above CONSERVATION AREA application should be granted subject to the following condition.

1. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

REASON To ensure that if any sensitive archaeological remains or features are encountered during ground excavation works associated with the development, they can be adequately recorded.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA