

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 23 JANUARY 2004

**03/0682/CA & 03/0849/FL: PROPOSED DEMOLITION OF GARAGE AND
ERECTION OF LICENSED BETTING OFFICE AND FLATTED DWELLING
AT 4 AVENUE SQUARE, STEWARTON
BY MR C CRANE**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to demolish the existing structures within the site as well as the flanking wall to Avenue Square. This aspect of the proposal forms the substance of Conservation Area Consent application 03/0682/CA.

1.2. It is the applicant's intention to re-develop the site by means of the erection of a traditionally designed and proportioned two storey building within the site. It is proposed to utilise the first floor of this building as a flatted dwellinghouse with the ground floor being occupied by a licensed betting office. This aspect of the proposal forms the substance of planning application 03/0849/FL.

2. RECOMMENDATION

2.1 It is recommended that the planning application be approved subject to notification of Historic Scotland under the terms of the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987, and subject to the conditions listed on the attached sheet.

2.2 It is further recommended that Conservation Area Consent be granted subject to the conditions on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

3.2 Regarding the proposed demolition of the existing development located on the site, it is considered that the structures within the site are of little architectural merit and appear to have been developed and later altered on a piecemeal basis. The acceptability of the demolition works proposed requires to be considered in the light of the proposed development for the site, the guidance provided in Historic Scotland's Memorandum of Guidance, and the terms of the development plan. In these respects, the proposed demolition is considered to be acceptable. It is, however, considered that an appropriately worded condition should be attached to any Conservation Area Consent granted to prevent demolition until such time as contracts have been let for the redevelopment of the site. A specific time limit can be set within which development must commence following this date. This would serve to prevent the danger of an unsightly 'gap' site existing for a prolonged period of time within this important site within the Conservation Area.

3.3 The proposed development of the site is considered to be acceptable in terms of its layout, size, scale, design, siting, materials and colour of finish, subject to the imposition of appropriately worded conditions. The principle of the use of the site for a betting office is in accordance with Policy RTC 2 of the East Ayrshire Local Plan. A flatted dwellinghouse on the site is also compatible with the terms of Policy RTC 11 of the East Ayrshire Local Plan.

3.4 On balance, it is considered that the applications should both be approved in accordance with the provisions of the development plan.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications will not require to be referred to the Development Services Committee because there will not be a significant departure from Council 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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BY MR C CRANE**

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application and an application for Conservation Area Consent which are due to be considered by the Local Planning Committee under the scheme of delegation, because objections have been received and Conservation Area Consent is sought for complete demolition of a structure.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the eastern side of Avenue Square within Stewarton Conservation Area and extends to approximately 175 square metres. Current development on the site comprises a flat roofed extension to the pub directly adjacent to the site, a substantial stone wall fronting Avenue Square, and an unsympathetic lean-to garage attached to the wall of the adjacent Bank building to the south of the site. None of the structures within the application site are listed.

2.2 **Proposed Development:** It is proposed to demolish the existing structures within the site as well as the flanking wall to Avenue Square. This aspect of the proposal forms the substance of Conservation Area Consent application 03/0682/CA.

2.3 It is the applicant's intention to re-develop the site by means of the erection of a traditionally designed and proportioned two storey building within the site. It is proposed to utilise the first floor of this building as a flatted dwellinghouse with the ground floor being occupied by a licensed betting office. This aspect of the proposal forms the substance of planning application 03/0849/FL.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division has commented that it has no objections subject to conditions. Any construction work will require a Road Opening Permit to ensure that the works are undertaken in accordance with the Council's specification.

Appropriately worded notes can be attached to any planning permission granted to ensure that the proposed development meets these requirements.

3.2 Transco has commented that it has no objection to the proposed development.

Noted.

3.3 The Coal Authority has commented that it has no objection to the proposed development.

Noted.

3.4 Scottish Water has not objected to the proposed development, confirming contact should be made with Developer Services to discuss how the development would be served with a public water supply and that there is a public sewerage system to which a connection may be made. The applicant should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a gradient acceptable to Scottish Water.

3.5 The applicant must make a separate application to Developer Services for permission to connect to the public sewerage system at the appropriate time.

Noted. Appropriately worded notes can be attached to any grant of planning permission to make the developer aware of the requirements of Scottish Water.

3.6 The Scottish Environment Protection Agency (SEPA) has stated that there are no objections in principle from SEPA's point of view providing all foul drainage is connected to the public foul sewer system serving Stewarton.

See comments provided by Scottish Water in paragraphs 3.4 and 3.5 of the Report.

3.7 All waste materials generated by this development that are required to be removed such as construction and demolition wastes, which may also include excavated material, must be removed from the site by authorised persons.

Noted. Appropriately worded notes can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of the Scottish Environment Protection Agency.

3.8 Historic Scotland has not objected to the proposed development. Historic Scotland has also offered specific comments on design and have indicated that the proposed development is acceptable in terms of its design and finishes, subject to conditions.

Noted. It is considered that the amended design proposed for the site is subject to conditions acceptable for this sensitive site within the Conservation Area.

3.9 The Scottish Civic Trust has commented that it has no objections in principle to the demolition of the existing garage and the erection of a new build on the cleared site.

Noted.

3.10 They consider a more contemporary approach to the design may, in this instance, be appropriate. The present design is rather bland and the Trust feels that the site offers the opportunity for an exciting new development which would reflect the character of the Conservation Area in a modern and innovative fashion. To this end the Trust presently objects to this application.

Notwithstanding these comments it is considered that the amended design proposed for the site is acceptable for this sensitive site within the Conservation Area.

3.11 The Architectural Heritage Society of Scotland has stated that the amended proposal represents a satisfactory design solution. However, if the fascia was reduced to a more traditional depth by increasing the height of the shop front, it could result in a lighter appearance, a more satisfactory deadlight above the shop door should be introduced to be in line with the transom in the deadlight over the flat entry door.

It is considered that the amended design proposed for the site is subject to conditions acceptable for this sensitive site within the Conservation Area.

3.12 Stewarton and District Community Council has stated that it has no objection in principle to the demolition of the existing garage and the erection of a new building, or to the intended use of the site. Development should be in keeping with the streetscape and the height no greater than the adjacent 'Stewarton Arms' pub building. As the site is centrally located and within a designated conservation area, it is essential that any new building there blends

with and enhances the existing ambience in this part of the town. It is recognised that this relocation proposal is to improve an existing Betting Shop facility and it is not the intended opening of a second Betting Shop. Should the application be approved it, of course, would lead to another shop vacant in the Lainshaw Street area. This is an ongoing problem in this part of the town centre and is of continual concern to the Community Council.

It is considered that, subject to conditions regarding external finishes, the design of the proposed development is acceptable for the site. The presence of vacant premises or sites within town centres does not preclude planning permission being granted for fresh development elsewhere. Whilst it is Council policy to encourage the re-use of vacant retail floorspace within town centres, the proposed development requires to be considered on its merits. Additionally, a new flat is proposed above the betting office and therefore cannot be regarded solely as the relocation of an existing betting office.

4. REPRESENTATIONS

In addition to the objection of the Scottish Civic Trust detailed in 3.10 above, five letters of representation have been received which are summarised below:-

4.1 The site is within a Conservation Area. The erection of a betting shop is not the most appropriate use of this space. The proposal is counter to all that is implied by the Conservation Area status. It does not seem right that we have to conform to strict requirements for any change to our property (such as windows, frontage etc) when this application will allow the total transformation of the vista of Avenue Square, changing the eyeline and removing sight of the church clock tower and replacing it with a licensed betting office.

Under the provisions of the East Ayrshire Local Plan, the Conservation Area status of this part of the town centre does not presume against the principle of a betting office usage within this area. The design of the proposed development is considered to be acceptable by this Division.

4.2 The area is busy enough with a pub, bank, cash machine, council offices, police station and well used bus stop already in the immediate vicinity.

The scale of the development proposed is not of a level that raises concerns regarding an over-intensification of use of this part of the town centre. It should also be noted that the site is located within the identified Stewarton town centre within the East Ayrshire Local Plan.

4.3 There are family homes opposite the site and parking is at a premium without the added nuisance of patrons visiting the betting shop taking up spaces. The lack of parking facilities are a constant problem to all the residents, and I do not see any proposal for off-street parking for the office or the flat, as this development would be adjacent to the bus stop on a no-parking area. Where would the customers or occupants park? There are already limited spaces within the Square with none specifically for residential parking. A further residence within the Square will lead to an increased burden on the current parking situation.

Whilst no specific car parking proposals form part of the application, East Ayrshire Councils Roads and Transportation Division has no objections to the proposed development.

4.4 There is the possibility for excess litter due to discarded betting slips. This should not be what the Council wants for an area of Stewarton town centre which is the focus of community gatherings such as the crowning ceremony of the Corsehill Queen during Bonnet Guild week.

Noted. There is waste bin provision within the vicinity of the site.

4.5 There are numerous empty shops in Stewarton's Main Street and Lainshaw Street which would better suit this type of outlet and perhaps end the dilapidated outlook of this area. These empty buildings are what visitors to Stewarton see first and they do not give a good impression.

The presence of vacant premises or sites within town centres does not preclude planning permission being granted for new development elsewhere. Whilst it is Council policy to encourage the re-use of vacant retail floorspace within town centres, the proposed development requires to be considered on its merits. Additionally, a new flat is proposed above the betting office and therefore cannot be regarded solely as the relocation of an existing betting office.

4.6 It seems a recipe for disaster to have a public house, licensed betting office, and cash dispenser next to each other, with the added lack of security for anyone using that cash dispenser as, by the nature of a betting office, people congregate inside and out.

Policy RTC 2 of the East Ayrshire Local Plan indicates that the proposed betting office is acceptable in principle at this location.

4.7 The market value of properties in the area would be devalued by this inappropriate addition to Avenue Square.

The effect on market values of property is not a valid material consideration in the determination of an application for planning permission.

4.8 There is already a licensed betting office in the town, so on what grounds can a development that can change the ambience of the main square in Stewarton from a pleasant and historic area to one that leaves its nature radically changed for the worse be condoned?

See comments provided in paragraphs 4.1 and 4.6 of the Report.

4.9 Avenue Square is a Conservation Area within the town and this is an area utilised by all members of the local community given that the library, Council Offices, and Institute Hall with its various clubs, are all to be found here. The area has also been enhanced by craft shops and specialist retailers. A Bookmakers premises and would impact negatively on what is a pleasant Square.

See comments provided in paragraph 4.1 of the Report.

4.10 Given that the current Ladbrokes shop in Stewarton has been noted to have people loitering in the street outside this development will increase the noise and litter within the town square and this will, due to the late opening of the bookmakers, continue until late at night.

Regarding litter, see comments provided in paragraph 4.4 of the Report. In terms of noise, disturbance, and impact on amenity, it is not considered that the proposed development will be of significant detriment to a level which would justify refusal of the planning application. Regarding hours of operation, the ability of the licensing board to limit house of opening takes precedence over planning in this instance due to the overlap of legislative powers.

4.11 The siting of the development is right outside the main bus terminal in Stewarton and will prove to be a hindrance to the local bus services as people are likely to park outside the bookmakers to pop in and place a bet. There are at least three buses regularly using the bus stop. There are already cars parking in the bus stop often. I'm sure this would get worse.

See comments provided in paragraph 4.3 of the Report.

4.12 It would be a shame to lose the old wall that would have to be knocked down.

It is not considered that the existing development within the site is considered to be of any particular architectural merit.

4.13 If planning permission is granted, then I hope at least the betting shop should have to have a tasteful shopfront and sign in keeping with rest of the businesses in the area.

It is considered that in terms of its scale, design, siting and size, the proposed development is in keeping with the traditional architectural character of this part of the Conservation Area. With regard to materials and colour of finish, appropriately worded conditions can be attached to any planning permission granted to ensure that these are sympathetic to the area.

4.14 The Town Square is currently a pleasant place to be with a feel befitting a conservation town. It has a craft shop, tea room, coffee house, flower shops and other small businesses. It is the centre for the yearly parade and many children and family events are held throughout the year. To introduce a bookmakers to this environment would substantially lower the tone of this pleasant area. Further to this, it puts the betting office in a community focal point where many children spend their evenings outside the library and the town hall.

See comments provided in paragraph 4.1 of the Report.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the Development Plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no Structure Plan policies directly relevant to this application.

Noted.

East Ayrshire Local Plan

5.3 Policy RTC2 states that the types of development detailed in Schedule 5 of the Local Plan will be considered acceptable, in principle, within town centres and on those development opportunity sites identified as being suitable for such purposes on the Local Plan maps. Schedule 5 of the East Ayrshire Local Plan includes Class 2 uses i.e. use for the provision of financial services, professional services, or any other services (including use as a betting office) which it is

appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

The proposed betting office element of the proposal is acceptable in principle.

5.4 Policy RTC 11 states that where a property falling within the classes of development detailed in Schedule 5 of the Local Plan becomes vacant, or where a gap or infill site is available for redevelopment within Town Centres, the Council will encourage and support the re-use of the property or redevelopment of the site for appropriate similar Schedule 5 uses. The re-use of such properties or the redevelopment of the land to an appropriate residential or other alternative use not included in the above-mentioned classes will be acceptable only where:

- (i) it can be demonstrated, to the satisfaction of the Council, that an appropriate use falling within the Classes described in Schedule 5 cannot be found; and
- (ii) the proposed use of the property is sympathetic to the character and amenity of the area concerned.

Note: Schedule 5 of the Local Plan includes uses falling within Class 1, 2, 3, and 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and the 'sui-generis' uses of taxi businesses or the hire of motor vehicles, public houses, hot food takeaways, and amusement arcades.

The proposed flatted dwellinghouse element of the proposal is considered to be consistent with the terms of this policy.

5.5 Policy ENV 2 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. There will be a presumption against the demolition or partial demolition of all such properties.

It is not considered that the existing development on the site is worthy of preservation.

5.6 Policy ENV 4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

It is considered that in terms of its scale, design, siting and size, the proposed development is in keeping with the traditional architectural character of this part of the Conservation Area. With regard to materials and colour of finish, appropriately worded conditions can be attached to any planning permission granted to ensure that these are sympathetic to the area.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses, the representations received, the planning history of the site, and Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas.

Consultation Responses

6.2 The consultation responses have itemised in Section 3 of the Report. The Scottish Civic Trust have objected to the design of the proposed development. However, their comments run contrary to those provided by both Historic Scotland and the Architectural Heritage Society of Scotland. These consultation responses do not indicate that the application should be refused.

Representations

6.3 The points of representation received have been summarised in Section 4 of the Report.

Planning History

6.4 03/0689/FL: An application for full planning permission for the proposed demolition of a garage and erection of a licensed betting office and flatted dwelling was withdrawn on 01 October 2003. This was due to the fact that the design of the proposed development was not considered appropriate for the site, principally due to the treatment of the principal elevation to Avenue Square.

Memorandum of Guidance on Listed Buildings and Conservation Areas

6.5 The Memorandum gives guidance on the need to consider the effect of demolitions on the character of the Conservation Area, ensuring that replacement buildings fit the Conservation Area and avoiding unsightly gaps pending construction.

It is considered that the existing development makes no positive contribution to the character or appearance of the Conservation Area. The applicant has submitted a planning application showing their future intentions for the site. Whilst the plans submitted are considered acceptable in terms of design, should Conservation Area Consent be granted, it would be prudent to apply a condition delaying the commencement of demolition works until such time as planning permission had been granted for development of the site and contracts let. This would serve to ensure that, following demolition, the site would appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

8.2 Regarding the proposed demolition of the existing development located on the site, it is considered that the structures within the site are of little architectural merit and appear to have been developed and later altered on a piecemeal basis. The acceptability of the demolition works proposed requires to be considered in the light of the proposed development for the site, the guidance provided in Historic Scotland's Memorandum of Guidance, and the terms of the development plan. In these respects, the proposed demolition is considered to be acceptable. It is, however, considered that an appropriately worded condition should be attached to any Conservation Area Consent granted to prevent demolition until such time as contracts have been let for the redevelopment of the site. A specific time limit can be set within which development must commence following this date. This would serve to prevent the danger of an unsightly 'gap' site existing for a prolonged period of time within this important site within the Conservation Area.

8.3 The proposed development of the site is considered to be acceptable in terms of its layout, size, scale, design, siting, materials and colour of finish,

subject to the imposition of appropriately worded conditions. The principle of the use of the site for a betting office is in accordance with Policy RTC 2 of the East Ayrshire Local Plan. A flatted dwellinghouse on the site is also compatible with the terms of Policy RTC 11 of the East Ayrshire Local Plan.

8.4 On balance, it is considered that the applications should both be approved in accordance with the provisions of the development plan.

9. RECOMMENDATION

9.1 It is recommended that the planning application be approved subject to notification of Historic Scotland under the terms of the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987, and subject to the conditions listed on the attached sheet.

9.2 It is further recommended that Conservation Area Consent be granted subject to the conditions on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications will not require to be referred to the Development Services Committee because there will not be a significant departure from Council policy.

Alan Neish
Head of Planning and Building Control

14 January 2004
(RD/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Memorandum of Guidance on Listed Buildings and Conservation Areas.
8. Planning application Ref No 03/0689/FL.

Anyone wishing to inspect the above background papers should contact Robert Duncan on 01563 576 771.

Implementation Officer: Dave Morris

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0849/FL

Location	Garage Site 4 Avenue Square STEWARTON KA3 5AB
Nature of Proposal:	Proposed Demolition of Garage and Erection of Licensed Betting Office and Flatted Dwelling
Name and Address of Applicant:	Mr Charles Crane Carloway Lodge Cadder Road BISHOPBRIGGS G64 3JH
Name and Address of Agent	Mr Stephen J Mallon 6 Giffnock Park Avenue Giffnock GLASGOW G46 6AZ

DPO's Ref: Robert Duncan (RD/MMM)
PPO's Ref: Ian Walker

The above **FULL** planning application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form received on 23 September 2003 and the amended plans received by the Planning Authority.

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

2. Notwithstanding the terms of condition 1 above, the roof shall be clad in natural slates, a sample of which shall be submitted to, and agreed in writing by, the Council as Planning Authority prior to the commencement of development on site.

REASON In the interests of visual amenity and to maintain the visual quality of the Conservation Area.

3. Notwithstanding the terms of condition 1 above, the external surface of the walls on the front elevation of the building shall be finished in a painted smooth render with a smooth cement render basecourse and 150mm wide margins, as shown on the approved plan, in a colour to be agreed in writing with the Planning Authority prior to the commencement of development.

REASON In the interest of visual amenity and to maintain the visual quality of the Conservation Area.

4. Notwithstanding the terms of condition 1 above, all external timberwork including the shopfront, fascia sign, stall riser, doors, and windows on the front elevation shall be finished with a solid paint coating, the exact colours of which shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON In the interests of visual amenity and to maintain the visual quality of the Conservation Area.

5. Notwithstanding the terms of condition 1 above, the upper floor windows on the front elevation shall comprise timber sliding sash and case with a solid paint coating, the exact colour of which shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON In the interests of visual amenity and to maintain the visual quality of the Conservation Area.

6. Notwithstanding the terms of Condition 1 above the fascia arrangement is not hereby approved. Said fascia shall be extended over the flat access door.

REASON In the interests of visual amenity and to maintain the visual quality of the Conservation Area.

Notes to Applicant:

1. Any construction work will require a Road Opening Permit to ensure that the works are undertaken in accordance with the Council's specification. The applicant should contact the Council's Roads and Transportation Division in this regard.
2. The further specific consent of the Planning Authority will be required in respect of any advertisements to be located on the building.

THE PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS)(SCOTLAND) ACT 1997

Application No: 03/0682/CA

Location	Garage Site 4 Avenue Square STEWARTON KA3 5AB
Nature of Proposal:	Proposed Demolition of Garage and Erection of Licensed Betting Office and Flatted Dwelling
Name and Address of Applicant:	Mr Charles Crane Carloway Lodge Cadder Road BISHOPBRIGGS G64 3JH
Name and Address of Agent	Mr Stephen J Mallon 6 Giffnock Park Avenue Giffnock GLASGOW G46 6AZ

DPO's Ref: Robert Duncan (RD/MMM)
PPO's Ref: Ian Walker

The above Conservation Area Consent application should be granted subject to the following conditions:-

1. Notwithstanding the terms of the above condition, works on site shall not be carried out prior to 08:00 hours and after 18:00 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

2. Prior to the commencement of the demolition hereby approved, evidence shall be submitted to the Council as Planning Authority to show that contracts have been let for the re-development of the site. Construction works should commence no later than one month from the date of completion of demolition works.

REASON To prevent the presence of an unsightly gap site within the Conservation Area, in the interests of visual amenity

Notes to Applicant

1. During the course of demolition works, if the applicant is aware of, or discovers, any public sewers or water mains affected by their works, Scottish Water Developer Services should be notified immediately, Tel 0845 601 8855.
2. All demolition works should be undertaken in line with SEPA's Pollution Prevention Guidelines (PPG6). Particular care should be taken to prevent substances such as oil entering surface water drains which may be connected to nearby watercourses.
3. All waste generated from the proposed demolition works must be disposed of in accordance with the Waste Management Licensing Regulations 1994 (as amended). Any special waste arising from the demolition, such as asbestos, must be treated as a special waste and disposed of in line with the Special Waste Regulations 1996 (as amended) to a suitably licensed facility. SEPA can be contacted at 31 Miller Road, Ayr KA7 2AX (Tel 01292 294 000).