

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 07 JUNE 2002**

**02/0089/FL : PROPOSED CHANGE OF USE OF OUTBUILDINGS AND LAND AND ALTERATIONS TO FORM NEW DWELLINGHOUSE AND ERECTION OF AN ENCLOSED SWIMMING POOL AND DETACHED DOUBLE GARAGE, SITING OF A STATIC CARAVAN AND ASSOCIATED SHED AT ROTTENROW STEADING, OCHILTREE**

**APPLICATION BY MR & MRS MANGAN**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full permission is sought for the change of use of outbuildings and land and alterations to form new dwellinghouse and for the erection of an enclosed swimming pool and detached double garage, the siting of a static caravan and an associated shed. The static caravan and shed are already located within the site.

1.2 The byre adjoins the adjacent existing dwellinghouse and forms part of a courtyard. The byre is in a state of disrepair with parts of the wall having fallen down or having been demolished. The remaining walls of the byre would form part of the completed conversion. An extension to the byre is proposed. This would project out from the southwest corner of the existing byre. A detached double garage and detached swimming pool are also proposed. The garage would have a steep pitched roof and would be finished to match the dwellinghouse. The swimming pool would be located to the west of the byre, and would have a sloping roof with a large area of patent glazing on the east elevation.

1.3 The building would be finished in traditional materials i.e. slate roof and wet-dash render to existing and new walls. The roof of the swimming pool would be sheeted and the walls finished in a wet dash render to match the house. The windows would be uPVC. A large area of private open space is to be provided to the south and west of the proposed dwellinghouse.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet and that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily amended the existing agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant and the landowner with regard to securing visibility splays at the proposed new access.**

### **3. CONCLUSIONS**

3.1 As is indicated at paragraph 5.2 and 5.3 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, however it is considered that these are supportive of the application.

3.2 The conversion of the byre, in terms of the proportion of existing wall area and new wall area, is a minor deviation from policy. Given that the 5.6% excess in new wall area has very little effect on the visual appearance of the proposal and that it is an extension from an existing farm courtyard, the development is considered acceptable. It is also considered that the design and finishes of the byre, garage and swimming pool are acceptable within the circumstances of the larger building group. Subject to planning consent being granted for the byre, the temporary siting of the residential caravan and shed is considered acceptable.

3.3. In terms of the letter of objection, the design and finishes of the byre conversion and associated buildings are considered acceptable within the circumstances of this application.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, then the application would not require to be referred to the Development Services Committee because this would not be a significant breach of 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.**

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 07 JUNE 2002**

**02/0089/FL : PROPOSED CHANGE OF USE OF OUTBUILDINGS AND LAND AND ALTERATIONS TO FORM NEW DWELLINGHOUSE AND ERECTION OF AN ENCLOSED SWIMMING POOL AND DETACHED DOUBLE GARAGE, SITING OF A STATIC CARAVAN AND ASSOCIATED SHED AT ROTTENROW STEADING, OCHILTREE**

**APPLICATION BY MR & MRS MANGAN**

**Report by the Head of Planning and Building Control**

**1. PURPOSE OF REPORT**

1.1 The purpose this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposed development is subject to an objection.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site lies approximately 425 metres west of the minor road between the A70 at Killoch and the B7046 near Skares. The site forms part of a courtyard farm steading and is bounded by a dwellinghouse and farm buildings to the west and by agricultural land to the north, south and east.

2.2 **Proposed Development:** Full permission is sought for the change of use of outbuildings and land and alterations to form new dwellinghouse and for the erection of an enclosed swimming pool and detached double garage, the siting of a static caravan and an associated shed. The static caravan and shed are already located within the site.

2.3 The byre adjoins the adjacent existing dwellinghouse and forms part of a courtyard. The byre is in a state of disrepair with parts of the wall having fallen down or having been demolished. The remaining walls of the byre would form part of the completed conversion. An extension to the byre is proposed. This would project out from the southwest corner of the existing byre. A detached double garage and detached swimming pool are also proposed. The garage would have a steep pitched roof and would be finished to match the dwellinghouse. The swimming pool would be located to the west of the byre, and would have a sloping roof with a large area of patent glazing on the east elevation.

2.4 The building would be finished in traditional materials i.e. slate roof and wet-dash render to existing and new walls. The roof of the swimming pool

would be sheeted and the walls finished in a wet dash render to the match the house. The windows would be uPVC. A large area of private open space is to be provided to the south and west of the proposed dwellinghouse.

### **3. CONSULTATION AND ISSUES RAISED**

3.1 Ochiltree Community Council has objected to the application on the basis the development is contrary to residential policies for new housing in the countryside contained within the Approved Ayrshire Joint Structure Plan (Policy G5) and the East Ayrshire Local Plan, Finalised Version with Modifications (Policy RES13).

***The application relates to the conversion of an existing building to residential use, and not the erection of a new dwellinghouse. The policies referred to above are not therefore relevant in the determination of the application.***

Ochiltree Community Council also states that the proposed development is contrary to Policy ENV13 of the East Ayrshire Local Plan, Finalised Version with Modifications. The swimming pool in particular will have a visual impact when viewed from the A70, and will not be sympathetic to the surrounding area.

***Policy ENV13 is outlined in paragraph 5.4 below. It is considered that the proposed development would comply with the provisions of this policy.***

3.2 The Coal Authority has no adverse comments to make on the proposed development.

***Noted.***

3.3 Scottish Water advises that if a septic tank is utilised it must be sited in such a manner as to allow easy access for emptying by tanker. There are no public water mains in the immediate vicinity of the proposed development. Contact should be made with Scottish Water to discuss how a supply of water may be obtained.

***A note can be attached to any planning consent granted for the development advising the applicant of the comments of Scottish Water.***

3.4 The Scottish Environment Protection Agency advises that they have no objections to the proposed development provided the drainage arrangements are to their satisfaction. In this regard foul drainage should be connected to a septic tank and partial or full soakaway designed and constructed to comply with the current code of practice. All poolside drainage must also be connected to the foul drainage system, however a separate soakaway system must be provided to allow for the draining down of the swimming pool. This

drainage must not be connected to the foul drainage system. Surface water must be kept separate from the foul drainage. SEPA's consent is required for the discharge of effluent to a watercourse.

***A condition and note could be attached to any planning consent granted for the development advising the applicant to contact SEPA with regard to the above.***

3.5 East Ayrshire Council Roads and Transportation Division has no objection to the proposed development subject to conditions. Visibility splays of 2.5 metres by 120 metres northwards, and 2.5 metres by 160 metres southwards will be required at the new junction with the public road, with no object greater than 1 metre in height being allowed within these areas. The existing access onto the public road must be permanently closed off prior to the commencement of the development. Conditions regarding surfacing, car parking, surface water and the siting of gates are also recommended.

***The required visibility splays cannot be achieved within land under the applicants' control. A mature hedge is located within part of the visibility splays. This hedge will required to be cut back and maintained at one metre in height. In order to achieve the required visibilities, a legal agreement would have to be entered into with the adjacent landowner, to ensure that no obstruction greater than 1 metre height is formed within these areas. If the application is granted, then the decision notice should be withheld until a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997, has been concluded by the Solicitor to the Council with the applicants and the neighbouring proprietor.***

***A suspensive condition could be attached to any planning consent with regard to the stopping up of the existing access prior to the commencement of development. Appropriate conditions can be attached to any planning consent granted for the development to meet the other requirements of the Roads Division.***

3.6 Scottish Power indicates that in principle the company has no objection to the proposed development. However the applicant must be advised that Scottish Power have apparatus within or adjacent to the site that may require alteration or protection, depending on the extent of the development. The cost of any such work shall be fully rechargeable, as will the repair costs associated with any damage to this apparatus during development work.

***A note can be attached to any planning consent granted for the development advising the applicant of the comments of Scottish Power.***

#### **4. REPRESENTATIONS**

4.1 One letter of representation from Ochiltree Community Council has been received. This is outlined in paragraphs 3.1 and 3.2 above.

***Noted.***

## **5. DEVELOPMENT PLAN STATUS**

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 Mauchline/Drongan/Ochiltree Local Plan, (1993). The Adopted Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the proposal falls to be considered against relevant residential policies. Residential Policy RES14 states that rehabilitation, re-use or conversion of existing, traditional buildings in the countryside which are of some architectural or local interest will be generally encouraged in preference to the construction of new build dwellings, especially where it can be demonstrated that the buildings are clearly redundant from the point of view of agricultural or other rural needs.

***The conversion of the disused byre would comply with provisions of the above policy.***

## **6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS**

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan (Finalised Version with Modifications) (2001), the planning history of the site and the consultation responses.

### East Ayrshire Local Plan

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan, (Finalised Version with Modifications) (EALP) should be considered as a prime material consideration. The site lies within the Rural Protection Area, as defined by the EALP, and is affected by Residential and Environment Policies.

6.3 Residential Policy RES 7 states that the rehabilitation or conversion to residential use of existing, and traditionally designed and constructed buildings, both within settlements and the rural area, will be encouraged. The proposed development will require to meet the following criteria:

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

***The applicants' agent has submitted a Structural Engineers Report. This report concludes that the walls that remain are capable of being incorporated within the new structure, however all existing masonry should be made good as required prior to any new building proceeding.***

- 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 of 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building. The Council may consider a relaxation of criteria (ii) with regard to the conversion of traditionally designed and constructed outbuildings forming an integral part of an existing farm courtyard grouping where the proposal would preserve and enhance the integrity of the group of buildings concerned.

***The calculations of the ground floor indicate that the policy requirement is in excess of the maximum 50% by 3%. The proportion of the total wall area provided by existing wall area as shown is just over 44% and the policy requires a minimum of 50%. This latter figure is on the margins of acceptability, although given that the 5.6% excess in new wall area has very little effect on the visual appearance of the proposal and that it as an extension from an existing farm courtyard, the development is considered acceptable.***

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

***Statutory undertakers and the Roads Division have no objections to make regarding the proposed development.***

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

***It is considered that the proposal will be in keeping with the character and appearance of the adjacent existing buildings.***

- 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.

***The proposed design of the building is considered acceptable in terms of design. All windows would have a vertical emphasis and incorporate smooth band surrounds. The dormers proposed are of traditional design. The roof would be finished in natural slate tiles and external walls wet dash rendered.***

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

***Given the poor condition of the existing byre, it is considered that the proposed development will result in an improvement to the building. All alterations are considered to be sympathetic to the traditional building and will not damage its architectural integrity.***

6.4 Residential Policy RES12 states that the use of caravans and non-permanent dwellings on sites other than those specifically authorised for such purposes will not be permitted. However, temporary consent may be granted in special circumstances where on-site temporary accommodation is required pending the construction of a permanent dwelling or where a temporary, proven, site specific locational need can be demonstrated to the satisfaction of the Council.

***The caravan is required for on-site temporary accommodation during the construction period of the proposed development. The siting of the caravan would therefore comply with the provisions of the above policy.***

6.5 Environment Policy ENV13 indicates that that within the rural area, and especially within the Sensitive Landscape Character areas identified on the Local Plan maps, the Council will ensure, through the development process, that:

- (i) any authorised development is in keeping with, has minimal visual impact and reflects the nature of the rural area in which it is located, in terms of layout, materials used, design, size, scale, finish and colour. The design and material finish of any ancillary features will also require to be sympathetic to the character and appearance of the area;
- (ii) any authorised development is sensitively sited, landscaped and screened so as to blend into, respect and complement the landscape characteristics of the particular area in which it is to be located; and
- (iii) the landscape setting of a particular area affected by a proposed development is safeguarded from adverse or irreversible change by the use of appropriate planning conditions, management agreements, preparation and promotion of environmental improvement schemes, development and design briefs;

***The site is not located within the Sensitive Landscape Character area or within any designated sites. The design and finishes of the byre are considered to reflect the nature of the rural area in which it would be located. The windows would be of vertical emphasis and incorporate smooth cement bands. Although there would be extensive areas of glazing to the end gable of the extension and to the front elevation of the swimming pool this glazing also has a vertical emphasis. A condition requiring the roof sheeting of the swimming pool to be in a colour to match the roof tiles of the***

**house would ensure that the building would be in keeping with adjacent buildings.**

**The byre forms part of an existing courtyard, and the new swimming pool, garage, and extension would form part of an existing building group. The buildings would be sensitively sited within their location, and would not be a conspicuous feature within the landscape. Furthermore, the proposed development would result in a redundant building being brought back into use. It is considered that the development proposals comply with the provisions of the above policy.**

### Planning History

6.6 Full planning permission was approved for the conversion of byre into private dwellinghouse at Rottenrow on 9 January 2001.

**The above application involved 62% of the byre walls either being demolished or re-built, and was approved by the Southern Local Planning Committee, contrary to recommendation. Since the approval of the above application, all downtakings have been completed. The new applicant does not propose to re-build any of the existing walls. A condition could be imposed on any planning consent requiring the developer to contact the Planning Division prior to the commencement of any new building works, to enable an inspection of the site to be undertaken. This would ensure that the development is undertaken in accordance with the approved plans and relates to the rehabilitation, rather than the construction of a dwellinghouse.**

### Consultations Responses

6.7 In terms of the objection from Ochiltree Community Council, policies contained within Ayrshire Joint Structure Plan and East Ayrshire Structure Plan, Finalised Version with Modifications with regard to new residential development are not relevant in the determination of the application as the proposed development is for the conversion of an existing building and not the erection of a new dwellinghouse. In terms of Policy ENV13 of the EALP, it is considered that the design of the proposed byre is traditional and sympathetic to its rural location. Whilst the swimming pool comprises a sloping roof and large areas of glazing, it is considered acceptable in the circumstances of this application where it will form part of a larger building group.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial implications for the Council in the determination of this application. Legal implications would arise in the drafting of a Section 75 Agreement to secure control over the required visibility splays. If the application is refused, legal implications may arise from any enforcement

action that is initiated against the owner of the property in respect of the caravan and shed.

## **8. CONCLUSIONS**

8.1 As is indicated at paragraph 5.2 and 5.3 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, however it is considered that these are supportive of the application.

8.2 The conversion of the byre, in terms of the proportion of existing wall area and new wall area, is a minor deviation from policy. Given that the 5.6% excess in new wall area has very little effect on the visual appearance of the proposal and that it is an extension from an existing farm courtyard, the development is considered acceptable. It is also considered that the design and finishes of the byre, garage and swimming pool are acceptable within the circumstances of the larger building group. Subject to planning consent being granted for the byre, the temporary siting of the residential caravan and shed is considered acceptable.

8.3. In terms of the letter of objection, the design and finishes of the byre conversion and associated buildings are considered acceptable within the circumstances of this application.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet and that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily amended the existing agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant and the landowner with regard to securing visibility splays at the proposed new access.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, then the application would not require to be referred to the Development Services Committee because this would not be a significant breach of policy.

Alan Neish

Head of Planning and Building Control  
22 May 2002  
VE/VE  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Adopted Mauchline, Drongan and Ochiltree Local Plan (1993).
5. Approved Ayrshire Joint Structure Plan (1999).
6. East Ayrshire Local Plan, Finalised Version with Modifications (2001).
7. Approved Strathclyde Structure Plan.
8. Planning Ref. 00/0473/FL

If any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

**Implementation Officer: Dave Morris**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 02/0089/FL

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Location	Rotten Row Steading, Ochiltree
Nature of Proposal:	Proposed change of use of outbuildings and land and alterations to form new dwellinghouse and erection of an enclosed swimming pool and detached double garage, siting of a static caravan and associated shed.
Name and Address of Applicant:	Mr & Mrs Mangan Rottenrow Steading OCHILTREE KA18 2RJ
Name and Address of Agent:	Nicoll Design 184 Main Street PRESTWICK KA9 2RJ

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DPO's Ref: [VE     ]  
PPO's Ref : [        ]

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

1. The proposed development shall be carried out in accordance with the application form received on 8 February 2002, as revised by the Structural Engineers Report received by the Planning Authority on 10 April 2002 and by drawing No's B569-P06, B569-P01B, B569-P02A, B569-P03A, B569-P04A and B569-P05B received by the Planning Authority on 14 May 2002.

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

2. This approval relates to the change of use and rehabilitation of a redundant agricultural building to form a single dwellinghouse and not to the erection of a new dwellinghouse in the countryside.

REASON: To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

3. The rehabilitation shall be constructed in accordance with, and shall be undertaken in such a manner as to retain exactly those walls identified in, Drawing No. B569-P03A.

REASON : To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

4. The developer shall contact the Head of Planning & Building Control immediately upon the completion of all duntakings and **prior** to the commencement of any new building works; this to

enable an inspection of the site. Further works shall recommence only once this inspection has taken place.

REASON : To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

5. Notwithstanding the approved plans, the roof of the converted byre and garage shall be finished in natural slate.

REASON: In the interests of visual amenity.

6. Notwithstanding the approved plans the roof sheeting of the swimming pool shall be grey in colour and a sample of the sheeting shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON: In the interests of visual amenity.

7. Permission for the siting of the caravan is granted for a limited period of two years from the date hereof, and the use shall be discontinued, the caravan removed and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted.

REASON – To enable the Planning Authority to review the situation in the light of the temporary nature of the proposed development.

8. Notwithstanding the approved plans, details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON : In the interests of visual amenity.

9. Notwithstanding the submitted plans the visibility splay areas of 2.5 metres by 120 to the north and 2.5 metres by 160 metres to the south shall be provided at the junction of the proposed access to the development with the public road with no obstruction to visibility greater than one metre in height being allowed within these areas.

REASON: In the interest of road safety.

10. Notwithstanding the approved plans, the existing access to the public road shall be permanently closed off prior to the commencement of the development.

REASON: In the interest of road safety.

11. Prior to the occupation of the dwellinghouse, the proposed new access shall be surfaced for a distance of 10 metres from the edge of the public road to a minimum width of 5.5 metres, to avoid overcarry of loose material onto the public road.

REASON: In the interest of road safety.

12. Notwithstanding the submitted plans, parking spaces for three cars shall be provided and maintained within the site prior to the occupation of the dwellinghouse.

REASON: In the interest of road safety.

13. Prior to the occupation of the dwellinghouse a vehicle turning area shall be formed within the site, to allow vehicles to enter and leave the plot in forward gear prior to the occupation of the dwellinghouse.

REASON: In the interest of road safety.

14. Any gates shall be set back a minimum distance of 10 metres from the public road, and shall open inwards, away from the public road.

REASON: In the interest of road safety.

15. No surface water shall be allowed to discharge onto the public road.

REASON: In the interest of road safety.

16. Notwithstanding the approved plans, the proposed new access shall be constructed to East Ayrshire Roads Division standards, prior to the commencement of development.

REASON: In the interest or road safety.

17. Any septic tank provided to serve the development shall be sited in such a position as will enable it to be emptied by the tanker.

REASON : To prevent pollution of watercourses.

18. Notwithstanding the approved plans, a separate soakaway system must be provided to allow for the draining down of the swimming pool.

REASON: In the interests of residential amenity.

19. The drainage system, approved in respect of Condition 18 above, shall be provided and installed in working order concurrent with the use of the proposed swimming pool.

REASON: In the interests of residential amenity.

20. Notwithstanding the approved plans, elevation plans of the proposed decking at the swimming pool shall be submitted to and approved by Planning Authority prior to the commencement of development.

REASON: In the interests of visual amenity.

21. Notwithstanding the approved plans, the external walls of the dwellinghouse, garage and swimming pool hereby approved shall be wet dash rendered in a colour to be agreed with the Planning Authority.

REASON: In the interests of visual amenity.

22. Notwithstanding the approved plans, the style of doors to the entrance to the kitchen shall match the style of doors to the entrance to the sun room.

REASON: In the interests of visual amenity.

#### NOTES TO APPLICANT

1. The applicant shall make early contact with East Ayrshire Roads Division regarding the need for a Road Opening Permit.

2. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick to discuss the servicing of the site.

3. The applicant shall make early contact with the Scottish Environment Protection Agency, 2 Alloway Place, Ayr to discuss drainage arrangements.

4. The applicant shall make early contact with Scottish Power, St Vincent Street, Glasgow with regards to their apparatus which may require protection.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**

**AGENDA**