

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 06 OCTOBER 2000

**99/0819/FL : CHANGE OF USE FROM HALL TO FORM THREE FLATS INCLUDING
ALTERATIONS TO EXISTING SHOPS AND EXTENSION TO SHOP FRONT AT 155-155
BARSHARE ROAD CUMNOCK**

APPLICATION BY MR A McINTOSH

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the change of use of the former community hall to form three flatted dwellings. The dwellings are proposed with each flat having a lounge, one bedroom, a kitchen and a bathroom. Access to each flat will be taken from the existing stairwell, with flat three having further access via the existing emergency access stairs.

1.2 Permission is also sought for the extension and alterations to the existing shop unit . Alterations to the shopfront consist of a small extension to the shopfront bringing the recessed frontage in line with the main building frontage. Proposals also include the replacement of the existing glass frontage with a brick frontage. The overall window display area will be reduced but two new shop windows and a main door will be formed. The alterations will result in the two shop units becoming one large shop.

2. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the attached sheet.

2. SUMMARY OF ANALYSIS

2.1 The proposed development does not conflict with the policies of the East Ayrshire Local Plan (finalised version). The formation of the three flatted dwellings is compatible with the surrounding residential area. The community hall has been disused for some time and in the absence of some beneficial use of the property, the condition of the building could give rise to future concerns.

2.2 No dedicated amenity open space has been provided for the residential development but car parking facilities will be provided by the existing large car park at the front of the building which is currently underused. The alterations to the shopfront are required due to security problems but are compatible with the character and appearance of the existing building.

**Alan Neish
Head of Planning & 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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APPLICATION BY MR A McINTOSH

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 which is to be considered by the Southern Local Planning Committee under the scheme of delegation as the Local Member has requested that the application be referred to the Committee for determination.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site relates to an existing 2-storey brick building located in the Barshare housing estate in Cumnock. The first floor of the building was previously used as a community hall but it is now vacant. The ground floor premises consists of two shop units, one being used as a shop selling convenience goods, the other unit is presently closed but is being used as a storeroom for the existing shop.

2.2 **Proposed Development:** Full planning permission is sought for the change of use of the former community hall to form three flatted dwellings. The dwellings are proposed with each flat having a lounge, one bedroom, a kitchen and a bathroom. Access to each flat will be taken from the existing stairwell, with flat three having further access via the existing emergency access stairs.

2.3 Permission is also sought for the extension and alterations to the existing shop unit . Alterations to the shopfront consist of a small extension to the shopfront bringing the recessed frontage in line with the main building frontage. Proposals also include the replacement of the existing glass frontage with a brick frontage. The overall window display area will be reduced but two new shop windows and a main door will be formed. The alterations will result in the two shop units becoming one large shop.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division has no objections to the proposed development as there is an adjacent car parking area which served the former community hall.

Noted

3.2 West of Scotland Water require contact to be made to discuss whether the existing water supply requires upgrading in view of the proposed alterations.

A note can be attached to any planning consent if granted requiring the applicant to make early contact with West of Scotland Water.

3.3 The Scottish Environment Protection Agency has no objections provided drainage arrangements are to their satisfaction.

Noted

3.4 The Coal Authority, British Gas Transco and Scottish Power have no adverse comments to make regarding the proposed development.

Noted

3.5 East Ayrshire Council Health & Waste Management has no objections to the proposal and the shop premises should comply with relevant food safety and health & safety legislation.

Noted

3.6 Cumnock Community Council has not responded to the consultation letter.

Noted

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan (finalised version). The proposed development is located in a residential area.

The proposed development does not conflict with the residential policies of the above plan.

5.2 Policy CS1 states that wherever possible, existing community facilities will be retained and improved support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

The first floor of the building was previously used as a community hall. However the hall has been vacant for some time now since being declared surplus to requirements and subsequently sold by East Ayrshire Council.

5.3 The conversion of the two shops into one shop does not conflict with the retailing policies of the above plan.

Noted.

6. OTHER PLANNING CONSIDERATIONS

6.1 There are no other planning considerations.

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 The proposed development does not conflict with the policies of the East Ayrshire Local Plan (finalised version). The formation of the three flatted dwellings is compatible with the surrounding residential area. The community hall has been disused for some time and in the absence of some beneficial use of the property, the condition of the building could give rise to future concerns.

8.2 No dedicated amenity open space has been provided for the residential development but car parking facilities will be provided by the existing large car park at the front of the building which is currently underused. The alterations to the shopfront are required due to security problems but are compatible with the character and appearance of the existing building.

9. RECOMMENDATIONS

9.1 The application should be approved subject to the conditions indicated on the attached sheet.

Alan Neish
Head of Planning and Building Control

HM/PC/JM/FGD

FV/DVM

27 September 2000

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. East Ayrshire Local Plan (finalised version).

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

Implementation Officer : Dave Morris

990819FL-151-155BarshareRdCumnock.doc

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1972

Application no: 99/0819/FL

Location	151-155 Barshare Road CUMNOCK
Nature of Proposal:	Change of use from hall to form three flats including alterations to existing shops and extension to shop front
Name and Address of Applicant:	Mr Alex McIntosh 28 McIntyre Crescent, CUMNOCK
Name and Address of Agent	J.B.Browne Lochridge House, STEWARTON, KA3 5LH

DPO's Ref: [HUGH MELVIN]
PPO's Ref; []

The above **FULL** application should be granted subject to the following conditions.

- (1) The proposed development shall be carried out in accordance with the plans submitted on 9 November 1999 and the amended application form and plans received by the Planning Authority on 10 August 2000.

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

- (2) Prior to the commencement of development on site, details of the design and colour of the roller shutter shall be submitted to and agreed by the Planning Authority.

REASON – In the interests of visual amenity.

- (3) Details/samples of the facing brick to be used in the new shopfront shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON – In the interests of visual amenity.

- (4) Notwithstanding the details shown on the approved plans, consent is not hereby granted for any advertisements which will require to be the subject of a separate application under the Control of Advertisement (Scotland) Regulations 1984.

REASON – To enable the Planning Authority to retain control over the development.

Note to Applicant : The applicant should contact West of Scotland Water Authority, 35 Glenburn road, Prestwick with respect to the possible requirement to upgrade the existing water supply to the premises.

**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