
Report To:	The Planning Board	Date:	4th March 2009
Report By:	Head of Planning and Housing	Report No:	08/0307/IC 08/0019/LB Plan 03/09
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Alterations and refurbishment of existing village centre and old school buildings to facilitate the formation of new community centre together with associated landscaping work at Community Centre Lochwinnoch Road Kilmacolm PA13 4LE		

SITE DESCRIPTION

The application site lies within the centre of Kilmacolm on the southern corner of the Cross at the junction of Lochwinnoch, Port Glasgow and Bridge of Weir Roads. The site itself incorporates the Old Primary School Building, existing village centre building, nursery building and the access to the adjacent car park. Surrounding the application site lies a variety of building styles including tenement properties with retail units at ground floor with residential properties above, a modern flatted block, and the Kilmacolm library building. The Old Primary School Building is C(S) listed.

Planning permission and listed building consent for the redevelopment of the site including the demolition of the listed building and provision of new modern community centre building was previously granted by the Planning and Traffic Management Committee in February 2007.

PROPOSAL

It is proposed to refurbish both the existing village centre and old school buildings to facilitate the formation of a new community centre. Various external alterations will be undertaken to both buildings including alterations to the window and door openings of the village centre building together with the provision of a new glazed entrance area to the east elevation, and an extension finished in glazing and contemporary cladding to the west elevation to accommodate a new internal stair and lift. It is also proposed to refurbish the roof including the removal of chimneys and alterations to the central roof section. The old school building will also be fully refurbished both internally and externally. These works include the provision of a mezzanine level internally together with various alteration to the door and window openings, provision of glazed entrance porches, velux rooflights, and alterations to provide full height glazing to the small annex on the western elevation. The building will primarily accommodate the library and an independent class 2 use. Basic external landscaping works are also proposed. This report considers both the planning application and listed building consent application in respect of these proposals.

LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow ;
- (c) Gourock ;

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/ Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip
- (j) Ardgowan Road, Wemyss Bay
- (k) By Station/Pier, Wemyss Bay

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;
- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;
- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;

- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

Local Plan Policy R3 - Town Centre Uses

The following town centre uses will be directed towards the Central Shopping Area of Greenock, the other two Town Centres (Port Glasgow and Gourock) and the Local Centres:

- (a) Use Class 1 (Shops)
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 10 (Community Uses);
- (e) Use Class 11 (Assembly and Leisure); and
- (f) Related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Outside these designated Centres, the above uses will be permitted in principle in the Outer Mixed/ Commercial Area around the Central Shopping Area of Greenock Town Centre, according to the specification in Policy R5. Applications for any of the uses listed will be considered subject to the criteria outlined in Policy R10. Proposals for other uses in designated Centres will be considered on their merit.

Local Plan Policy H10 - Development Proposals for Community Facilities

Proposals for the development of new community facilities, for the expansion, rationalisation or upgrading of existing facilities or the reuse and/or redevelopment of redundant facilities and/or grounds will be considered on their merit and have regard to the following criteria, as and when appropriate:

- (a) the town centre sequential test;
- (b) compatibility with neighbouring uses in terms of the scale of development and the nature of the activity proposed;
- (c) the impact on zoned and locally valued amenity open space;
- (d) the impact of the volume, frequency and type of traffic likely to be generated by the proposal;
- (e) infrastructure availability;
- (f) social and economic benefits;
- (g) the cumulative impact of such facilities on an area; and
- (h) other relevant Local Plan policies.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

CONSULTATIONS

Head of Environmental Services – No objections in principle to the development however the disabled spaces shown on the site plan are not in accordance with the Road Development Guidelines.

Historic Scotland – The retention of the old school building is supported and the alterations proposed are generally sympathetic to the building. There should be a general presumption in favour of the retention of original features. The new rooflights should be set flush to the roof and the new openings should be formed in matching material.

PUBLICITY

The application was advertised in the Paisley & Renfrew Gazette on 14th January 2009 as a Development Affecting Listed Buildings

SITE NOTICES

A site notice was posted on 14th January 2009 for Development Affecting Listed Buildings,

PUBLIC PARTICIPATION

The application was subject to neighbour notification, a press advert and site notice. The Kilmacolm Civic Trust have intimated their support for the proposal but identify concerns regarding the disruption to parking and traffic during the construction works. I will address this concern during my assessment.

ASSESSMENT

The material considerations in the assessment of this proposal are the impact of the proposed works on the local streetscape of Kilmacolm Village Centre, the provisions of the Inverclyde Local Plan, Historic Scotland's Memorandum of Guidance and the consultation response.

In the Inverclyde Local Plan policy R1 identifies the site as being located within the defined Kilmacolm Village local centre. Policy R2 indicates that the designated centres identified by policy R1 will be protected, enhanced and developed and policy R3 identifies Community Uses (class 10) together with Financial, Professional and other Services (Class 2) as being appropriate for a local centre. The area is further identified as a community development opportunity and Policy H10 identifies the criteria against which such uses should be assessed. The development and refurbishment of both buildings to provide a community facility incorporating an independent class 2 use is therefore, in principle, acceptable in terms of the Inverclyde Local Plan, subject to other material considerations.

In considering the alterations to the listed building, Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas offers advice to planning authorities considering proposals affecting listed buildings. The relevant section of the Memorandum is that which addresses alterations and extensions. The advice may be summarised that when considering applications for alterations, planning authorities should satisfy themselves that no unnecessary damage to historic structures will be caused and that any new internal features harmonise with their surroundings. Planning authorities should always seek to preserve the architectural integrity of the building.

Assessing the alterations to the listed building, I am mindful that consent was granted in 2007 for the demolition of this building. This fact does not negate the requirement to ensure that the alterations to the building now to be retained are acceptable in terms of its design and character. When in use as a school, the building would have been the focal point of the community due to the extent of associated activity as children arrived, departed and played outside. Currently, there is no such activity with the building being vacant. Furthermore, in its present state, the building is largely ignored and anonymous despite the activity within the Kilmacolm Village Centre. Incorporating the building into the new community centre development will reinvigorate the buildings presence within Kilmacolm Village Centre. The external alterations to the building consist largely of the alteration to and replacement of door and window openings. These works will have a positive benefit on the appearance of the building. The provision of the rooflights will have an acceptable impact on the building subject to them being of a conservation specification. The glazed entrance porches together with the glazed elevation to the small western annex, whilst of an undoubtedly modern design, will not dominate the buildings and will provide an interesting and contrasting modern element to the building, in keeping with its character and history which has seen various additions to the building overtime. The interior of the building has no particular merit and I consider that the refurbishment works inside the building will have no impact on its character.

The alterations to the existing village centre building also consist of alterations to and replacement of door and window openings together with the provision of a contemporary glass entrance area to the eastern elevation, a larger structure housing the stairway and a lift featuring glazing and modern cladding to the western elevation. Alterations to improve the roof including the removal of chimneys and provision of a pvc covering to the flat central section are also proposed. Like the old school building, I consider the alteration to the door and window openings area acceptable in terms of the appearance of the existing building. The glazed features to the east and west elevations provide an interesting modern addition to the building whilst not dominating or compromising the overall architectural integrity of the building. The roof alterations also have an acceptable impact on the building.

With regard to access and parking, the existing car park to the rear will be maintained and is not included within the application site boundary. Minor alterations resulting from the landscaping and surfacing works will be undertaken to the existing entrance between the two buildings from Lochwinnoch Road together with the formalisation of two disabled and three standard parking spaces adjacent to the old school building. The Head of Environmental Services is satisfied that this is acceptable in terms of road safety however notes that the size of the disabled spaces is inadequate. This minor concern can be dealt with by way of a planning condition. These works will allow a greater emphasise on the two village centre buildings and maintain parking to the rear of the site. I note that parking remains unchanged despite this development. Scottish Planning Policy 17 encourages new development which can be accessed by a variety of modes of transport and identifies walking and cycling as sustainable forms of transport. Furthermore, reducing the opportunity for car parking will discourage car use. The community centre is located at the heart of the village, and the vast majority of properties are within walking distance of the village centre and all within cycling distance. Provision for parking bicycles can be required by way of a condition. Following this advice, it is appropriate recognise the central location and ease of pedestrian access. Parking should not take precedent and I find the level of parking to be acceptable. There is nothing to suggest that the construction works would lead to a significant disruption of available parking within the Village Centre and I am satisfied that this issue can be deal with by way of a condition.

In conclusion, the alteration to the old primary school building allow a new use of this building as part of the Kilmacolm New Community Centre. The alterations are acceptable in terms of the character and appearance of the listed building and the new use will revive both the building itself allow a new sense of prominence within the Kilmacolm Village Centre. The alterations to the existing Village Centre building also respect its character and have an acceptable impact on its appearance. Parking provision is retained largely to the rear and outwith the application site and despite only a negligible increase in parking spaces, the community centre is within walking distance of the vast majority of all properties within the village and within cycling distance of the

whole village, thus encouraging sustainable means of transport. The development is in accordance with the Inverclyde Local Plan, Historic Scotland's Memorandum of Guidance and SPP 17 and will make a positive contribution to the Kilmacolm Village Centre. As such, I support the proposed development.

RECOMMENDATION

That planning permission be granted subject to the following conditions.

1. That the development hereby permitted shall be commenced within five years from the date of this permission.
2. That prior to the commencement of work on site, full details and samples of all new materials to be used within the development on the elevations and roofs of the buildings, including windows and doors, shall be submitted to and approved by the planning authority. The development shall then proceed utilising the approved materials.
3. That prior to the commencement of works on site, full details and specifications of all new doors and windows shall be submitted to and approved by the planning authority. The development shall then proceed utilising the approved specifications.
4. That prior to the commencement of work on site, the full specification and details of the rooflights hereby approved on the old school building be submitted to, and approved by the planning authority. For the avoidance of doubt, the rooflights will be of a conservation type.
5. That prior to the commencement of work on site full details of all hard and soft landscape works, including a programme for the completion and subsequent maintenance of soft landscape, shall be submitted to and approved in writing by the planning authority. The landscaping work will then proceed as approved.
6. No consent is granted for the parking arrangement adjacent to the old school building as shown on approved drawing number 2248 AL(0)020. Prior to the commencement of work on site, an alternative parking layout shall be submitted to and approved in writing by the planning authority.
7. That prior to the commencement of work on site, a scheme to maintain an appropriate level of parking provision within Kilmacolm Village Centre during the lifetime of the construction work for the development hereby permitted, shall be submitted to and approved by the planning authority.

Reasons:

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
2. To ensure the proposed materials are acceptable in terms of the existing buildings and appropriate for the listed building.
3. To ensure the proposed windows and doors are acceptable in terms of the existing buildings and appropriate for the listed building.
4. To ensure the rooflights are appropriate for the listed building.
5. To ensure an appropriate hard and soft landscaping scheme for the proposed development.

6. To ensure that the new spaces proposed are in accordance with the requirements of the Council's Roads Development Guidelines in the interests of vehicular and pedestrian safety.
7. To ensure that appropriate parking is maintained during construction works within Kilmacolm Village Centre.

That listed building consent is granted subject to the following conditions

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. That prior to the commencement of work on site, full details and samples of all new materials to be used within the development on the elevations and roofs of the building, including windows and doors, shall be submitted to and approved by the planning authority. The development shall then proceed utilising the approved materials.
3. That prior to the commencement of works on site, full details and specifications of all new doors and windows shall be submitted to and approved by the planning authority. The development shall then proceed utilising the approved specifications.
4. That prior to the commencement of work on site, the full specification and details of the rooflights hereby approved be submitted to, and approved by the planning authority. For the avoidance of doubt, the rooflights will be of a conservation type.

Reasons:

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 – 4. To ensure the works area appropriate in terms of the listed building.

F. K WILLIAMSON
Head of Planning and Housing

Background papers

1. Application forms
2. Application Plans
3. Inverclyde Local Plan
4. Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation areas
5. Consultation response

KILMACOLM CIVIC TRUST
(Scottish Charity No SCO 32744)

11 FEB 2009

From: Mr RN Cameron

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

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Mr FK Williamson
Head of Planning Services
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

9th February 2009

Dear Mr Williamson,

PLANNING APPLICATIONS: Period 16 Jan 09 - 09 Feb 2009

The executive committee met at 7.30 pm on Thursday 5th February 2009. In addition to other business we reviewed planning applications affecting Kilmacolm and its local area published by you and lodged at the Kilmacolm Library during the period 16/01/09 – 05/02/09. Our decisions are summarised in the table below:

08/0157/IC Ward: 1	<u>Rugby Pitch,</u> <u>Birkmyre Park,</u> <u>Kilmacolm</u> Floodlighting (amended plans).	<u>Comment</u> No objection.
09/0012/IC Ward 1	<u>Plot 2, Avanel,</u> <u>Knockbuckle Road,</u> <u>Kilmacolm</u> Construction of 2 storey house with detached garage.	<u>Comment</u> No objection in principle. However we are concerned that the detailed plan may include the installation of high powered external security lights at the front (east side) of the property, and all-night lights on the flanks of the driveway leading to the front door. We ask that you ensure that these do not have an adverse intrusive effect on the adjacent property known as "Torwood".
08/0019/LB Ward 1	<u>Listed School Building,</u> <u>New Community Centre</u> <u>Kilmacolm</u> Alterations to form Library and Commercial Area.	<u>Comment</u> No objection in principle. However, the whole 'New Community Centre' project is going to cause considerable disruption to parking whilst construction is in progress. This and the effect that other projects in the centre of the village will have on parking need to be tackled in-the-round and not viewed in a piecemeal fashion. The Civic Trust is preparing a paper on the whole issue of parking and traffic flow within the heart of the village. We intend to present the paper to Inverclyde Council within the next two months.
09/0009/IC Ward 1	<u>East Green Farm,</u> <u>Old Greenock Road,</u> <u>Kilmacolm</u> Construction of Dwelling House.	<u>Comment</u> We note that a new application has been submitted but that it is at present invalid for technical reasons. We look forward to seeing the plans when they are lodged in the library.
IC/Street Parking (Order Number 1/2009), Reference 0832 Ward 1	<u>Reference 0832</u> <u>No 2 Lochwinnoch Road</u> <u>Kilmacolm</u> Creation of a designated disabled-parking place.	<u>Comment</u> No objection. We would be grateful if you would inform the appropriate department.

Yours sincerely,

R.N. Cameron

R.N. Cameron

KILMACOLM CIVIC TRUST
(Scottish Charity No SCO 32744)

From: Mr RN Cameron

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

Mr FK Williamson
Head of Planning Services
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

19th January 2009

PLANNING APPLICATIONS: Period 27 Nov 08 – 15 Jan 09

The executive committee met at 7.30 pm on Thursday 15th January 2009. In addition to other business we reviewed planning applications affecting Kilmacolm and its local area published by you and lodged at the Kilmacolm Library during the period 27/11/08 – 15/01/09. Our decisions are summarised in the table below:

08/0260/IC Ward: 1	<u>Newton Stables,</u> <u>Newton Farm,</u> <u>Woodhead Road,</u> <u>Kilmacolm</u> Extend existing house; and replace existing outbuildings.	<u>Comment.</u> No objection.
08/0290/IC Ward 1	<u>3 Hatfield Court,</u> <u>(off Cargill Avenue)</u> <u>Kilmacolm</u> Removal of existing garage and formation of new 1½ storey extension to side of property.	<u>Comment.</u> No objection
08/0231/IC Ward 1	<u>'Clachers',</u> <u>Auchinfoil Road</u> <u>Kilmacolm</u> Modifications to the application.	<u>Comment.</u> No objection
08/0266/IC Ward 1	<u>'Bryndar'</u> <u>Langbank Drive</u> <u>Kilmacolm</u> Alterations and extension at rear of property to form new kitchen.	<u>Comment.</u> No objection
08/0291/IC Ward 1	<u>'The Corrie'</u> <u>Houston Road,</u> <u>Kilmacolm</u> Extensions to dwelling house.	<u>Comment.</u> No objection
08/0307/IC Ward 1	<u>Community Centre</u> <u>Kilmacolm</u> Construction of new Community Centre using existing buildings.	<u>Comment.</u> The committee studied the plans critically and received a verbal briefing on them by Mrs Helen Calvert (Chair of the Kilmacolm Community Council). We fully support the development.

Yours sincerely,

R.N. Cameron

R.N. Cameron

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