
Report to Planning Committee

Date of Meeting: 28th October 2010

Subject: Planning Application 10/00250/FULL - Extension to Sauchie Community Group Resource Centre at 11 Mar Place, Sauchie - Report of Handling

Applicant: Laura Turner, Sauchie Community Group, Sauchie

Agent: Bracewell Stirling Architects, 38 Walker Terrace, Tillicoultry

Prepared by: Keith Johnstone, Principal Planner

Electoral Ward: Clackmannanshire Central

1.0 Purpose

- 1.1. This is a report of handling of the above noted application, submitted to Clackmannanshire Council on 22nd September 2010. The report assesses the proposed development in the context of the Clackmannanshire Development Plan and other material considerations including consultation responses. The report makes a recommendation to Committee based on this assessment.
- 1.2. The Council has an interest in the planning application, as owner of the application site, and this is the reason for the application being reported to Committee for a decision.

2.0 Recommendations

- 2.1. The application is recommended for **APPROVAL** subject to the undernoted conditions:
 1. No development shall start on site until samples of all external materials to be used on the extension and any hard surfaced areas have been submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be completed in accordance with the approved details.
 2. No development shall start on site until protective fencing has been erected around all trees and hedges which are to be retained adjacent to the site and the fencing has been inspected and approved by a

representative of the Council. Once approved, the fencing shall remain in place for the duration of the construction works on site.

3. No construction work shall take place, no machinery shall be operated and no construction related deliveries shall be received at or despatched from the site outwith 0800-1800 hours Monday to Friday , 0800-1300 hours on Saturday and at no time on Sunday or local Bank Holidays, unless otherwise agreed in writing by the Council, as planning authority.
4. A minimum 2.0 metre wide footpath width shall be retained around the site at all times, unless otherwise agreed in writing by the Council.

Reasons for Conditions

1. In the interests of visual amenity
2. To minimise the risk of damage to the trees and hedges close to the site in the interests of visual amenity.
3. To safeguard residential amenity.
4. In the interests of pedestrian safety and to maintain a suitable level of accessibility.

2.2 Reasons for Decision

1. The proposed extension, in terms of its proposed location, design and external finishes would complement and enhance the appearance of the existing building and would not have an adverse impact on the amenity or functioning of adjacent land and footpaths. The proposal accords with the objectives and guidance of the Clackmannanshire Development Plan.
2. There are no other material considerations that would indicate that the application should not be approved.

2.3 Section 75 Obligations

2.3.1 None

3.0 **Background to the Proposals**

3.1 The site comprises the Sauchie Community Resource Centre building at Mar Place, Sauchie. Permission is sought to extend the building to the rear on land currently part of a paved area on the edge of the area of public open space between Mar Place and the A908.

3.2 The length of the extension would be approximately 5.0 metres although the south western edge would be angled to maintain the width of the existing footpath that connects Mar Place with the A908. The proposed wall and roof design would reflect the appearance of the existing building. The external walls of the extension would be clad with decorative tiles to deter graffiti and vandalism. The existing walls could be rendered. The proposed extension would more than double the existing meeting space area.

4.0 **Consultations**

4.1 Roads and Transportation have no objection. They advise that the existing footpaths to the rear of the building should be retained at a minimum width of

2.0 metres although the paths are not adopted for maintenance by Roads. Comment - *The proposed development would comply with this advice. A condition has been added to the decision notice to give certainty to the position.*

- 4.2 Land Services has no objections subject to the width of the footpaths around the extension being retained at a minimum of 2.0 metres. They are responsible for the maintenance of the land on which the extension would be built and the adjacent open space. Comment. *The development would accord with their advice.*
- 4.3 Facilities Management has no objection to the proposal.
- 4.4 The Police Community Safety Officer has no objection to the proposal.
- 4.5 Environmental Health has no objections. They recommend construction hours are regulated. Comment. *A condition is attached to regulate the hours of construction activity.*
- 4.6 Scottish Water has no objections.

5.0 Representations

- 5.1 One neighbouring property was notified of the application and a Neighbour Notification advertisement was placed in the local press on 29th September 2010. No representations have been received as a result of the publicity.

6.0 Planning Considerations

- 6.1 The application requires to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The site is within the settlement boundary of Sauchie as defined by the Proposals Map of the adopted Clackmannanshire Local Plan, 2004. The site is defined as white land and is not allocated for change by the Plan.
- 6.3 The key issues in relation to the application are considered to be: design, amenity and the integration of the development with the adjacent footpath network and open space.
- 6.4 The proposed design of the extension would complement the appearance of the existing building. The proposed external finishes to the extension and existing elevations would have a positive impact on the appearance of the existing building. The extension has been designed to retain the existing footpaths on both sides of the building which provide a link between Mar Place and the A908 through the open space. The proposal would accord with Local Plan Policy EN11 (Enhancing Environmental Quality).
- 6.5 It is considered that the proposed extension would not have a significant adverse impact on the existing standard of amenity enjoyed by the nearest house to the south nor other properties in the vicinity, including those on the opposite side of Mar Place, having regard to its location, size and juxtaposition with this property and the likely impacts from the use of the enlarged premises. Environmental Health and the Police Community Safety Officer

have no objection. The proposal accords with Local Policy EN15 (Planning and Environmental Protection)

6.6 The extension would encroach on an existing paved area at the rear of the building which abuts the footpath network through the public open space. The extension would still maintain a minimum footpath width of 2.0 metres as recommended by Land Services and Roads and Transportation and would not therefore have a detrimental impact on the safe and efficient functioning of the footpaths or the public's enjoyment of the adjacent open space. The proposal accords with Policy INF3 (Local Access).

6.7 There are no objections from consultees and no representations have been received from third parties. Taking account of the above considerations and the most relevant policies in the Development Plan, it is concluded that;

a. The proposal would accord with the objectives and policies of the Development Plan, and:

b. There are no other material considerations which would outweigh the Development Plan position.

7.0 Sustainability Implications

7.1 None

(1) **Our Priorities 2008 - 2011** (Please double click on the check box)

The area has a positive image and attracts people and businesses

Our communities are more cohesive and inclusive

People are better skilled, trained and ready for learning and employment

Our communities are safer

Vulnerable people and families are supported

Substance misuse and its effects are reduced

Health is improving and health inequalities are reducing

The environment is protected and enhanced for all

The Council is effective, efficient and recognised for excellence

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)


Yes (please list the documents below) No

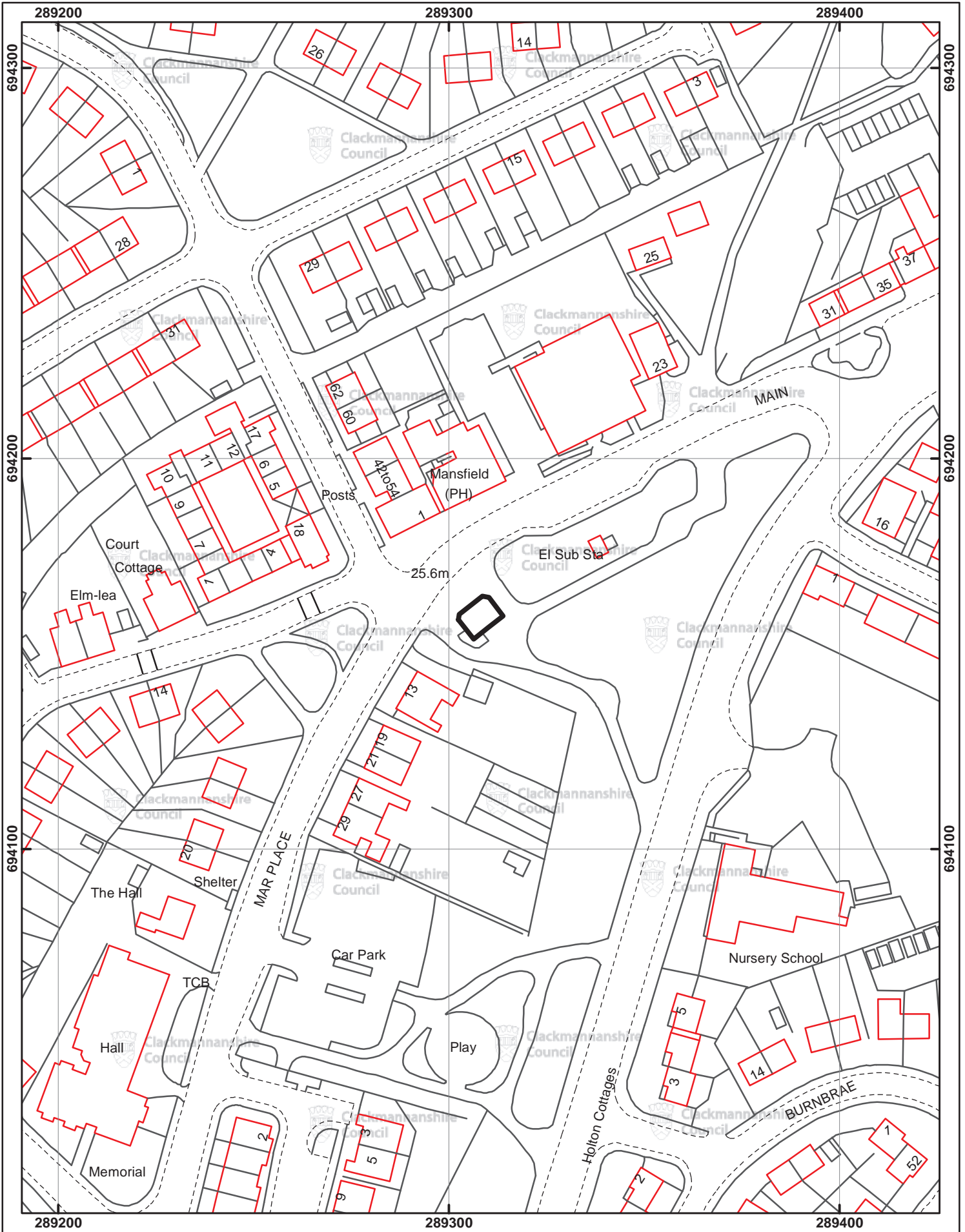
- Clackmannanshire Local Plan (2004)
- Consultation Responses

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Keith Johnstone	Principal Planner	452614

Approved by

NAME	DESIGNATION	SIGNATURE
John Gillespie	Head Of Community & Regulatory Services	



Date:
18-Oct-2010

10/00250/FULL - Sauchie Community Group Resource Centre
11 Mar Place, Sauchie. FK10 3EA
Extension To Community Resource Centre

Ward: Clackmannanshire Central OS Grid Ref: NS 893 941

0 20 40 60 80 100 Meters

Scale: 1:1,250

Clackmannanshire Council
www.clacksweb.org.uk
 Services to Communities
 Kilnraigs
 Greenside Street
 Alloa
 FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

10
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