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**Report to:** **PLANNING COMMITTEE**

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**Date of Meeting:** **13th December 2012**

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**Subject:** **Applications for Planning Permission And Listed Building Consent - Alterations To Library To Form 3 No. Ground Floor Flats, 99 High Street, Tillicoultry (Ref No. 12/00241/FULL And 12/00242/LIST)**

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**Applicant:** **Clackmannanshire Council**

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**Report by:** **Development Quality Team Leader**

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## **1.0 Purpose**

- 1.1. This is a report of handling on a planning application by Clackmannanshire Council to change the use of Tillicoultry Library to 3 flats. There is a related application for Listed Building Consent. The report describes the planning policy issues associated with the development, advice from consultees, and the response from neighbour notification. This Service concludes that the proposal generally complies with Development Plan Policy, and that there are no other material considerations that would count against a favourable decision.
- 1.2. As there is a Council interest in the development, the planning application cannot be determined by appointed officers under the scheme of delegation. In relation to the application for listed building consent, this will be a decision for Historic Scotland.

## **2.0 Recommendations**

- 2.1. It is recommended that the application for planning permission is APPROVED, subject to the following:

### Condition

1. The approved vehicle access, footpath and parking improvements within the site shall be completed before any flat hereby approved is brought into use.

### Reason

1. In the interests of road and pedestrian safety.

### Reasons for Decision

1. The proposed change of use will bring a vacant building back into use.
2. The proposed use is compatible with neighbouring uses.
3. The development accords with relevant policies in the Clackmannanshire Local Plan.
4. No representations against the development were expressed by individual residents or businesses or representative groups.

### Plans Relating to the Decision

(LP)01, 1221 Block, 1221 EX PL, 1221 EX EL, 1221 PR PL, 1221 PR EL, Photographs (no number)

- 2.2 It is further recommended that members note the submission of the application for Listed Building Consent to Historic Scotland.

## **3.0 Background to the Proposals**

- 3.1. The subjects of this application comprise Tillicoultry Library, occupying the ground floor of the former municipal buildings on the south side of High Street in Tillicoultry. The upper floor of the building is in residential use (3 flats). The building is positioned immediately adjacent to the public footpath on the High Street, with a substantial area of garden ground and land to the rear, accessed off the High Street on the east side of the building.
- 3.2. The Council proposes to relocate Tillicoultry Library from these premises at 99 High Street, to the new Ben Cleuch Centre as part of the community hub development, and redevelop the ground floor accommodation to provide one two bedroom flat and two one bedroom flats. A number of external alterations to the building materialise, including removal of a redundant boiler house and chimney and the installation of new door and window openings. The outside walls will be repaired and repainted.

## **4.0 Consultations**

- 4.1. Roads and Transportation have no objections to the proposed development subject to the provision of an adoptable footpath connecting the existing public footway to flat entrances and improvements to the existing access to form a minimum width of 4.5 metres. *Comment: The proposals either have or will be amended to comply with these requirements.*
- 4.2. Scottish Water confirm that the water treatment works and the Tillicoultry Waste Water Treatment Works both have capacity to serve the proposed development.
- 4.3. Tillicoultry Community Council was consulted on this application, but have not submitted any comments.

## **5.0 Representations**

- 5.1. Around 60 neighbouring households and/or business were notified of this application. No representations have been received.

## **6.0 Development Plan Position**

- 6.1. The subjects are located within Tillicoultry town centre as identified in the Clackmannanshire Local Plan. The property is outwith Tillicoultry conservation area, but it is a category C listed building, hence the application for listed building consent for external alterations.

- 6.2. Policy JOB 7 indicates a presumption in favour of allowing a variety of commercial uses within neighbourhood shopping centres and town centres to help maximise and diversify the range of uses in such commercial areas. Residential development of ground floor level will be discouraged. While the proposal does not entirely accord with this policy position, the following circumstances should be taken into account:

- The building was originally built and used for residential purposes and has no conventional commercial frontage.
- Adjoining properties are in residential use at ground floor level.
- An improved library facility has been re-provided elsewhere in the town centre.
- There is no known alternative use for the premises at the moment. It would therefore lie vacant for an extended period of time.
- The upper floor accommodation and curtilage of the building are presently in use for residential purposes.

- 6.3. In those collective circumstances, the proposal is deemed to be acceptable, and will not prejudice the vitality or viability of Tillicoultry Town Centre.

- 6.4. Policy RES2 indicates that priority will be given to development that utilises vacant or underused property within settlement boundaries. The proposal complies with this residential policy.

- 6.5. Subject to compliance with the advice from Roads and Transportation, adequate standards of amenity and safety will be achieved. Notably, safe vehicle and pedestrian access will be available; private communal space for residents will be provided to the rear within a private environment; external drying areas and bin storage facilities will be provided. The proposal therefore complies with policy guidance on the form of development and amenity standards.

## **7.0 Other Material Considerations**

- 7.1. It is noted that no representations have been received from any neighbouring households or businesses, nor Tillicoultry Community Council. The proposal is therefore deemed to have community support.

- 7.2. The application for listed building consent does not require a Council decision. The Council will apply to Historic Scotland for listed building consent. In that respect, members are invited to note the changes to the fabric of the building associated with the proposed change of use. The changes include the installation of timber framed double glazed windows, the position of openings aligned with existing openings, the removal of a boiler house and associated chimney on the east elevation, and the installation of railings to the High Street frontage. These collective changes will enhance the character of the building.

## **8.0 Sustainability Implications**

- 8.1. The proposed development will secure the productive use of an existing building in association with the successful relocation of the town library to an integrated community building which is better fit for purpose.

## **9.0 Resource Implications**

### *9.1. Financial Details*

- 9.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes ☐

- 9.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☐

- 9.4. Staffing. No implications for staffing.

## **10.0 Exempt Reports**

- 10.1. Is this report exempt? Yes ☐ (please detail the reasons for exemption below) No ☒

## **11.0 Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

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

The area has a positive image and attracts people and businesses	<input type="checkbox"/>
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input checked="" type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input checked="" type="checkbox"/>

The environment is protected and enhanced for all ☐

The Council is effective, efficient and recognised for excellence ☐

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

Clackmannanshire Local Plan

**12.0 Equalities Impact**

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

Yes ☐ No ☒

**13.0 Legality**

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

**14.0 Appendices**

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

None

**15.0 Background Papers**

15.1 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 ☐

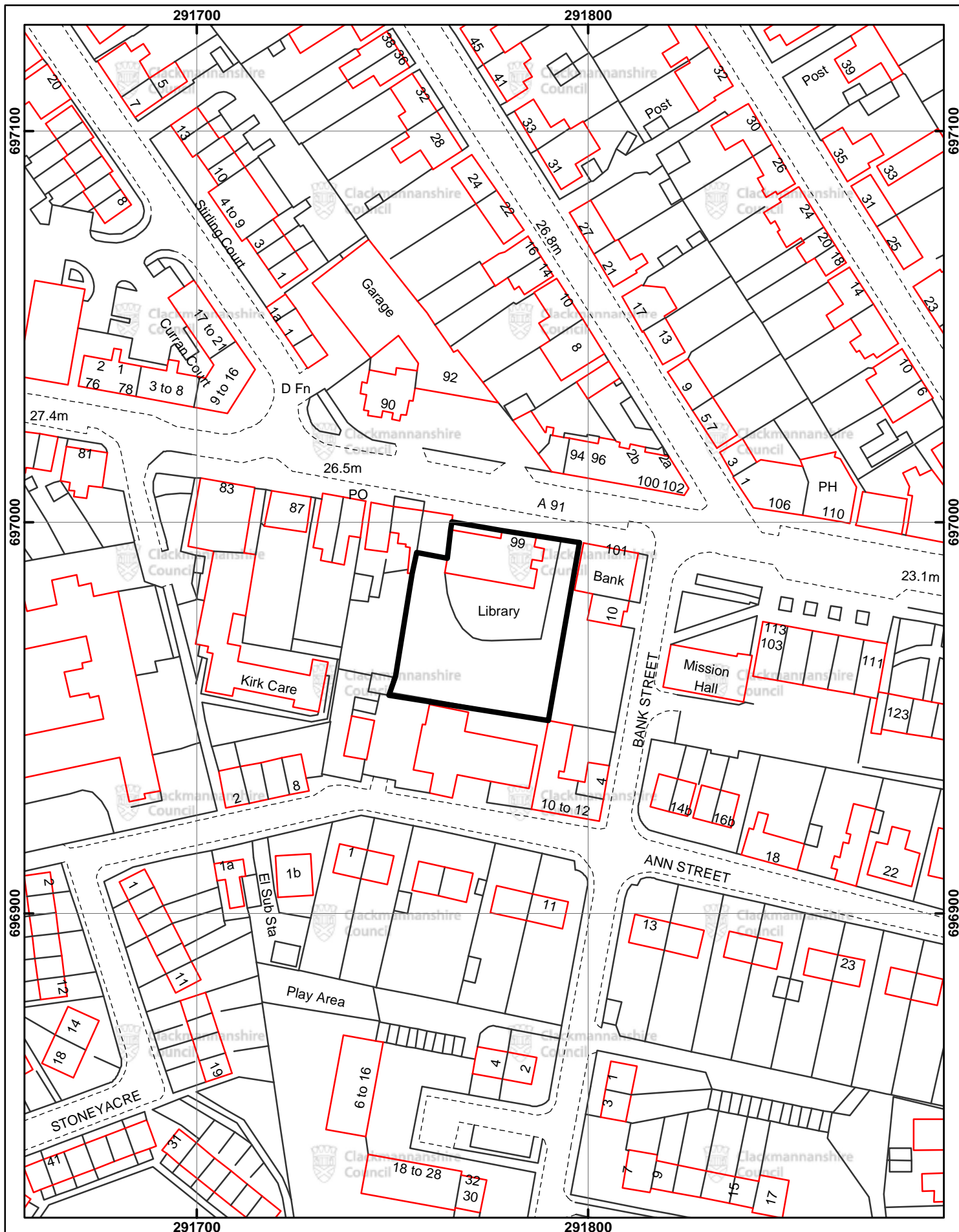
Clackmannanshire Local Plan

**Author(s)**

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**Approved by**

NAME	DESIGNATION	SIGNATURE
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John Gillespie	Head of Community & Regulatory	



**12/00241/FULL & 12/00242/LIST - 99 High Street, Tillicoultry**  
**Alterations And Change Of Use Of Library To Form 3 No. Ground Floor Flats**

**Ward: Clackmannanshire North**

**OS Grid Ref: NS 91 96 NE**

0 10 20 30 40  
 Meters

**Scale: 1:1,250**

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