
Report to: **Planning Committee**

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

Subject:

1 **Application for Planning Permission (Ref 12/00244/FULL) - Alterations, Extension and Change of Use of Former Mill Shop to Form Offices and Council Chambers - Amendment to Planning Permission Ref 11/00278/FULL to Amend South Elevation and Entrance, Former Paton's School, Greenside Street, Alloa**

2 **Application for Listed Building Consent (Ref 12/00245/LIST) - Alterations and Extension to Former Mill Shop - Amendment to Listed Building Consent Ref 11/00279/LIST to Amend South Elevation and Entrance at Former Paton's School, Greenside Street, Alloa**

Report by: **Principal Planner**

1.0 Purpose

- 1.1. The purpose of this report is to present a summary of our assessment of the applications for planning permission and listed building consent to amend the previously approved design of works to convert the former Paton's School building to Council offices and Chambers. The report considers the relevant planning policies in the Development Plan, consultation comments from Historic Scotland and any other material considerations.
- 1.2. The assessment has concluded that the proposed changes to the approved design would not have an unacceptable impact on the character and appearance of the listed building or the character of the Old Alloa Conservation Area, the boundaries of which include the building. The amended design would help contribute to the successful re-use of this vacant building. The proposals would accord with the Clackmannanshire Local Plan and relevant national policy guidance and, in the absence of any material considerations which would outweigh this position, the applications are recommended for approval.
- 1.3. As the Council has an interest in the application for planning permission, the Council's Appointed Officer is prohibited from determining the application. Accordingly, the application is reported to the Planning Committee for

decision. The associated application for listed building consent has also been referred to Committee.

2.0 Recommendations

- 2.1. It is recommended that the applications for planning permission and listed building consent be APPROVED subject to the proposed conditions for the respective applications as set out in Appendix 1 attached to this report.
- 2.2. Reasons for Decision:
 1. The proposal would accord with the objectives of the Development Plan
 2. The proposed development would not have a negative impact on the character or special interests of the listed building or the character and appearance of the Old Alloa Conservation Area.
 3. The amended design would enhance and help sustain the beneficial re-use of this vacant listed building; thereby contributing to be effective use of the building and the strategies to regenerate Alloa town centre.
 4. There are no other material considerations which would outweigh Development Plan support and justify withholding permission.

3.0 Background to the Proposals

- 3.1. The site comprises the former Paton's Mill School which is located on Greenside Street. The building abuts the Elim Pentecostal Church building to the west, Greenside cemetery to the south and Candleriggs Lane to the east.
- 3.2. The building is Category C(S) listed and is located within the Old Alloa Conservation Area.
- 3.3. Planning permission and listed building consent was granted by the Planning Committee in November 2011 to alter, extend and change the use of the building to office use to provide Council Chambers and Members' accommodation. Since that decision, the proposed internal layout has been the subject of further review and refinement to improve the accommodation both in terms of its functional operation and the quality of the internal environment. As a result, permission is being sought to amend the previously approved design to accommodate the external changes. These comprise;
 - The provision of additional window openings on the rear facing elevation at ground floor level to provide natural light into the office space. This elevation adjoins the Greenside Cemetery and the window openings would be formed in the boundary wall, including in a section which has recently collapsed. The revised design would include full height curtain wall glazing below the first floor extension which would match the design, proportions and appearance of the glazing on the first floor accommodation approved in 2011. This is in the part where the wall has collapsed. Two individual window openings would also be

formed at ground floor level on the same elevation. The window units would be powder coated aluminium construction.

- A single window opening on the side elevation which faces Candleriggs Lane.
- Alterations to the proposed main entrance to re-orientate the door to face the front.
- The installation of three small louvres in the west facing gable to provide ventilation. Each louvre would measure approximately 0.8m in length by 0.6m in height.

4.0 Consultations

- 4.1. Historic Scotland was consulted on a non statutory basis since they provided advice on the development proposal prior to the original application being submitted. No comments have been received.

5.0 Representations

- 5.1 There have been no representations in response to the publicity of the applications which included notification of one neighbour and advertisements in the local press and Edinburgh Gazette.
- 5.2 There were also no representations received on the original applications.

6.0 Planning Considerations

- 6.1 The applications require to be determined in accordance with the terms of the Development Plan, unless material considerations indicate otherwise. In determining both applications, the planning authority is also required to have special regard to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses and to preserving or enhancing the character and appearance of the Old Alloa Conservation Area.
- 6.2 The most relevant Policy guidance is contained in Clackmannanshire Local Plan Policies EN6 (Listed Buildings), EN10 (Conservation Areas) and EN11 (Enhancing Environmental Quality) and the Scottish Historic Environment Policy (SHEP) produced by Historic Scotland. The Development Plan policies seek to ensure developments achieve a high quality of architectural design and which preserves and enhances the character and appearance of the listed building and Conservation Area. The SHEP recognises that listed buildings may require alteration and adaption if they are to remain in beneficial use and it states that consent should normally be granted for works which would not adversely affect the special interest of the building. It is considered that the proposed amendments for which consent is being sought would not have an adverse impact on the special historic interest of the building or the character or appearance of this part of the Old Alloa Conservation Area for the following reasons:
- a. The majority of the alterations relate to elements of the building which are already subject to change either as extensions or, in the case of the wall

abutting the Greenside Cemetery, has collapsed. These have been designed as modern interventions so as to integrate with the design and appearance of the other alterations approved as part of the original application.

b. The proposed changes would not affect the principal elevation of the building facing Greenside Street.

c. The proposed design, appearance and number of openings would not adversely affect the overall composition of the rear facing elevation of the main building or its special interest.

d. The proposed changes would help secure the successful adaptation of the building by providing daylight and a south facing aspect to the ground floor accommodation.

e. The proposed changes would not adversely affect the character or appreciation of the Greenside Cemetery.

6.3 In the absence of any other material considerations which would outweigh the policy position, the applications are recommended for approval.

7.0 Resource Implications

7.1 Financial Details

7.2 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

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

7.4 Staffing

8.0 Exempt Reports

8.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

9.0 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

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)

Clackmannanshire Local Plan Policies EN6, EN10 and EN11.

10.0 Equalities Impact

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

Yes No

11.0 Legality

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

12.0 Appendices

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

Appendix 1 - Conditions and Plans Relating to the Decision

13.0 Background Papers

13.1 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
- Consultation Replies
- Scottish Historic Environment Policy
- Managing Change in the Historic Environment Guidance Note on External Walls

Author

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Keith Johnstone	Principal Planner	2614

Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Service Manager	
John Gillespie	Head of Community and Regulatory	

APPENDIX 1 - CONDITIONS AND PLANS RELATING TO THE DECISION

Conditions (12/00244/FULL & 12/00245/LIST)

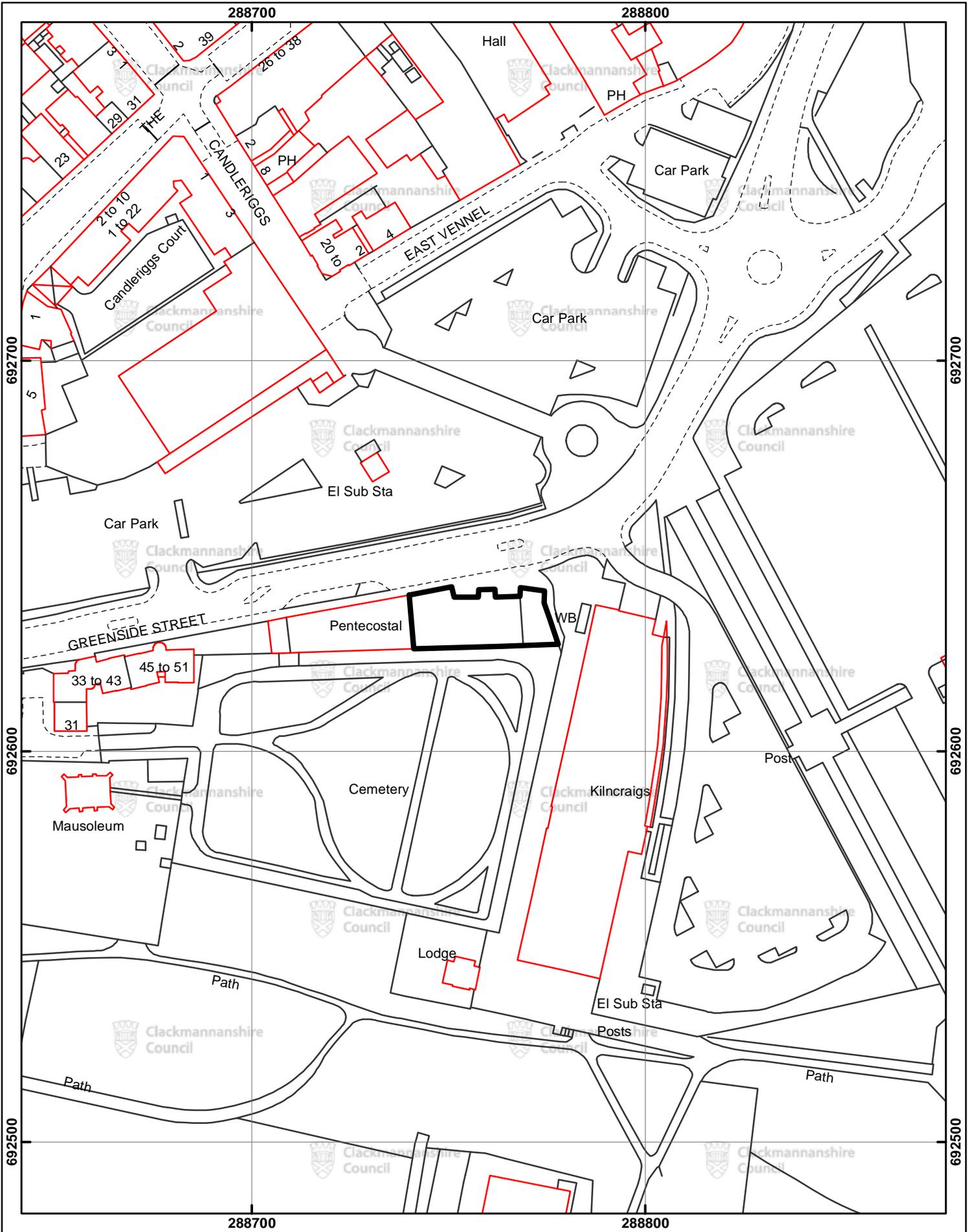
1. The works hereby approved shall be completed in accordance with the approved plans and details approved as part of this planning permission/listed building consent as appropriate and in accordance with the requirements of Condition Numbers 2, 3 and 4 (and 5 & 6 for 12/00244/FULL only) of the previous decision dated 24th November 2011 as they relate to the other elements of the development.
2. Before any works start to form the window openings annotated as WO11 and WO13 on the approved plans, a detailed specification of the proposed materials and finishes of the margins, reveals and cills of the openings and the window units shall 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.

Reasons for Conditions

1. To ensure the works comply with the terms of the relevant planning permissions (or listed building consent for 12/00245/LIST) for the development.
2. To consider these details yet to be submitted, in the interests of the character and appearance of the listed building and the Old Alloa Conservation Area.

Plans Relating to the Decision

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|-----|-------------------|------------------------------------|
| 1. | 1017-PS L(PS)501A | Location Plan |
| 2. | 1017-PS L(PL)520A | Existing Elevations |
| 3. | 1017-PS L(PL)511A | Existing First Floor Plan |
| 4. | 1017-PS L(PL)510A | Existing Ground Floor Plan |
| 5. | 1017-PS L(PL)512A | Existing Roof Plan |
| 6. | 1017-PS L(PS)611A | Proposed First Floor Plan |
| 7. | 1017-PS L(PL)610A | Proposed Ground Floor Plan |
| 8. | 1017-PS L(PL)620A | Proposed North and East Elevations |
| 9. | 1017-PS L(PL)612A | Proposed Roof Plan |
| 10. | 1017-PS L(PL)630A | Proposed Section AA |
| 11. | 1017-PS L(PL)631A | Proposed Section BB |
| 12. | 1017-PS L(PS)621A | Proposed South and West Elevations |
| 13. | 1017-PL L(PL)502A | Site Plan |



Date:
27-Nov-2012

**12/00244/FULL & 12/00245/LIST - Former Paton's School, Greenside Street, Alloa
Alteration, Extension And Change Of Use Of Former Mill Shop, Amendment To
11/00278/FULL - Amended Proposals For South Elevation And Entrance**

Ward: Clackmannanshire South

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Meters

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