
Report to: **Planning Committee**

Date of Meeting: **31 October 2013**

Subject: **Planning Application ref: 13/00189/FULL - Conversion of 8 No. Maisonettes to 16 No. One Person Flats, Alterations And Renovation of Ground Floor Flats and Storage Areas To Provide 1 Flat, 1 Disabled Person's Flat and Concierge Area, New Entrance Porch and Ramps at 21 - 39 The Orchard, Tullibody, Clackmannanshire**

Report by: **Grant Baxter, Principal Planner**

1.0 Purpose

- 1.1. This report comprises the Report of Handling on the above noted planning application and provides a recommendation to Members on the application.
- 1.2. The application is being reported to the Committee for determination as there is a Council interest in the development, both as owner and applicant.

2.0 Recommendations

- 2.1. It is recommended that the application is APPROVED, subject to the following conditions:

1. Before any works commence on site, details of all proposed new external finishing materials, including wall and roof cladding, shall have been submitted to and approved in writing by the Council as Planning Authority. Thereafter, the development shall be completed in accordance with such approved details.

Reason

- 1. In the interests of visual amenity.

2.2. Reasons for Decision

The proposed development would re-use an existing vacant block of flats to create new single person flats for homeless people, and disabled accommodation. In addition, the proposals will enhance the appearance and energy performance of the building. The proposals comply with development plan policies on brownfield development and provision of particular needs housing.

2.3. Plans Relating to the Decision

- Location Plan
- Existing Elevations
- Existing Floor Plans
- Existing Sections
- Proposed Elevations
- Proposed Floor Plans - Ground, First and Second Floors
- Proposed Floor Plans - Overview
- Proposed Floor Plans - Third and Fourth Floors
- Proposed Sections

3.0 Background to the Proposals

- 3.1. The application site encompasses a 5-storey block of flats on the south side of The Orchard, Tullibody. The building sits in an area of open space. Similar blocks lie to the east and to the north on the opposite side of The Orchard. The building is also close to lower rise housing at Talisker and the recently completed new Council housing development at The Maltings. The site also lies close to Abercrombie Primary School. Access paths link the building to adjoining roads and lay-by parking off The Orchard.
- 3.2. The building is finished in white roughcast walls, and has a flat roof. The ground floor contains 2No. flats and a store, and the upper floors contain 8No. maisonette flats. The building is currently vacant.
- 3.3. The proposals involve alterations at ground floor to create two flats (one of which is designed for disabled persons) and a concierge area. The 8No. upper floor flats will be converted to form 16No. single person flats, typically containing a kitchen, bathroom and living/bedroom area.
- 3.4. A new entrance porch would be added to the block, as well as re-cladding and addition of a shallow pitched roof over the existing flat roof.

4.0 Consultations

- 4.1. Roads: No objections
- 4.2. Environmental Health: No comments received

5.0 Representations

- 5.1 A total of 50No. neighbouring proprietors were notified of the application and an advert placed in the local press on 25 September 2013. In response one representation has been received from the following party:

Liz Pullar, The Scottish Wildlife Trust, Stirling and Clackmannanshire Area on the following grounds:

- The size and type of construction of the building make it a potential site for bat roosts. A survey should be carried out in advance of any works, and necessary measures taken to reduce disturbance on bats. *Comment: The Council, as developer, has been made aware of their obligations in respect of the protection of protected species and their habitats, in respect of this development, and have indicated that bat survey will be carried out before any works commence on site.*

6.0 Development Plan Position

- 6.1 The application must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 In this case, the key development plan considerations are as set out in the Clackmannanshire Local Plan, adopted 2004.
- 6.3 Policy RES 2 of the Local Plan deals with brownfield development and gives priority to developments that would re-use existing vacant or underused properties within settlements, such as this. The application is therefore supported by this policy.
- 6.4 Policy RES 5 seeks to encourage the provision of affordable and particular needs housing. This proposal would create 16No. flats for homeless people, and create a flat suitable for disabled people, thereby providing dwellings that would meet be affordable and meet particular needs, and therefore in accordance with this policy.

7.0 Other Material Considerations

- 7.1 The proposals would involve re-cladding of the block, addition of an entrance porch and a pitched roof over the existing flat roof. These changes will enhance the appearance of the building.
- 7.2 Taking account of representations and consultation responses there are no issues raised that would prevent the application from being approved.

8.0 Sustainability Implications

- 8.1 The proposed development would re-use an existing vacant block of flats to provide housing for homeless people, and also one disabled unit. The re-cladding and re-roofing will also enhance the building's energy performance and resilience to climate change.

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 ☐

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 checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input checked="" type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input checked="" 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	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

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

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 ☐

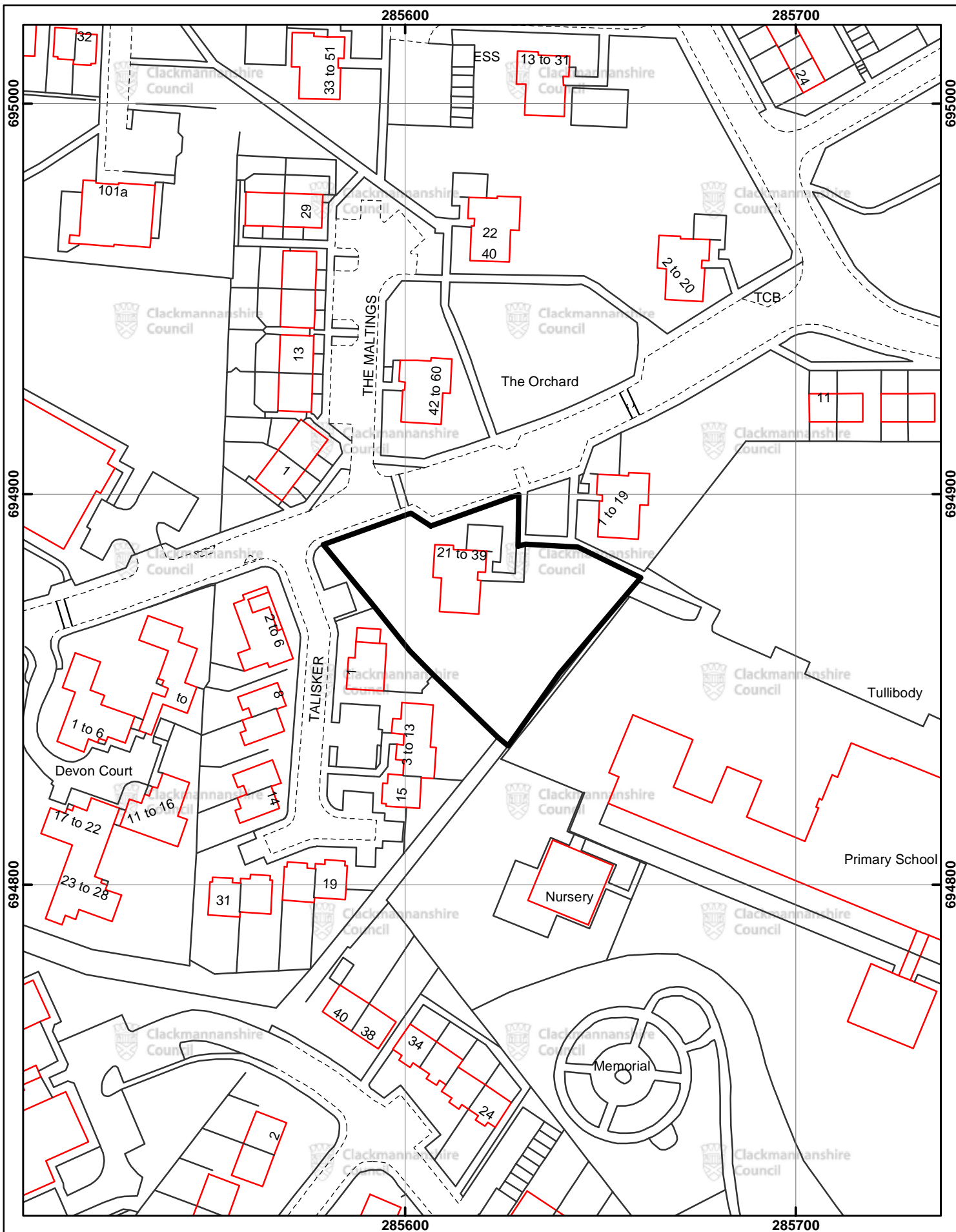
Clackmannanshire Local Plan, 2004

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	






Date:
09-Oct-2013

13/00189/FULL - 21-39 The Orchard, Tullibody
Conversion of 8 No. Maisonettes to 16 No. Flats, Alterations And Renovation
of Ground Floor To Provide 2 Flats, Concierge Area, Porch and Ramps

Ward: Clackmannanshire Central **OS Grid Ref: NS 89 SE**

0 10 20 30 40 Meters

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