

Local Review Body

3 September 2014

Continued Planning Application for Review

Resume consideration of a request for review of refusal of planning permission which the Local Review Body at the meeting held on 7 May 2014 decided to continue for an unaccompanied site inspection and at the meeting held on 6 August 2014 continued to seek the views of all parties on additional evidence which is a material consideration in the determination of the review.

Mr K MacConnecher

Alterations to design of detached dwellinghouse and formation of garage/carport (variation to consent 13/0246/IC):

Former ARP Station, Lochwinnoch Road, Kilmacolm (14/0005/IC)

Contents (please refer to agenda for 6 August meeting)

- Planning Application and Plans
- Site Photographs
- Report of Handling dated 14 February 2014
- Consultation Responses
- Representation
- Decision Notice dated 17 February 2014
- Letter dated 12 March 2014 from Canata & Seggie, Chartered Architects, enclosing Notice of Review Form and supporting documents (plans circulated separately)
- Suggested condition should planning permission be granted on review

Contents issued for 3 September meeting

- Email dated 4 August 2014 from Planning Adviser to Elected Members on Local Review Body on additional evidence
- Further Consultation Responses

EMAIL DATED 4 AUGUST 2014 FROM PLANNING ADVISER

Rona McGhee

From: Ron Gimby
Sent: 04 August 2014 15:23
To: David Wilson; Robert Moran; Terry Loughran; Gerry Dorrian; Innes Nelson
Cc: Jim Kerr; Rona McGhee; Neil Duffy
Subject: Local Review Body (LRB)
Attachments: Policy RES7.docx

Councillors,

You will be aware that the meeting of the LRB on Wednesday 6th August includes the continued planning application at the former ARP Station, Lochwinnoch Road, Kilmacolm. As Planning Adviser to the LRB, I am obliged to bring a matter to your attention which is a material consideration not currently in front of the LRB.

The Report of the Examination into the Local Development Plan: Proposed Plan was received from the DPEA on 11 June 2014, and the Environment and Regeneration Committee, at its meeting of 17 June, agreed to accept all of the Reporters' findings. These findings included a recommendation that the wording of Policy RES7 be modified (see attachment).

I am bringing this to your attention because the reason for refusal of the planning application for the former ARP Station included that it conflicted with Policy RES7.

Following the receipt of advice on this matter, my understanding is that the LRB now require to seek the views of all parties on this additional evidence before proceeding to a determination. This matter will require to be discussed at the LRB meeting on Wednesday.

Regards,
Ron

Ron Gimby
Planning Policy Team Leader
Regeneration and Planning
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY
01475 712491

LDP: Proposed Plan (May 2013)

Policy RES7 - Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either a single or small group of dwellings not adjoining the urban area or the redevelopment of large habitable redundant buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding, are acceptable with reference to Supplementary Guidance on Planning Application Advice Notes and fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale and character of the existing one to be replaced; or
- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
- (c) redevelopment of large habitable redundant buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or
- (d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or
- (e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

LDP: Proposed Plan (after Modifications)

Policy RES7 - Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, as identified on the Proposals Map, will only be supported if the proposal is for either:

- (1) a single or small group of dwellings not adjoining the urban area; or
- (2) the conversion of redundant nonresidential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding. In addition, all proposals must fall within one of the following categories:
 - (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or
 - (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
 - (c) conversion of redundant non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or
 - (d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or
 - (e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

Further detailed policy relating to this type of development is contained in the **Supplementary Guidance** on Planning Application Advice Notes.

FURTHER CONSULTATION RESPONSES

Rona McGhee

From: Neil Duffy
Sent: 19 August 2014 09:02
To: Rona McGhee
Subject: FW: LRB REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM (REFERENCE 14/0005/IC)
Attachments: ARP Buildings comments for the LRB.docx

Neil Duffy
Administration Officer
Legal & Property Services
Inverclyde Council
Municipal Buildings
Clyde Square
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PA15 1LS

Tel: 01475 712147
Fax: 01475 712137
email: neil.duffy@inverclyde.gov.uk

From: Nicholas McLaren
Sent: 13 August 2014 08:03
To: Neil Duffy
Cc: Stuart Jamieson
Subject: LRB REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM (REFERENCE 14/0005/IC)

Neil,

Please find attached comments for the LRB (ARP Station, Lochwinnoch Road, Kilmacolm) on behalf of the Head of Regeneration and Planning.

Nick

Nicholas McLaren
Development and Building Standards Manager
Inverclyde Council

01475 712420

Let us know how satisfied you are with the service received from Building Standards or Development Management by completing our customer survey at [Survey Monkey - Building Standards](#) or [Survey Monkey - Development Management](#)

----- Original message -----

From: Neil Duffy
Date: 07/08/2014 16:23 (GMT+00:00)
To: Stuart Jamieson
Subject: REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM (REFERENCE 14/0005/IC)

Dear Mr Jamieson

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM
(REFERENCE 14/0005/IC)**

At the meeting of the Inverclyde Local Review Body on 6 August 2014, consideration of the above application was continued to give you the opportunity to make further representation in relation to the modifications to Planning Policy RES7 in the Inverclyde Local Development Plan.

To that end, I am attaching a paper apart which shows both the proposed plan policy (May 2103) and the proposed plan policy (after modifications).

I should be obliged to receive your written comments within 14 days of the date of the date of this letter so that the review application may be considered further at the next meeting of the Inverclyde Local Review Body.

Yours sincerely

Neil Duffy
Administration Officer
Legal & Democratic Services
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PA15 1LS

Tel: 01475 712147
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THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM (REFERENCE 14/0005/IC)

REPRESENTATION IN RESPONSE TO MODIFICATIONS TO PLANNING POLICY RES7 OF THE INVERCLYDE LOCAL DEVELOPMENT PLAN.

It is accepted that assessment against proposed Policy RES7 is no longer appropriate and that the amended Policy RES7 – Residential Development in the Green Belt and Countryside applies.

This policy applies to single or small groups of dwellings and to the conversion of redundant non-residential buildings that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.

This former ARP site has two buildings sited on it. Planning permission is in place to convert the larger of the two buildings on site to 5 dwellings and the smaller building to a single dwelling. The designs are a modern reflection of the character of the original buildings, seen as important in drawing attention to the previous use of the site. As is noted in the Report of Handling on Planning Application 14/0005/IC, this proposal is a significant departure from the design of that previously approved to convert the smaller building to residential use. It is also a departure from the original scale, character, proportion and architectural integrity of the building; overall the submitted design is that of a modern new-build house, albeit incorporating the existing building within its fabric. The alterations to roof design, choice of roof finish and fenestration are such that the existing building is no longer recognisable.

Policy RES7 informs that development will only be supported if it falls into one of 5 categories.

(a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area.

The current building is not a dwelling, so this category does not apply.

(b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building.

Once again, as the current building is not a dwelling this category does not apply.

(c) conversion of redundant non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary

new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted.

The building is not being utilised for the proposed use substantially in its current form. The submitted design is that of a modern new-build house; indeed the applicant's submission to the LRB includes photographs of houses developed in Kilmacolm in the 1970s and 2000s as the architectural connection, but the site is in the Green Belt and not within the village. The alterations to roof design, choice of roof finish and fenestration are such that the existing building is no longer recognisable, whereas planning permission is in place for an overall development of this site which utilises the buildings substantially in their current form, recognises the historical use of the site and visually justifies the development within this context. This is the appropriate design approach in line with this Policy. If further note from the applicant's submission that the decision to submit this application makes no reference to financial viability in support of the design change.

(d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council.

This application is not connected to any farming or rural business activity.

(e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

This application is for a change in design of a dwelling as part of a small brownfield redevelopment of 6 dwellings. It is not part of an integrated project with significant employment benefits and the change in design is one of aesthetic choice, not of economic benefit. Furthermore, the applicant has not suggested that the change in design is essential to ensure implementation of the whole development.

In conclusion, following modification to the Inverclyde Local Development Plan this application remains contrary to Policy RES7.

Stuart Jamieson
Head of Regeneration and Planning

2314/DN

**INVERCLYDE COUNCIL
HEAD OF LEGAL AND PROPERTY SERVICES
ENVIRONMENT, REGENERATION AND RESOURCES
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LY
FOR THE ATTENTION OF NEIL DUFFY**

19th August 2014

Dear Sirs,

**REVIEW OF DECISION: FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM
(REFERENCE 14/0005/IC)**

We note the change in wording of policy RES7 between the May 2013 Local Development Plan and the recently modified version of this Plan. As you are aware, assessment against policy RES7 was one of the main reasons for refusal of our client's original planning application.

The principle of housing development on the site is secured by the commencement of works on site following the grant of Planning Permission 10/0237/IC. The refused application under review (14/0005/IC), which deals with the conversion of the smaller building on the site to a single dwellinghouse, embodied elevational changes to make the design more sympathetic to the village setting and depart from the utilitarian aesthetic of the existing building.

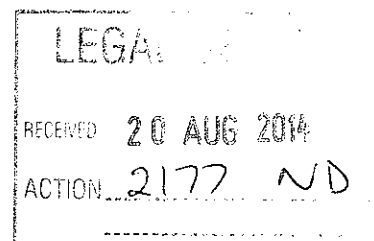
As such, we welcome the change to the wording of policy RES7 which accepts that sympathy with the "character, pattern of development and appearance of the area" will be a determining factor in the assessment of applications. We trust that this change in emphasis will be reflected in the consideration of our appeal against the refusal of 14/0005/IC.

We trust that this is in order.

Yours faithfully,

D. NICHOLSON B.Arch (Hons.) M.Arch. RIBA. ARIAS.
Chartered Architect, Director

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Rona McGhee

From: Neil Duffy
Sent: 21 August 2014 08:40
To: Rona McGhee
Subject: FW: From Chairman Kilmacolm Civic Trust (Planning Application 14/0005/IC Review)
Attachments: ARPStn20Aug14.pdf

Neil Duffy
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From: Nicol Cameron [<mailto:>]
Sent: 20 August 2014 22:02
To: Neil Duffy
Subject: From Chairman Kilmacolm Civic Trust (Planning Application 14/0005/IC Review)

From: Mr RN Cameron (Chairman Kilmacolm Civic Trust)

To: Head of Legal & Property Services Inverclyde Council

Dear Mr Duffy,

REVIEW OF DECISION:

**FORMER ARP STATION, LOCHWINNOCH ROAD, KILMACOLM (REFERENCE 14/0005/IC) -
KILMACOLM CIVIC TRUST FURTHER REPRESENTATION**

Thank you for your letter ND/ECO1333 dated 7th August 2014 giving us the opportunity to make further representation.

We have considered what we said previously very carefully. Attached is a further letter (6 pages) from the Kilmacolm Civic Trust dated 20th August 2014. It expands on what we said in our letter dated 5th August 2014 to Mr David Wilson which we understand he has passed to your department, and provides some additional information. We trust that all of what we have said in this new letter will be taken into account when Planning Application 14/0005/IC is reviewed again.

Yours Sincerely,

R.N. Cameron

Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)

KILMACOLM CIVIC TRUST
(Scottish Charity No SC 032744)

From:

Mr RN Cameron
Chairman Kilmacolm Civic Trust

Head of Legal and Property Services
Inverclyde Council
Municipal Buildings
Greenock PA15 1LX

Kaladan
Lochwinnoch Road
Kilmacolm PA13 4DY

20th August 2014

Dear Mr Duffy.

Reference:
Your ND/EC01333 dated 7th August 2014.

IMPACT OF SCOTTISH GOVERNMENT REPORTER'S DECISION ON WORDING OF POLICY RES7 IN RELATION TO PLANNING APPLICATION 14/0005/IC (Former ARP Station).

Thank you for your letter dated 7th August 2014.

In our letter to the Head of Regeneration and Planning dated 4th February 2014 we stated inter alia:

*“ The Kilmacolm Civic Trust Executive Committee considered this application on 23rd January 2014 and notwithstanding support for the approach to the design of the house, compared to that for which Inverclyde Council previously granted permission, nevertheless **wish to object.***

The Kilmacolm Civic Trust has consistently argued for a change to Planning Policy RES 7 which relates to the development of such Greenbelt sites, in order to enable a more sympathetic design for this very prominent gateway site. This is a point we have raised when considering the various applications for this site, and also when commenting on the Local Development Plan. Strict adherence to this policy has led to the granting of permission 13/0246/IC for a design which is inappropriate for the site and setting.

We note that Inverclyde Council has referred our comment on Policy RES 7, and our suggested re-wording of RES(7a), to the Scottish Government in their Inverclyde Council Local Development Plan Schedule 4 Referrals, for Adjudication. That indicates to the Kilmacolm Civic Trust that you have doubts about the wording, and your application of Policy RES 7, as it currently stands. ”

Policy RES7

Immediately below is the text of what we said in our comment to Inverclyde Council on the proposed wording of Policy RES7 **in the Inverclyde Local Development Plan (Proposed Plan May 2013):**

" Policy RES7.

The Kilmacolm Civic Trust welcomes the continued support of the policy of presumption **against** residential development beyond the settlement boundaries (Green Belt in the case of Kilmacolm). That said, achieving a development that is in keeping with the rural environment, is appropriate.

Policy RES7 states: 'The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be **supported only** if the proposal is for either a single or small group of dwellings not adjoining the urban area or the redevelopment of large habitable dwellings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding, are acceptable with reference to Supplementary Guidance on Planning Application Advice notes and fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and **where the proposed building reflects the scale and character of the existing one to be replaced;** or

Policy RES7 is brought into sharp focus in the case of the various developments that have taken place over the last few years on the site of North Dennistoun Farm, Kilmacolm where the footprint of the new buildings bears no resemblance to that of the buildings which comprised the original farm. There is no point in having such policies if they are only observed in the breach. We also think this is the sort of example where specialist planning expertise may have helped the council implement its policy.

However, in the case of r62 (former ARP Station) on Lochwinnoch Road, we feel that the policy of replication through replacement is too restrictive, and gives rise to a total lack of flexibility. The site has two buildings on it, neither of which is of any merit, other than to wartime (WW2) military use building specialists, nor do they have a Listed category. The site is in open farmland, in a rural setting on the edge of Lochwinnoch Road (B786), approximately 100m short of one of the key gateways to Kilmacolm. The squat, rectangular flat-topped buildings are very prominent by virtue of close proximity to the entrance to the village, are ugly and are not appropriate to and do not sit well in their countryside setting.

We feel that there should be more scope for a more general interpretation along the lines of HER1.

Policy HER1 states:

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

The Kilmacolm Civic Trust suggests that the current wording in RES7(a) 'character of the existing one to be replaced' is replaced with '**is sympathetic to the character, pattern of development and appearance of the area**'. New wording along the lines that we propose would allow the design of something traditionally rural in feel and more in character with the countryside setting. See our detailed comment on Site ref 62 on pages 6 and 7 of this letter."

The Reporter agreed with the Kilmacolm Civic Trust view. His findings and recommendation regarding Policy RES7 were promulgated to Inverclyde Council on 11th June 2014. We understand that Inverclyde Council has accepted what the Reporter said and recommended.

The Inverclyde Review Board Decision on 6th August 2014.

We remain firm on the views that we expressed further on in our letter to the Head of Regeneration and Planning dated 4th February 2014 regarding application 14/0005/IC. I repeat them here:

“ Because of the importance of this site there is a detailed history to our comments

Application 14/0005/IC

As we have previously stated, this former ARP Station development proposal is on an important gateway site to the village. Such a site is disproportionately important to the setting of the village, as it stands isolated from other development. There is another example in Kilmacolm on another such gateway site: at North Denniston. That development is an example of how the RES 7 policy of trying to replicate the existing design and footprint has resulted in what is considered by a very considerable number of the residents of Kilmacolm to be a catastrophic failure of design for such a prominent entrance site: the entry to Kilmacolm as seen from the A761, and the Cycle Track, from Bridge of Weir. Surely the lesson needs to be learned and applied here for this new former ARP Station application. Please note that there is continuing strong criticism of the North Denniston development design, and its progressive enlargement in the same style, which sit very badly in its very clearly rural farmland environment.

*We therefore welcome and support the approach adopted in this application compared to the previously approved art deco design (13/0246/IC). The pitched roof and more traditional style is more in keeping to this site, especially in the context of the adjoining building which we assume will at some stage be developed and we would ask, to be in a similar style to this site. However, such a site requires an especially well considered and developed design of merit which will add to the village and not detract from it. At present the current design lacks this quality, in fact it is poorly executed and lacks any sense of place or distinction. The Kilmacolm Civic Trust therefore **object** to this new (latest) application (14/0005/IC).*

- *It is still not appropriate to the countryside environment of the site.*
- *The design needs significant improvement, e.g:*
 - *Fenestration.*
 - *Positioning of doorways.*
 - *Massing and detailing of the roofline.*
 - *Use and positioning of the Velux windows.*
 - *The conflicting combination of architectural styles (e.g: the dormer windows; the chimney; the porthole windows).*

Nevertheless, because we are supportive of the approach, we ask that Inverclyde Council

- 1. supports the principle of the design of a pitched roof and more traditional design; and to*
- 2. work with the applicant to enable him to achieve a design of real quality on this prominent site*

This is particularly important as it will set the design precedent for the nearby larger (and longer) building.

We hope that the Council will find these comments a constructive way forward in working to create an appropriate and quality design. "

Kilmacolm Civic Trust comment on the previous (13/0246/IC) (subsequently approved) application.

In our letter to the Head of Regeneration and Planning dated 14th September 2013 commenting on an earlier application (13/0246/IC) we said:

"OBJECTION TO PLANNING APPLICATION 13/0246/IC: Former ARP Station (Alterations to design of detached dwelling house and formation of garage/carport).

The Kilmacolm Civic Trust has considered this application and wishes to object. The Former ARP Station is an ugly pair of utilitarian buildings of no architectural merit by the side of a main entry route into Kilmacolm and only 100m from the very edge of the village. It was constructed in a hurry to meet a wartime need, is not on the register of Listed Buildings, and is in the countryside, in the greenbelt. It is completely out of character with its rural environment.

We objected to the design for the two buildings when planning application 10/0237/IC was submitted (our letter dated 23rd August 2010). Our view has not changed. What was proposed then, and is proposed in this request (13/0246/IC) is a design that has been forced on the developer by Inverclyde Council as a result of rigid interpretation and enforcement of the criteria set out in Policy H18 setting out the principles of change of use.

The design concept that was approved by Inverclyde Council when planning permission was granted in 2010 will result in a pair of buildings to be imposed into the countryside that look like a classic 1960s/1970s flat roofed remote airport terminus building and control tower. It is not appropriate for the open farmland environment in which the former ARP Station is situated. The alteration to the design of the detached dwelling house makes little exterior difference. We dislike even more the design that was approved for the conversion of the adjacent longer building into 5 housing units. Although not a part of this application (13/0246/IC) we request that the design concept for both buildings should be reconsidered by Inverclyde Council and that the developer should be allowed to create something that is in character with its setting. What is being imposed is a design that would certainly fit well in a redevelopment within a city or large town environment. It does not fit well here."

Kilmacolm Civic Trust Comment on views expressed by the Head of Regeneration and Planning in his Report of Handling letter dated 14th February 2014

The Kilmacolm Civic Trust have read the Report of Handling letter dated 14th February 2014. It is clear that we are at complete odds with the Planning Staff over what architectural style would be appropriate for the location.

In his Report, the Head of regeneration and Planning states:

Local Plan policy H18 and proposed Local Development Plan policy RES7 combine to consider the re-use of buildings in the countryside. The policies support the principle of reuse of redundant buildings, but it rests to consider if the design is appropriate with particular reference to the existing building and the previous planning permissions.

The two previous planning permissions for the site serve to determine that the redundant building is capable of conversion to residential use in a design reflecting its original architecture, in accordance with Local Plan policy H18, proposed Local Development Plan policy RES7 and the associated design guidance in PPAN5 and PAAN8. The proposal under consideration, however, is a significant departure from the design of that previously approved to convert the building to residential use. It is also a departure from the original scale, character, proportion and architectural integrity of the building. Overall, the submitted design is that of a modern, new-build house, albeit incorporating the existing building within its fabric. The alterations to roof design, choice of roof finish and fenestration are such that the existing building is no longer recognisable.

I note Kilmacolm Civic Trust's disagreement with the Council's design guidance for the conversion of redundant buildings in the countryside and that they are seeking changes to policy RES7 in the forthcoming examination of the proposed Local Development Plan. The former ARP station in the countryside immediately outwith Kilmacolm village has existed for over 70 years. It is prominent on the approach to the village and has architecture which reflects the war-time requirement for its construction. As such it is part of the established character of the village and while not a listed building is part of the village's history and evolution. Accordingly, I am in disagreement with the Civic Trust that there should be a significant shift in architectural style in its residential conversion. The proposed design, I consider, results in the loss of the former ARP station's identity, creating the impression of a random house, standing outwith the village envelope, with no clear justification for its location.

Overall, I do not consider that the proposal merits support.

RECOMMENDATION

That the application be refused for the following reason:

Reason

The proposal fails to respect the original scale, character, proportion and architectural integrity of the building, thus conflicting with Local Plan policy H18, proposed Local Development Plan policy RES7 and the design guidance in the Council's PPAN 5 and PAAN 8 for the residential conversion of buildings in the countryside, all to the detriment of the quality of visual amenity at this prominent site at the entrance to Kilmacolm village.

We have to say that we find the logic that because the buildings have been there for over 70 years, and have therefore become a part of the established character of the village, to be completely fatuous. It is clear that the Planning Staff remain entrenched in their views, have completely missed the point, and are trying to impose an architectural style which is **not suited to the rural setting**. The ARP Station buildings were never intended to be permanent! We are left wondering whether, if the buildings had had rounded concrete roofs (as many temporary wartime buildings did), the planning staff would have insisted that the proposed dwelling house should also have a rounded roof? Or if a farmer wishing to convert a redundant 'classic' round-roofed corrugated iron barn into a dwelling house they would insist that the replacement dwelling should be of a similar shape? Finally, following the Planning Staff logic, why was it not insisted that the permitted conversion into a dwelling house of the redundant cowsheds just off the B788 on the slopes overlooking Black O' The Green and Margaret's Mill should respect the original scale, character, proportion and architectural integrity of the buildings which were demolished? That dwelling house (to which we did not object), now constructed, has all the characteristics that suit its countryside setting but bears no relation to the original scale, character, proportion and architectural integrity of what it replaced.

We hope that you will take all of what we have said in this letter into account when reviewing Planning Application 14/0005/IC.

Yours Sincerely,

Nicol Cameron

R.N. Cameron (Chairman Kilmacolm Civic Trust)