



Garioch Area Committee Report – 27 June 2017

Reference No: APP/2017/0615

**Full Planning Permission for Alterations and Extension to Hall at Milne Hall,
Kirkton of Skene, Westhill, Aberdeenshire, AB32 6XE**

Applicant: Milne Hall Committee
Agent: Mike Mair Architectural Services

Grid Ref:	E: 380316 N: 807690
Ward No. and Name:	W13 – Westhill and District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	4
Relevant Proposals Map	Within Kirkton of Skene Settlement; P2 Protected
Designations:	Land
Complies with Development Plans:	No
Main Recommendation:	Refuse



NOT TO SCALE

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1. Reason for Report

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

- Cllr Aitchison - Committee should consider whether the application complies with Policy PR1, Policy HE1, Policy P1 and Policy E1.
- Cllr McKail – Refer to committee for further consideration in order that the Committee can fully discuss the potential community benefits of the application.
- Cllr McKelvie – would recommended this application is discussed at Committee, as the planning dept view should be discussed following the submission of supportive information.

1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

2.1 The applications seeks full planning permission for the alteration and extension of Milne Hall, Kirkton of Skene.

2.2 Milne Hall is a community hall that is set centrally within the settlement of Kirkton of Skene. The hall neighbours, an area of land north-west surfaced with gravel-topped hardcore which is used a car park; a restaurant and bar to the west; the B-listed Parish Church of Skene and C-listed Skene Churchyard to the south; and P2 Kirkton of Skene protected open space which accommodates play equipment and grass lawn.

2.3 Finishes of the original section of the hall consist of granite blockwork walls, tall timber-framed windows painted white with Georgian bars, and slate tiles to roofing.

2.4 An existing extension lies upon the north-facing gable end of the original section of the hall which features slate tiles to roofing, grey roughcast harled walls and timber-framed windows painted white. The existing extension lies mostly to the north of the original hall and features a hipped roof, though a flat-roofed section of the extension 'wraps around' the east elevation of the original hall.

2.5 It is proposed to extend to the rear (east) elevation of the hall, adjacent to the flat-roofed section of the existing extension, projecting east of the original hall across an area of grass lawn, which forms part of protected land P2 Kirkton of Skene. While the existing extension covers a ground area of approximately 18.9sqm, the proposed extension would increase the ground area coverage to approximately 50.9sqm.

2.6 The extension would be 6.135m by 8.3m and a mono-pitched roof would cover the proposed extension and the flat roofed section of the existing

extension to create a lean-to form. The roof would intrude into the roofspaces of the existing extension and into the upper section of the original halls east-facing wall where there is currently window. The proposed extension would also be formed in place of an existing vertical window on the original halls east-facing external wall, which would be widened to form a door opening.

- 2.7 Proposed external finishes would be grey roughcast walls, dark grey sarnafil roof cladding, white uPVC-framed windows, and white uPVC rainwater goods. Internally the extension would house additional kitchen space to that provided by the flat-roofed section of the existing extension.
- 2.8 The following supporting information has been submitted in conjunction with the applications:

Design Statement, Mike Mair Architectural Services (15 February 2017)

NOTE: The above design statement was received following consultation with the Local Ward Members.

- 2.9 In terms of relevant planning history the following should be noted:

APP/2013/2159 Erection of 4 No. Flats and Associated Parking on Land to the Rear of the Red Star Inn, Kirkton of Skene – Withdrawn 04 Sep 2013

APP/2014/0177 Erection of 4 No. Flats and Associated Parking on Land to the Rear of the Red Star Inn, Kirkton of Skene – Refused by Garioch Area Committee on 22 April 2014, but granted by Directorate for Planning and Environmental Appeals on 10 June 2015.

3. Representations

- 3.1 No valid representation have been received.

4. Consultations

Internal

- 4.1 **Infrastructure Services (Environment Team – Built Heritage)** advises that the building sits next to the PARISH CHURCH OF SKENE LB16514 which is B listed and the SKENE CHURCHYARD LB16515 which is C listed. Therefore the application will need to be assessed based on its impact on the setting of this grouping. The hall itself is of traditional construction bordering an open area of green space. It adds to the strong vernacular and traditional forms of this cluster of buildings and functioning as a hall, has a strong connection to the church and church yard which neighbours it. The building has already been extended in the past and this would form an additional extension. Finding ways to utilise the building and allowing it to function as a community facility is generally viewed favourably and will ensure the continued use of this building. However, concern has been expressed that the building currently has a long visible facade with three traditional, attractive windows which adds to the character and the setting of the grouping, while the new extension would result in the loss of one of these windows and will reduce the prominence of the original element of the building. It is stated that the kitchen the applicant is looking to install looks disproportionality large. It is also

