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## NORTH AYRSHIRE COUNCIL

Insert the date of the Committee in the following format:  
29<sup>th</sup> June 2022

### Planning Committee

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**Title:** Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997: former Seafield School, Eglinton Road, Ardrossan

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**Purpose:** To seek approval to serve a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 requiring proposed maintenance of the land for the abatement of the adverse impact on the local area.

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**Recommendation:** That the Committee grants authority for the service of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 to abate the adverse impact on the land on the local area.

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### 1. Executive Summary

- 1.1 This report recommends the service of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 ("Amenity Notice") in relation to the land at the former Seafield School, also known as Seafield House, Eglinton Road, Ardrossan. The site includes two Category B Listed Buildings known as Seafield House and Seafield Stables. An Amenity Notice allows the Council as Planning Authority to serve on the owner, lessee and occupier of the land, which is adversely affecting the amenity of any part of the area, a notice requiring steps to be taken to abate the adverse effect of the condition of the land.
- 1.2 The site was last used as a residential school but has been largely vacant since approx. June 2015. The main building, Seafield House, was the subject of a fire in 2017. This fire was largely contained in the eastern wing of the building. However, the roof of that section of the building has collapsed.
- 1.3 The condition of the site has been causing concern to local residents with complaints being received since 2016. The site has previously been subject of an Amenity Notice.
- 1.4 Both Seafield House and Seafield Stables have been subject to vandalism and unauthorised entry. The windows in both properties have been smashed. A fence has been broken and the site has been dumped on including skips and containers. The condition of the land is considered to have an adverse impact on amenity.

### 2. Background

- 2.1 The site is a vacant former school site with vacant buildings within it. The two most prominent buildings within the site are Category B Listed Buildings. Primary access to the site is from Eglinton Road to the south. The land is identified in the Local Development Plan as part of the settlement of Ardrossan.

- 2.2 The site comprises an area of approximately 3.44 hectares. There are four buildings within the site. In the centre, the Category B Listed Building known as Seafield House. On the western edge of the site, the Category B Listed Building known as Seafield Stables. On the eastern edge of the site, a modern gymnasium building. In the northern corner is a building known as Seafield Cottage which was formerly the kennels of Seafield House.
- 2.3 The site was last used as a school but has been vacant since approximately June 2015. The gymnasium was granted planning permission in 2016 to be used as a health and fitness centre, separate from the wider site, and is currently in use as such. The site is within the settlement of Ardrossan in a prominent location on the western access to the town. The southern end of the site, between Seafield House and Eglinton Road is relatively flat, with the site rising to the north from behind Seafield House. There are residential properties to the east and west of the site.
- 2.4 The Council, as Planning Authority, has received several complaints regarding the site and has been monitoring the site since first receiving complaints in summer 2016. At its meeting of 4th September 2019, the Planning Committee granted authority for the issue of an Amenity Notice in respect of the site.
- 2.5 An Amenity Notice was issued 24th September 2019 and required the removal of all litter and refuse from the site, the boarding of all windows and doors in the Seafield House and Seafield Stables buildings and the movement of demolition rubble to a site north of the stable building. The works were eventually completed circa. September 2020 and that Amenity Notice ceased to have effect.
- 2.6 Since September 2020 the condition of the site has deteriorated. Some boarding has been removed from the openings of Seafield House and Seafield Stables. A fence, which was erected to improve the safety of users of the nearby gymnasium, has been broken and further dumping including skips and containers has occurred on site. The owner has been requested to address these issues but has not done so.
- 2.7 Given the above, it is considered that the owner has been given adequate opportunity to alleviate the harm caused by the condition of the land. The required works have not been undertaken and the condition of the land continues to cause harm to local amenity.

### **3. Proposals**

- 3.1 The condition of the land is having a significant adverse impact upon the amenity of the area. The site is within a residential area and on a prominent main road in Ardrossan.
- 3.2 In the interest of the amenity of the area, it is recommended that Committee approves the serving of a Notice under Section 179 of the Town and Country planning (Scotland) Act 1997 requiring the following;
- (i) Remove all litter and refuse, including skips and containers, from the site.
  - (ii) Board all windows and door openings in Seafield House and Seafield Stables, except for those openings on the first floor of the eastern wing of Seafield House. All openings to be boarded with exterior grade plywood or similar.
  - (iii) Re-instate the timber fence to the front (south-west) of Seafield House and across the access to the western part of the playground from the Eglinton Road entrance immediately in front of Seafield House.

- 3.3 It is proposed that the owner would be given 6 weeks from the date of any Notice taking effect in which to carry out the requirements.

#### **4. Implications/Socio-economic Duty**

##### **Financial**

- 4.1 Should any requirement of the Notice not be complied with following expiry of the compliance period, the Council as planning authority may enter the land and carry out such steps in order to achieve compliance with the requirements of the Notice. The Council may then seek to recover from the person(s) who was the then the owner or lessee any expenses reasonably incurred during the carrying out of these works. Cleansing has been made aware of the condition of the land and the possibility of the Council carrying out the works itself. The estimated cost of any works is to be advised.

##### **Human Resources**

- 4.2 None

##### **Legal**

- 4.3 The proposed Amenity Notice is in accordance with Statutory Regulations.

##### **Equality/Socio-economic**

- 4.4 None

##### **Climate Change and Carbon**

- 4.5 None

##### **Key Priorities**

- 4.6 The proposed Amenity Notice supports the Council Plan priority - "Vibrant, welcoming and attractive places,"

##### **Community Wealth Building**

- 4.7 Any direct action taken under the Planning Acts can support progressive procurement.

#### **5. Consultation**

- 5.1 Finance has been advised of the report in terms of its budgetary provision.

James Miller  
Chief Planning Officer

For further information please contact **Iain Davies, Senior Development Management Officer** on **01294 324 320**.

##### **Background Papers**

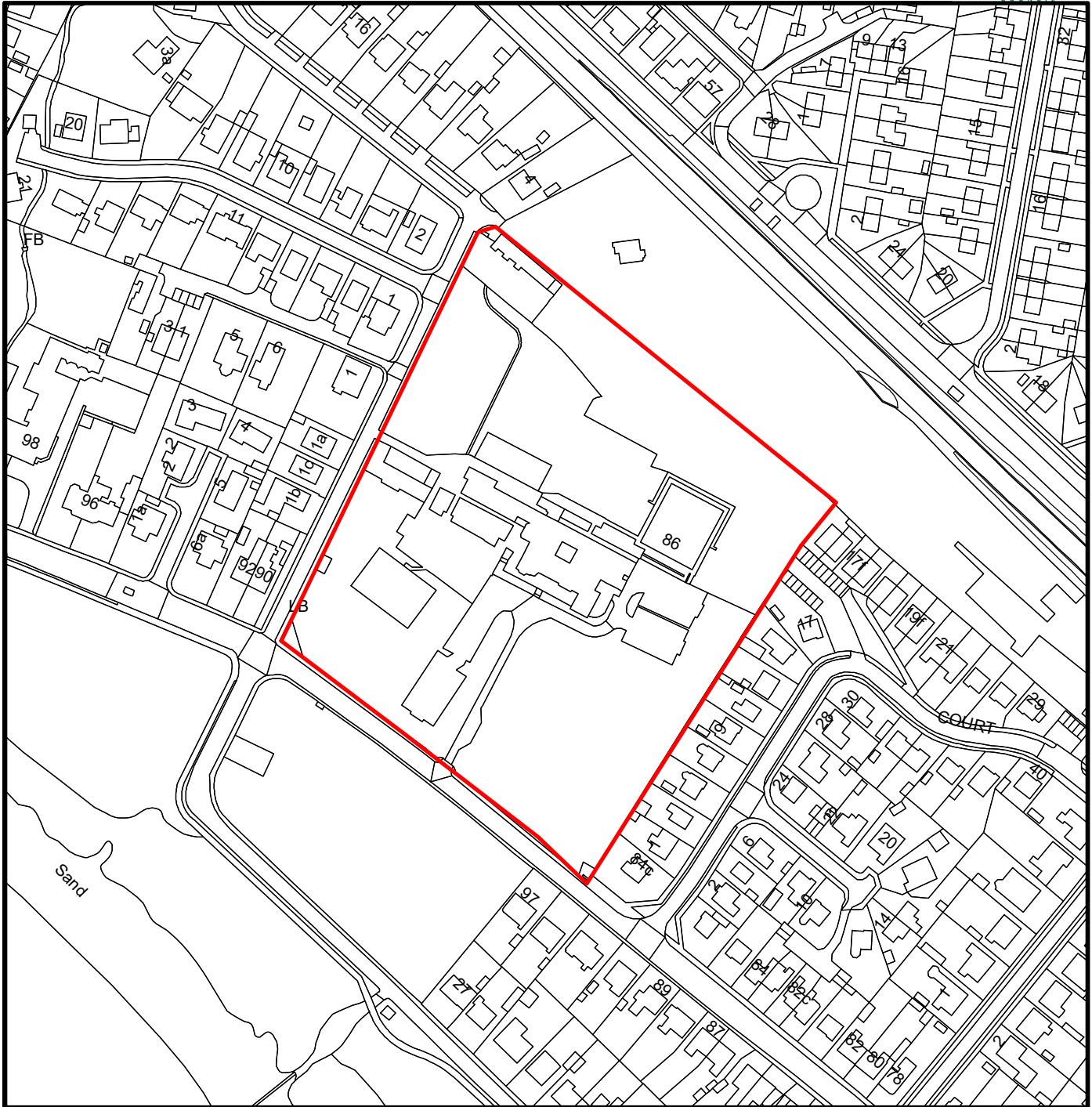


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# Former Seafield School, Eglinton Road, Ardrossan KA22 8NL



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