



Head of Roads and Transportation:

John Bryson BSc CEng MICE

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**Contact: Stuart Norval**  
**Our Ref: T/3/6 SMN11047 290611J03**  
**Your Ref: JM/KS**  
**Date: 8 July 2011**

**Head of Democratic Services**  
**Council Headquarters**  
**London Road**  
**Kilmarnock**  
**KA3 7BU**

CORPORATE SUPPORT		
12 JUL 2011		
	Date	Initials
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Dealt With		
Copies to:		

Dear Sir,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**APPLICATION REF. LRB 10/0922/PP – PROPOSED DEVELOPMENT OF TWO HOUSES AT**  
**LAND ADJACENT TO BARRMILL COTTAGE, MAXWOOD ROAD/CASTLEVIEW,**  
**GALSTON**

I acknowledge receipt of your correspondence dated 28 June 2011 in connection with the above and to your request for a written submission regarding the proposed access to the properties in terms of the Roads Division's consultation response.

A previous planning application 06/1023/OL at this site was deferred by the Road Division as no acceptable means of access to the development site was indicated by the applicant which would allow safe servicing of the two plots to be undertaken. Servicing off the existing Maxwood Road was deemed unsafe due to the sharp bend and limited road width.

The Roads Division supplied a sketch plan with their response (copy attached) to allow the developer to amend their proposal to meet Roads requirements.  
No amended details were received.

When outline permission was granted in March 2007, conditions were attached that prior to any development commencing on site, *the further approval of the Planning Authority was required in relation to 1(d). Details of the access arrangements and 2. Prior to any work commencing on site, details of the vehicle and pedestrian accesses to the public road shall be submitted to and agreed in writing with the Planning Authority.*

The guidance notes also recommended that the applicant make early contact with the Roads Authority to discuss infrastructure implication.



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The current application 10/0922/PP was submitted with a plan indicating by way of a note that "the existing access road was to be brought up to adoptable standard to the satisfaction of the roads authority".

However the Roads Authority were aware that to provide acceptable servicing arrangements, land would be required that was outwith the applicants control and the application was therefore deferred by Roads with the following comments –

***Conditions will be applied following submission by the applicant of an amended plan acceptable to the Roads Department in terms of access road improvements.***

***Ref. PA 06/1023/FL – Roads had concerns regarding the safe servicing of the plots close to the bend in Maxwood Road. By upgrading the private roads into and fronting the site, this can be achieved but the layout shown on drawing 0805:02 would not meet the requirements of this department. The access road would remain private but would require to be capable of accommodating a refuse vehicle accessing and exiting in forward gear with the road surfaced over its full length between both access points on Maxwood Road with suitable radii and kerbing. The applicant may require to purchase land from the Council for this road improvement.***

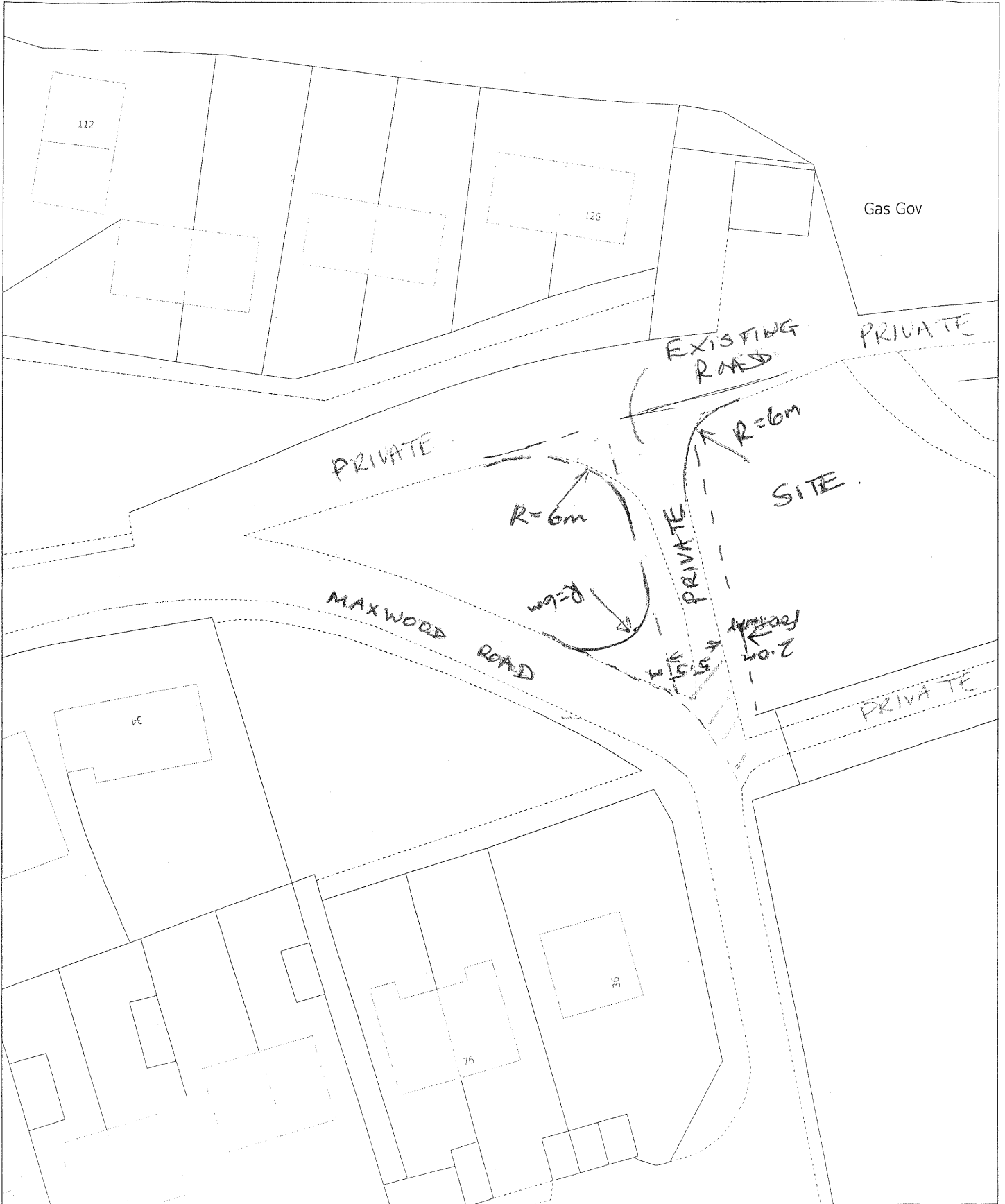
It was also considered that drawing 0805:06 would not achieve turning capabilities for refuse vehicles nor provided the level of detail required to ensure that telegraph poles were sufficiently re-located to allow the required footway, kerb radii and road widening (previously requested) to be addressed as they were outwith the plot red line site.

The Roads Division has no objections in principle to the proposal providing the developer submits details for approval of a road layout suitable to provide safe servicing of the site and has access to the land (or legal agreements in place) that would allow the work to be carried out.

I trust this information is of assistance.

Yours sincerely,

 **John Bryson**  
**Head of Roads & Transportation**



Notes :

**EAST AYRSHIRE COUNCIL  
ROADS DIVISION**

Head of Roads & Transportation :  
Jim T Kane BSc CEng FICE FIHT

Title :  
FastMAP Office

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Prepared by :  
TRAKALOJ

Scale :  
1:500

Checked by :

Drawing No :  
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Rev. 

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File No :  
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Date :  
17/11/2006

Approved by :



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