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Mr Hugh Melvin
 Acting Development Management Manager
 EAC Planning & Economic Development
 P O box 26191
 Kilmarnock
 KA1 7DX

16 May 2011

Dear Mr Melvin


Re: Consultation letter
 Application No. 11/0232/PPP

I am returning the plans in respect of proposed Nursing Home at Kilmaurs Rd, Knockentiber.

The plans sent to me are not about the actual Care Home therefore I cannot comment as requested.

Yours sincerely,

Isobel Dumigan
Inspector Manager

 Department of Neighbourhood Services Planning & Economic Development Service			
17 MAY 2011			
PASSED TO:			
COPIES TO:			
ACKN:	<table border="1"> <tr> <td>DATE</td> <td>INITIALS</td> </tr> </table>	DATE	INITIALS
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East Ayrshire Council

ROADS & TRANSPORTATION DIVISION

Observations on Planning Application

Planning Application No.	11/0232/PPP	Dated	04/05/11	Date Received	04/05/11
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Our Reference:	040511H02 BD11092	Contact:	Gwen Findlay Barry Donnelly	Tel No.	01563 555734 01563 555754
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Applicant:	Residence Scotland Ltd
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Location:	Kilmaurs Road, Knockentiber
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Proposed Development:	Erection of Nursing Home
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Drawing Nos:	02
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RECOMMENDATION	No objections subject to conditions
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CONDITIONS	
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1. Sight lines of x=2.5 x y=70m must be provided from the proposed access junction.
2. A footway constructed to adoptable road standards must be provided along the frontage of the proposed site.
3. Street lighting must also be provided along the frontage of the site.
4. Appropriate parking must be allocated along with the provision to include buses.
5. The Roads dept must again be informed when full design is submitted.

CONSTRUCTION CONSENT	Not Required
ROAD BOND	Not Required
ROAD OPENING PERMIT	Required

Comments on / reasons for / explanation of conditions and recommendations	

Signed: Kerr Chalmers

Date: 17/05/11

Barry Donnelly	
Gwen Findlay	
Kerr Chalmers	

East Ayrshire Council
ROADS & TRANSPORTATION DIVISION

Observations on Planning Application

Planning Application No.		Dated		Date Received	
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Reasons / explanation of conditions and recommendations (cont'd)
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06/5/11

Miss A McDONALL

HEAD OF PLANNING & ECONOMIC SERVICES,
EAST Ayrshire Council.

RE: PLANNING APPLICATION

REF: 11/0232/PP

PROPOSED NURSING HOME, KNOCKENTICE

I OBJECT TO THIS APPLICATION

THIS SITE IS ON ARABLE LAND AND
SHOULD REMAIN AS SUCH.

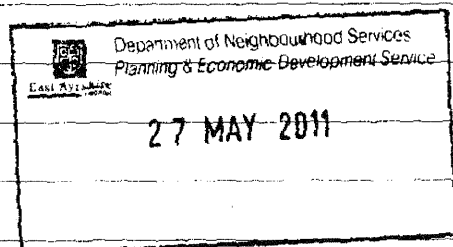
I AM CONCERNED ABOUT THE SAFETY OF
CHILDREN AS THIS SITE IS OPPOSITE A PLAY PARK.
A DEVELOPMENT OF THIS SIZE WILL HAVE A
LARGE INCREASE OF TRAFFIC IN THE VILLAGE.

IN ORDER TO KEEP THE INTEGRITY OF THE
VILLAGE THERE SHOULD BE NO MORE LARGE
DEVELOPMENTS AND APPLICATION SHOULD BE
REFUSED.

REGARDS

A A

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Planning and Development Department
East Ayrshire Council
Council Headquarters
London Road
KA3 7BU

Mr & Mrs D Wilson

Date: 20th May 2011

Dear Sir / Madam,

 Department of Neighbourhood Services Planning & Economic Development Service		
03 JUN 2011		
PASSED TO:		
COPIES TO:		
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DEALT WITH:		

Re: Case Number - 11/0232/PPP

We are writing regarding the proposed planning application to build a nursing home in an area of *land adjacent to our property within Knockentiber*. As much as we appreciate the potential opportunities this may bring to the area, we would like to raise a few comments / concerns for your consideration. These are detailed as follows:

Settlement Boundary - The nursing home Proposal is outwith the settlement boundary of Knockentiber, which is in conflict to east Ayrshire local plan 2010 Policy SD3. The Development is proposed on agricultural and countryside land and not manually maintained clearings

Settlement Ambiance - The nursing home Proposal also appears contrary to Policy SD5 of the East Ayrshire local plan 2010 in that it does not comprise an acceptable residential development in the area, the site within Knockentiber does not fit with the low density of property or large complex's. Plus the size of development being outwith the settlement will have a significant impact on this small rural village.

Need for the Facility in the area – As this is an application in principal, we are currently unclear on the requirement for such a facility in the area. As the response from the care commission clearly states, the proposal does not contain specific information about the type of facility being proposed and so it is impossible to accurately gauge the need.

Local Services – The proposal is also contrary to policy RES30 of east Ayrshire local plan 2010 in that the proposals for the provision of community care housing shall be directed to identify sites within the local plan and outwith such sites will only be acceptable where sites are close proximity to a post office, local shops and services. At time of the first application in 2009 Knockentiber had one shop and a pub, now, in 2011 Knockentiber has neither a pub nor a shop anymore so the adherence to policy RES30 has diminished even further than when it was a contributing factor to application failure in 2010.

Drainage and related flooding - One of our prime concerns is the drainage in the area. Currently this land lacks adequate drainage and we regularly experience small scale flooding on the road to the front as the result of blocked or inadequate drains. These drainage issues have persisted despite several attempts by the council to alleviate the problem. These drainage issues have been increased by the recent construction of new houses within the village. It would seem that the addition of a commercial construction involving sixty residents and fifty employees plus industrial usage for catering, cleaning, laundry etc will cause stress on the already stretched drainage system.

Mains water supply - Currently village residents experience varying degrees of water pressure which may be made worse with an increased level of usage.

Parking - The proposed plan states there is no car parking included within the site. This raises the question of where staff and visitors to the facility will park, there is currently no provision on the public road for on-street parking and we have concerns over encouraging such on street parking on such a busy narrow road close to a children's play area and recreational grounds.

Increase of Traffic Flow - We would also have concerns over the increased traffic this development may bring to an already busy small road. This, combined with the potential parking issues would lead us to have apprehensions about the safety of users of the play park and football pitches.

As this is an application in principal, the submitted plans do not contain enough detail to allow us to fully assess the impact of the proposed development to the village and local area. The following are a list of concerns which may be addressed when detailed plans are available:

Building Construction Details - There are currently no architectural plans available and so no indication of the location, design and footprint of the buildings, and ratio of grounds to buildings. These details would be required to make a full assessment of the impact of this construction to neighbouring residents. There is currently no information on potential use of security lighting, CCTV and waste management in relation to neighbouring properties.

In summary we have some concerns over this scale of commercial development having a detrimental effect on the lives of the residents of Knockentiber due to the scale of the commercial development.

We look forward to your reply.

Kindest regards

(Dave & Avril Wilson

Steele, Margaret

From: Cliff Jamieson [r]
Sent: 14 May 2011 5:56 pm
To: submittoPlanning
Subject: Ref 11/0232/PPP

I refer to the above planning application and would like to register my objection to it

The proposal is outwith the settlement boundry of Knockentiber and is contrary to East Ayrshire Local Plan

It is not an acceptable residential development
Does not contribute to rural diversification
Does not contribute to farm diversification
Does not benefit the community
It would be an unacceptable form of development
There is no close proximity to a Post Office
There are no local shops

There are no services in the village
there is only a limited Bus Service
It would have a significant impact on a small residential village
Sewarage in the village already stretched to the limit and could not cope with the volumes produced from a nursing home
Level of traffic in village already excessive
Most of the above were in the refusal of the previous Application dated 14th Dec 2010 and do not see how anything can have changed for the new proposal to be accepted

C. Jamieson

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Steele, Margaret

From: Cliff Jamieson
Sent: 13 May 2011 1:51 pm
To: submittoplanning
Subject: Proposed nursing home at Knockentiber

I refer to the above planning application and would once again object to this being built. As explained last time I feel very strongly to object to this application. The sewers and pipes are already bursting in the village due to the expanding new build. We have no facilities ie shops, post office etc in the village and the road over the last 3/4 years has become even busier with surround new developments. There would be substantial distruption to the main road. This is a small village and I feel we certainly do not need a nursing home being added to it. I would reiterate all the points I raised at the last objection and speak on behalf of many residents who also do not wish this to proceed.

Yours faithfully,

Lynn Jamieson,

16/05/2011

Steele, Margaret

From: S & L Harper ;
Sent: 23 May 2011 12:08 pm
To: submittoPlanning
Subject: Reply to Neighbour Notification of Planning Application 11/0232/PPP

Tel: 0

Reference Number: 11/0232/PPP

22nd May 2011

Dear Sir/Madam

Neighbour Notification of Planning Application

We have recently received a Neighbour Notification of Planning Application for erection of nursing home and we wish to raise an objection.

Reasons for objection:

Road noise is already at an unacceptable level due to the volume of traffic and adding to it due to the proposed development would worsen an already poor situation.

Road humps and table on Kilmaurs Road incorrectly installed and still in place worsen an already bad situation the extra volume of traffic from the proposed development would again only worsen this.

Heavy farm equipment and vehicle's operating from the nearby scrap yard already have difficulty using this road at times especially when spectators to local football matches on the pitch adjacent to the proposed development park their cars on Kilmaurs Road. The proposed access to the development is in this location, again not good.

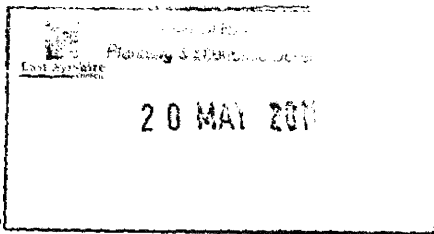
I look forward to hearing from you.

Yours faithfully

Stephen & Lynn Harper

24/05/2011

MRS M A M'EWAN



LEAD OF PLANNING &

ECONOMIC SERVICES

19.5.2011

EAST AYRSHIRE COUNCIL

RE, PLANNING APPLICATION REF. NO. 11/0232/PPP.

PROPOSED NURSING HOME, KILMAURS RD, KNOCKENTIBER

I OBJECT TO THIS APPLICATION.

THE LOCAL PLAN FOR KNOCKENTIBER STATES THAT IN ORDER TO PRESERVE THE INTEGRITY OF THE VILLAGE NO FURTHER HOUSING DEVELOPMENT SITES HAVE BEEN IDENTIFIED IN THE COMMUNITY. THIS APPLICATION IS EQUAL TO A LARGE HOUSING DEVELOPMENT THEREFORE SHOULD BE REFUSED FOR THAT REASON ALONE.

THIS SITE IS ARABLE FARMING LAND WITH A LARGE TREE IN THE MIDDLE WHICH SHOULD BE PRESERVED AS SUCH.

WITH ALL THE COAL MINE WORKINGS UNDERNEATH THIS AREA I DOUBT IF IT IS SUITABLE FOR BUILDING ON AT ALL.

THE SITE IS OPPOSITE THE ENTRANCE TO THE SMALL CAR PARK WHICH WILL BE AVAILABLE WHEN THE NEW SPORTS PAVILION IS BUILT AND IS THE ONLY ENTRANCE TO THE CHILDRENS PLAY AREA. I AM CONCERNED ABOUT THE SAFETY OF THE CHILDREN IF THERE

IS AN INCREASE IN THE NUMBER OF CARS PARKING THERE.

THE ROADS FRONT AND BACK OF THE SITE ARE NARROW AND ALREADY DEAL WITH AN INCREASED VOLUME OF TRAFFIC FROM EXISTING HOUSING ESTATES, KILMAURS, KILMARNOCK AND CROSSHOUSE.

THE BUS SERVICE THROUGH THE VILLAGE IS 2 HOURLY THEREFORE MOST OF THE STAFF AND VISITORS TO THE NURSING HOME WOULD HAVE TO TRAVEL BY CAR INCREASING FURTHER TRAFFIC MAKING THE AREA DANGEROUS.

THIS VILLAGE IS NOT A SUITABLE AREA FOR A DEVELOPMENT OF THIS KIND SO THIS APPLICATION SHOULD BE REFUSED

YOURS FAITHFULLY

Steele, Margaret

From:
Sent: 24 May 2011 1:10 pm
To: submittoPlanning
Subject: Planning Objection

I am writing to object to Planning Ref. No. 11/0232/PPP for the erection of a nursing home in Kilmaurs Road, Knockentiber.

The proposed nursing home will come within 20 metres of my property which is a serious infringement on my property, especially with regard to the view from my decking over the fields and countryside. This of course will also seriously reduce the value of my property. We moved here about 4 years ago hoping to enjoy all the benefits of living in the countryside with the fields and views etc and this proposal will take away any of the green belt views from our house and shatter our dream. Also, my wife is seriously disabled in a wheelchair with Multiple Sclerosis and one of the few things she can enjoy in life is sitting on her decking in her wheelchair looking over the green belt.

This outrageous proposal will also bring a lot more increased traffic and noise to an area which is very peaceful, quiet and tranquil and all this extra noise and activity will certainly not help my wife's condition. There are also a lot of small children in this area and the increased traffic will also be a danger to them.

The Green belt should be precious to our country, please keep it this way and throw this very unwelcome proposal out.

Yours Faithfully
Brian Joyce