

## **EAST AYRSHIRE COUNCIL**

**NORTHERN LOCAL PLANNING COMMITTEE: 3 DECEMBER 2010**

**10/0115/PP : ERECTION OF SPECIAL EDUCATIONAL NEEDS SCHOOL AND  
NEW VEHICULAR AND PEDESTRIAN ACCESS  
AT 12 GRASSYARDS ROAD, NEW FARM LOCH, KILMARNOCK, KA3 7BB  
BY EAST AYRSHIRE COUNCIL**

### **Report by Head of Planning and Economic Development**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0115/PP>

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 Detailed planning permission is sought for the erection of a new special educational needs school which will accommodate the current Witchhill and Woodstock schools which operate on separate sites close to Kilmarnock's town centre.

1.2 The proposed school development will comprise an irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing two schools. Internally the school will have a central corridor set out within a "crossroads" layout, which will provide access to classrooms, therapy rooms for speech, music/drama, sensory and life skills. A gym/assembly room and pool with associated changing accommodation are also to be provided and kitchen with dining hall, toilet and personal care areas with administration offices and storage.

1.3 Proposed external materials comprise an aluminium standing seam roof, render panels using white/off white with coloured panels comprising yellow/brown tones to reflect Kilmarnock brick and wood effect cladding. The main entrance is to utilise facing brick in colours that are yet to be determined. Vehicular and pedestrian access is proposed from Grassyards Road as per the previous arrangement on site. It is now proposed to provide an entry and separate exit from Grassyards Road with an internal access road within the site for car parking and drop off by bus and car. The main areas of car parking will be provided to the front of the site and along the northern boundary with Kilmarnock Cemetery and within the site a total of 38 general car parking spaces are proposed (including 10 overflow spaces) and 7 accessible spaces incorporating 1 enlarged

accessible space. A bus drop off lay-by is proposed outside the main entrance into the building.

1.4 A bin storage area is proposed along the northern site boundary and alongside will be located an electrical substation, the details of the design of which will be to Scottish Power's requirements. Access for the fire tender is to be continued around the rear of the building which will then be able to exit the site using the existing access onto MacKenzie Drive. The applicant's agent has indicated that the 10 car parking spaces that are proposed to the rear of the building will be for overflow parking and will not be used on a day-to-day basis.

1.5 The site has several mature trees within the boundary and these are generally located along the boundary with Grassyards Road and MacKenzie Drive. The applicant proposes to retain as many trees as possible and advises that discussions have been held with the Council's Arboricultural Officers who have agreed the removal of 3 mature trees and various smaller trees and shrubs. The proposed plans also advise that a significant re-planting scheme is proposed. The entire site will be fenced by a 2.4 metre high fence, the design of which is still to be agreed as the applicant's agent intends to contact neighbouring properties along MacNeil Place to discuss proposals.

1.6 A supporting statement has been submitted which advises that the proposed school will accommodate both primary and secondary school pupils and will provide a range of services that are not available in mainstream schools. This will combine the facilities already provided separately by both schools. The new school seeks to provide continuity and a strong foundation to cater for all pupils both in terms of educational programme and also the input from associated agencies and services such as NHS, Social Work and various voluntary organisations. The building has been designed to Enhanced Disability Discrimination compliance and each classroom will have its own dedicated external play area to provide a safe environment for social interaction and social education as well as creating an aesthetically pleasing environment. The school is designed to accommodate 50 pupils and 35 staff.

## **2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.**

## **3. CONCLUSIONS**

3.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010.

Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby the residential properties, in particular. The proposed new school building has been designed and sited to provide a civic presence to one of the main arteries into Kilmarnock and the wider community area. The overall scale of the building has been reduced by its single storey design and the use of appropriate and sympathetic external materials will create interest in the surrounding streetscape whilst respecting the setting of the nearby Conservation Area

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused for reasons other than the principle of development, and contrary to the recommendation of the Head of Planning, Development and Economic Development, it will not require to be referred to the Council as there would be no significant breach of Council policy.

**Alan Neish**  
**Head of Planning and Economic Development**

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

## EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 3 DECEMBER 2010

**10/0115/PP : ERECTION OF SPECIAL EDUCATIONAL NEEDS SCHOOL AND  
NEW VEHICULAR AND PEDESTRIAN ACCESS  
AT 12 GRASSYARDS ROAD, NEW FARM LOCH, KILMARNOCK, KA3 7BB  
BY EAST AYRSHIRE COUNCIL**

### Report by Head of Planning and Economic Development

#### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a planning application which is to be considered by the Local Planning Committee under the scheme of delegation as East Ayrshire Council is the applicant.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 1 hectare in area and comprises the site of the former Park School which has now been demolished. The application site is surrounded by Kilmarnock Cemetery to the north, and the residential properties of MacNeil Place and MacKenzie Drive to the east and south which comprise a mix of two storey terraced and flatted properties. To the west lies Grassyards Road beyond which are the rear gardens of the residential properties on Kay Park Crescent. The site slopes gently from north-east to south-west.

2.2 **Proposed Development:** Detailed planning permission is sought for the erection of a new special educational needs school which will accommodate the current Witchhill and Woodstock schools which operate on separate sites close to Kilmarnock's town centre.

2.3 The proposed school development will comprise an irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing two schools. Internally the school will have a central corridor set out within a "crossroads" layout, which will provide access to classrooms, therapy rooms for speech, music/drama, sensory and life skills. A gym/assembly room and pool with associated changing accommodation are also to be provided and kitchen with dining hall, toilet and personal care areas with administration offices and storage.

2.4 Proposed external materials comprise an aluminium standing seam roof, render panels using white/off white with coloured panels comprising yellow/brown tones to reflect Kilmarnock brick and wood effect cladding. The main entrance is to utilise facing brick in colours that are yet to be determined. Vehicular and pedestrian access is proposed from Grassyards Road as per the previous arrangement on site. It is now proposed to provide an entry and separate exit from Grassyards Road with an internal access road within the site for car parking and drop off by bus and car. The main areas of car parking will be provided to the front of the site and along the northern boundary with Kilmarnock Cemetery and within the site a total of 38 general car parking spaces are proposed (including 10 overflow spaces) and 7 accessible spaces incorporating 1 enlarged accessible space. A bus drop off lay-by is proposed outside the main entrance into the building.

2.5 A bin storage area is proposed along the northern site boundary and alongside will be located an electrical substation, the details of the design of which will be to Scottish Power's requirements. Access for the fire tender is to be continued around the rear of the building which will then be able to exit the site using the existing access onto MacKenzie Drive. The applicant's agent has indicated that the 10 car parking spaces that are proposed to the rear of the building will be for overflow parking and will not be used on a day-to-day basis.

2.6 The site has several mature trees within the boundary and these are generally located along the boundary with Grassyards Road and MacKenzie Drive. The applicant proposes to retain as many trees as possible and advises that discussions have been held with the Council's Arboricultural Officers who have agreed the removal of 3 mature trees and various smaller trees and shrubs. The proposed plans also advise that a significant re-planting scheme is proposed. The entire site will be fenced by a 2.4 metre high fence, the design of which is still to be agreed as the applicant's agent intends to contact neighbouring properties along MacNeil Place to discuss proposals.

2.7 A supporting statement has been submitted which advises that the proposed school will accommodate both primary and secondary school pupils and will provide a range of services that are not available in mainstream schools. This will combine the facilities already provided separately by both schools. The new school seeks to provide continuity and a strong foundation to cater for all pupils both in terms of educational programme and also the input from associated agencies and services such as NHS, Social Work and various voluntary organisations. The building has been designed to Enhanced Disability Discrimination compliance and each classroom will have its own dedicated external play area to provide a safe environment for social interaction and social education as well as creating an aesthetically pleasing environment. The school is designed to accommodate 50 pupils and 35 staff.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Service have no objections to the amended plans subject to conditions regarding the provision of a SUDs system and the submission of a Construction Traffic Management Plan prior to work commencing on site.

***Noted. Should Members wish appropriately worded conditions can be attached to any consent.***

3.2 Scottish Gas Networks and SP Power Systems forward a copy of their record plans showing their apparatus in the surrounding area and request early contact with the developer to ensure that their apparatus is protected.

***Noted. This matter can be addressed by advisory notes on any consent that Members choose to grant.***

3.3 East Ayrshire Council's Environmental Health Service have no objections subject to their standard conditions on hours of construction work, noise during construction, the disposal of construction waste, drainage and contaminated land.

***Noted. These matters can be conditioned or incorporated as an advisory note should Members choose to grant consent or are matters that Environmental Health can control under their own legislation. The Council's Contaminated Land Officer has responded separately as detailed in Section 3.4 below.***

3.4 East Ayrshire Council's Environmental Health Service (Contaminated Land Officer) has no objections in principle and has not identified any area of specific concern. Due to the sensitive nature of this development and the fact that materials such as asbestos, lead, copper wiring etc may have been present in the old school buildings (now demolished) it is recommended that any consent has a general condition to the effect that if any unsuspected contamination is encountered during the proposed works, the Council should be informed immediately and remedial measures formulated to address the risk of exposure to key receptors and that clear and inert subsoil should be used in areas where exposure to soil is possible and where soft landscaping is proposed.

***Noted. If Members choose to grant consent, appropriately worded planning conditions can be incorporated.***

3.5 Scottish Water have no objections to this application and recommend early contact with Scottish Water

***Noted. An advisory note can recommended early contact with Scottish Water.***

3.6 East Ayrshire Council's Estates Management and Legal and Regulatory Services and New Farm Loch Community Council have not responded to their consultation letters at the time of writing this report.

***Noted.***

3.7 East Ayrshire Council's Outdoor Amenities Section have no objections and advise that they have had discussions with the applicant's agents and met on site. They note that 3 trees (sycamore, cherry, conifer) are to be removed together with some smaller trees and shrubs and all other trees are to be retained with some trees requiring pruning etc. It is also noted that a significant replanting scheme is proposed and Outdoor Amenities will provide further advice on the design and appropriate species at such time.

***The comments of Outdoor Amenities will be taken into account when detailed landscaping proposals are submitted for approval and it is noted that most trees on site will be retained and incorporated into the design and layout of the proposed school and its playgrounds.***

3.8 East Ayrshire Access Panel (North) have no objections and have welcomed the ongoing discussion that they have had with the applicant's agent who has adopted many of the comments made by the Panel particularly with regard to a safe route to the main entrance of the building.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 One letter has been received signed by 3 people from the same property. Their grounds of objection are as follows:

4.2 The site of the proposed storage facility is not suitable as it backs onto the residential properties of MacNeil Place and if illuminated will shine directly onto the bedrooms of residents during the night.

***Noted. The original plans which showed this storage facility have been amended and the storage area has now been deleted. The applicant's agent has amended the internal layout to increase the amount of storage within the building.***

4.3 The excess parking area at the boundary of the site with MacNeil Place is not necessary and is unsuitable as it is directly below the objectors garden wall for which, they are part liable. The objectors do not wish to incur any further expenditure in relation to this wall in respect of damage from parked cars.

***Noted. This is a legal matter and not a material planning consideration. Furthermore, the applicant's agent has confirmed that these parking spaces will only be used as overflow parking.***

## **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and Adopted East Ayrshire Local Plan 2010 (EALP).

### Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no particularly relevant policies against which to assess the proposed development within the Ayrshire Joint Structure Plan.

### Adopted East Ayrshire Local Plan (EALP)

5.3 Policy SD7 encourages the redevelopment of brownfield land in area settlements in preference to greenfield release.

***The application proposes to redevelop the site of the former Park School, the buildings of which have now been demolished. As a brownfield site, the application therefore complies with Policy SD7.***

5.4 Policy CS1 is supportive of the proposed development as it states that the Council will respond positively to the changing needs and demands for community and educational facilities. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

***The proposed development does not raise any policy issues. The proposed development is on the site of a previous school and will provide high quality educational and community facilities within a modern contemporary designed building.***

5.5 As the site is located outwith but adjacent to the Kay Park Conservation Area, Policy ENV7 is relevant which states that development affecting the setting of a Conservation Area shall preserve its character and the design, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area and its setting.

***Noted. Kay Park Conservation Area is located across Grassyards Road in front of the application site. The building is a larger size of building however it has been designed as a single storey building to limit its visual impact on the surrounding area and not compete in scale or position with the crescent of buildings within Kay Park at Kay Park Crescent. The applicant's agent proposes to utilise colours that respect the surrounding area and in particular use render that will reflect the colours and tones of the traditional Kilmarnock brick which is a prominent feature of Kay Park Conservation Area and in particular across Grassyards Road with the boundary walls and rear elevations of the residential properties being constructed of Kilmarnock Brick. Whilst it is proposed to use colour on the exterior of the new school to reflect that it is a place of learning and inspiration, colours will be muted to reflect the traditional surroundings of the Conservation Area.***

***The application is therefore appropriate to the provisions of Policy ENV7.***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The principal material considerations relevant to the determination of the application are the consultations received, the representations received, the applicant's supporting statement, the impact of the development on the amenity of the surrounding area and the planning history of the site.

### Consultation Responses

6.2 The consultation responses do not raise any issues that suggest the application should be refused. Many of the comments of the consultees can be addressed by conditions attached to any consent if Members choose to approve the proposals, or have been addressed during the consideration of this application.

### Representations Received

6.3 The representations that have been received are outlined in Section 4 of this report and are not considered to be of such significance as to warrant refusal

of this application. The applicant's agent has removed the storage area in order to address concerns of nearby residents.

#### Applicant's Supporting Statement

6.4 The supporting Statement has been outlined in Section 2 of this report and there are no matters arising, which would warrant refusing consent.

#### Impact on the Amenity of the Area

6.5 The proposed development has been designed and sited to minimise its impact on the adjacent residential properties. The height of the building being single storey, will reduce the visual impact on the residential properties surrounding the site. Should Members choose to grant consent, conditions can be incorporated regarding lighting details, and noise and disturbance during the construction period.

#### Planning History of the Site

6.6 The site previously accommodated the Park School which was a flat roofed building. The school was recently demolished and therefore the principle of a replacement school on the application site is appropriate in planning terms.

### **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial or legal implications for the Council in the determination of this application and there is no requirement for this application to be referred to Scottish Ministers under Circular 2/2009 Notification of Planning Applications.

### **8. CONCLUSIONS**

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby residential properties, in particular. The proposed new school building has been designed and sited to provide a civic

presence to one of the main arteries into Kilmarnock and the wider community area. The overall scale of the building has been reduced by its single storey design and the use of appropriate and sympathetic external materials will create interest in the surrounding streetscape whilst respecting the setting of the nearby Conservation Area.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused for reasons other than the principle of development, and contrary to the recommendation of the Head of Planning, Development and Economic Development, it will not require to be referred to the Council as there would be no significant breach of Council policy.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

24 November 2010

FMF

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Forms and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Letter of objection
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576798.

***Implementation Officer: Dave Morris***

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0115/PP**

---

Site of Proposal:	12 Grassyards Road New Farm Loch Kilmarnock East Ayrshire
Nature of Proposal:	Erection of special educational needs school and new vehicular and pedestrian access.
Name & Address of Applicant:	Executive Director of Education and Social Services East Ayrshire Council Hq London Road Kilmarnock KA3 7BU
Name & Address of Agent	Asset Improvement Service per Iain Barker Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

---

DPOs Reference: Fiona Finlay  
01563 576778

The above application for planning permission should be granted subject to the following conditions:-

1. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the new school campus shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

2. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways and play surfaces shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the approved plans, landscaping details including the number, siting and type of trees, shrub and plant species shall be submitted to and approved by the Planning Authority prior to the commencement of development. The landscaping shall be planted within a timescale to be agreed with the Planning Authority, prior to the commencement of development. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.

REASON In order to achieve a quality landscaping scheme in the interests of visual amenity.

4. Notwithstanding the approved plans, details of the number, siting and design of any proposed floodlights shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The floodlights shall be switched off and shall not be in use after 10:00 pm daily.

REASON In the interests of visual and residential amenity.

5. Notwithstanding the approved plans, details of the design, height and exact siting of the bin storage area shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be thereafter implemented as approved.

REASON In the interests of visual amenity of this residential area.

6. Any changes in the finished floor levels, road levels and proposed ground levels to the approved plans shall be notified to and approved by the Planning Authority prior to their implementation.

REASON In order to ensure that any changes in the approved levels are notified to the Planning Authority to determine their impact on the development and area.

7. The proposed parking, drop-off point, delivery and drop-off area and bus parking bays shall be implemented prior to the new school being brought into use.

REASON In the interests of road safety and residential amenity.

8. Notwithstanding the approved plans and Condition 4 above details of the design and siting of all external lighting shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

9. Notwithstanding the approved plans, details of the design and location of all external furniture shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

10. Notwithstanding the approved plans, details of the location of the site compound associated with the construction of the new school and an area for the parking of construction staff vehicles shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be thereafter implemented as approved.

REASON In the interests of residential amenity.

11. Notwithstanding the approved plans details of the design and siting of all walls, fences and retaining walls (within the site and at the boundary of the site) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

12. Notwithstanding Condition 3 above, no trees shall be felled, lopped, have roots cut or be the subject of any other works without the written consent of the Planning Authority. The developer shall agree with the Planning Authority which trees are to be retained on site prior to the commencement of development approved by this permission.

REASON In the interests of the amenity of the area.

13. Notwithstanding the approved plans, no site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around all the trees being retained on site. The fencing shall enclose either the area described by the limit of the spread of the branches of trees or a radius of 5 metres from the trunk of the tree whichever is the greater. Such fencing shall be maintained during the course of development and no storage, site construction parking or any other operation shall be permitted within the area thereby enclosed.

REASON To ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of the amenity of the area.

14. No demolition or external construction work, site clearance or preparation works shall take place before 08:00 hours and after 18:00 hours on Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays.

REASON In the interests of residential amenity.

15. No materials other than topsoil shall be brought into the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

REASON In order to control the development of the site and materials used in the making up of ground levels.

16. Prior to the commencement of any works on site, details of a Sustainable Urban Drainage System and its maintenance following installation, shall be submitted to and approved in writing by the Planning Authority and shall be installed and fully operational prior to the use of the school commencing.

REASON To ensure the provision of adequate surface water drainage within the site.

17. A detailed Construction Traffic Management Plan shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and Transportation Service, prior to any work commencing on site. The Traffic Management Plan shall include details of measures to be adopted and the approved Plan shall thereafter be implemented as approved on site for the entire period of construction works unless with the prior written consent of the Planning Authority.

REASON In order to minimise the impact of vehicular traffic on the surrounding residential area.

18. Should any unsuspected contamination be encountered during the proposed works, the Planning Authority shall be informed accordingly and thereafter be provided with written details of any required remedial measures formulated to address the risk of exposure to key receptors for its written approval. Upon completion of works the Planning Authority shall be informed in writing, confirming that all approved remedial measures have been undertaken.

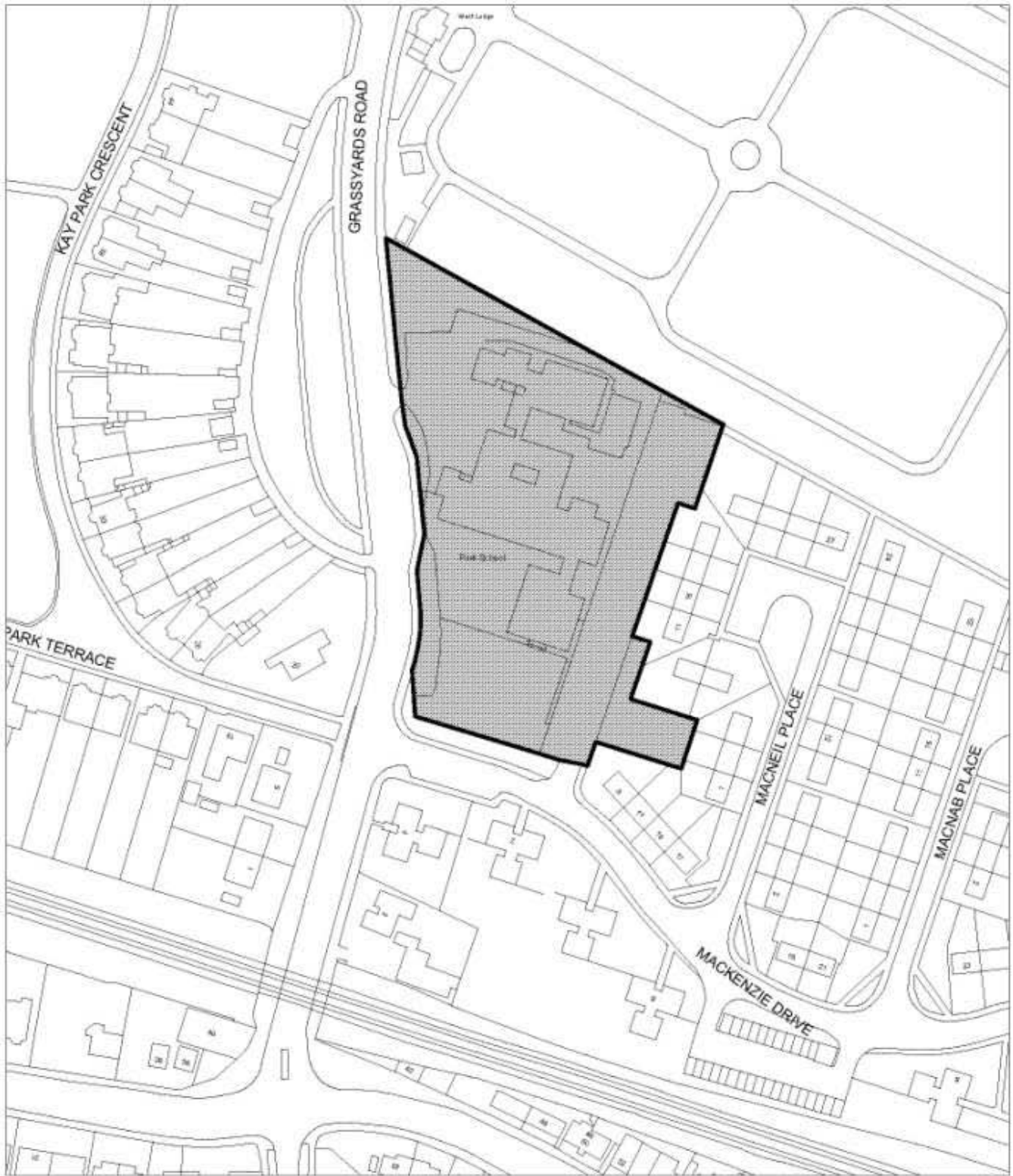
Reason: To ensure that any contamination is appropriately addressed in the interests of public health.



### NOTES

1. The applicant is recommended to make early contact with Scottish Water at 419 Balmore Road, Glasgow G22 6NU or on 0141 355 5511 regarding connection into the public water and sewerage systems.
2. The applicant is recommended to make early contact with SP Power Systems on 0845 2727 999 to discuss whether their apparatus will be affected by this development.
3. The applicant is recommended to make early contact with Scotland Gas Networks at 95 Kilbirnie Street, Glasgow G5 8JD or on 0141 418 4093.
4. The applicant is recommended to make early contact with East Ayrshire Council's Roads and Transportation Service at Holmquarry House, Holmquarry Road, Kilmarnock or on 01563 576310 to discuss whether any consents will be required under the Roads Scotland Acts.

### REASON FOR THE DECISION

The proposed development is consistent with the policies of the development plan and there are no material considerations of sufficient weight to merit refusal of the application.



<p>Title/Location    <b>12 Grassyards Road</b> <b>Kilmanrock</b> <b>Application No. 10/0115/PP</b></p>	<p><b>East Ayrshire Council</b> Department of Neighbourhood Services Planning &amp; Economic Development Service 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790    Fax: (01563) 576774 E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a> Com Date: 03/12/2010</p>
<p>Key</p>  <p><b>Application Site</b></p>	

This map is reproduced from the Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

