

## **EAST AYRSHIRE COUNCIL**

**NORTHERN LOCAL PLANNING COMMITTEE: 03 DECEMBER 2010**

**10/0682/PP: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT  
OF SITE AND ADJACENT VACANT GROUND TO FORM CONVENIENCE  
RETAIL STORE WITH ASSOCIATED ACCESS AND CAR PARKING  
AT: 23 EAST MAIN STREET, DARVEL,  
BY CO-OPERATIVE GROUP FOODSTORES LTD.**

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

**Click for Application Details:** <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0682/PP>

### **EXECUTIVE SUMMARY SHEET**

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

1.1 This proposal includes the demolition of the existing buildings and the erection of a new purpose built convenience retail store with an associated parking area. The proposed development comprises a 3500sq feet single storey retail unit and a new car park to the rear of the store providing 2 accessible parking bays, 11 parking bays, bike rack and service area. Lighting columns are proposed within the car parking area.

1.2 It is proposed that public access will be provided to the western side of the proposed store building creating a pedestrian link between the front of the store and the car park area. This pedestrian access will be illuminated by bulkhead lights fitted to the side elevation of the store building. In addition, landscaping works and timber fencing boundary treatments are proposed.

1.3 The proposal constitutes 325 square metres total gross internal floorspace split into two areas comprising a 232 square metre sales area with a 93 square metres back area.

1.4 The proposed materials include natural slate roof finish to the front of the roof, synthetic slate finish to the sides of the roof, black brick base course and textured render to match the adjacent building at 2 Jamieson Road.

#### **2. RECOMMENDATION**

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

### **3. CONCLUSIONS**

3.1 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 Adopted Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (2010).

3.2 As indicated in Section 5 of the report the application is in accordance with the Development Plan, and would result in the re-use of currently vacant land within the town centre of Darvel, and provide additional shopping provision. Therefore the application should be approved unless material considerations indicate otherwise.

3.3 The applicant's supporting information indicates that the proposal would result in significant socio economic benefits for Darvel through the provision of new employment opportunities and the retention of retail trade and expenditure within the town centre.

3.4 The material considerations relevant to this application are indicated in Section 6 of the report and it is considered that none indicate that the application should be refused. The consultees do not recommend that the application should be refused. Whilst the concerns of the objectors are noted, the points raised are not echoed by the consultation response received from East Ayrshire Council Roads and Transportation Service. The proposed development will result in the re-use of a retail site and an area of vacant land for a new convenience store and will provide both an acceptable use within the town centre boundary of Darvel and local employment opportunities.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of 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: 03 DECEMBER 2010

**10/0682/PP: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT  
OF SITE AND ADJACENT VACANT GROUND TO FORM CONVENIENCE  
RETAIL STORE WITH ASSOCIATED ACCESS AND CAR PARKING  
AT: 23 EAST MAIN STREET, DARVEL,  
BY CO-OPERATIVE GROUP FOODSTORES LTD.**

### 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 detailed application for planning permission which is to be considered by the Northern Local Planning Committee under the scheme of delegation as it is subject to more than ten objections.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within Darvel Town Centre and Darvel Central Conservation Area and comprises a commercial building with associated yard area currently occupied by Harlequin Fixings and Sealants. The buildings are single storey and comprise office accommodation with warehouse storage buildings. The site is bounded to the west by vacant ground, a restaurant and a residential property and to the east by a two storey building comprising the SPAR store with a residential property on the upper floor. To the north, the site is bounded by residential properties and a clinic building and to the south the site bounds onto East Main Street.

2.2 **Proposed Development:** This proposal includes the demolition of the existing buildings and the erection of a new purpose built convenience retail store with an associated parking area. The proposed development comprises a 3500sq feet single storey retail unit and a new car park to the rear of the store providing 2 accessible parking bays, 11 parking bays, bike rack and service area. Lighting columns are proposed within the car parking area.

2.3 It is proposed that public access will be provided to the western side of the proposed store building creating a pedestrian link between the front of the store and the car park area. This pedestrian access will be illuminated by bulkhead lights fitted to the side elevation of the store building. In addition, landscaping works and timber fencing boundary treatments are proposed.

2.4 The proposal constitutes 325 square metres total gross internal floorspace split into two areas comprising a 232 square metre sales area with a 93 square metres back area.

2.5 The proposed materials include natural slate roof finish to the front of the roof, synthetic slate finish to the sides of the roof, black brick base course and textured render to match the adjacent building at 2 Jamieson Road.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Darvel Community Council - has objected to the application for the following reasons; the proposal will cause damage to the recently established small grocery, bakery, and butchers businesses resulting in the creation of yet more empty property on the Main Street and the widespread community view that the Co-operative was responsible for leaving Darvel with an enduring eyesore when it abandoned the town years ago, stipulating that its then premises could not be used as retail outlets competing with their new supermarket at Galston. Rather than redevelop a building that is currently sound and capable of use in its present form, we would recommend refusal of the application. A different view might be taken of a proposal to build on the former Co-op site, currently lying demolished.

***It is noted that the Co-op has previous planning history within Darvel Town Centre that has left behind vacant, but not dangerous, buildings. However the current proposal reflects the Co-op's aspiration to operate within the Town Centre of Darvel and the proposal will result in an improvement of the amenity of the surrounding area.***

***The surrounding area predominantly consists of a mix of uses with commercial retail uses, some public houses, hot food takeaways and residential properties. This site is in a town centre location and it is considered that it is appropriate to encourage a range of uses which make the town centre successful in terms of its continuing vitality and viability.***

3.2 East Ayrshire Council's Roads and Transportation Service have no objections subject to operational issues relating to service vehicles, hatching areas for parking bays, covering of the cycle rack, locking the bin store and a section 56 agreement with the Roads Service.

***An advisory note to the applicant can be attached to any planning consent advising the applicant to contact the Roads Service of the Council to address these issues.***

3.3 The East Ayrshire Access Panel have no adverse comments although have made several recommendations or suggestions. Their comments relate to the following matters:

- 1) accessible parking bays should have a 1.2 metre hatch around three sides of the bays – the parent and child parking would also benefit from this.

2) a safe route should be provided to the entrance to the store from the accessible bays, this route could also be used by parents and children.

***An advisory note to the applicant can be attached to any planning consent advising the applicant to contact the Access Panel to address these issues.***

3.4 Historic Scotland have not objected to the proposal.

#### **4. REPRESENTATIONS**

4.1 One letter of objection has been received as well as a petition with 153 signatures. In terms of the petition the points of objection are as follows:

4.2 New building on this site would affect the setting of a conservation area

***Whilst it is acknowledged that the site is located within Darvel Central Conservation Area the design, size, scale and material finish of the proposed convenience store would not adversely affect the appearance or setting of the Conservation Area.***

4.3 The company intending to develop this site had previous building occupancy in the town resulting in abandoned and broken down buildings when they closed up and left. Buildings at 2, 4 and 6 East Main Street and 1-3 Ranaldcoup Road were previously occupied by the Co-op and if local co-op members had any input these buildings would not be left to rot, resulting in large areas of the town being left dilapidated and in some instances dangerous.

***It is noted that the Co-op has previous planning history within Darvel Town Centre that has left behind vacant, but not dangerous, buildings. However the current proposal reflects the Co-op's aspiration to operate within the Town Centre of Darvel and will result in an improvement of the amenity of the surrounding area. The site currently includes an area of unsightly vacant ground and the proposed development would improve and enhance the amenity of Darvel Town Centre.***

4.4 Although a new retail unit may provide new jobs, it will affect the other small businesses in the town and may force employees to have staff cut backs. Darvel is already fully served by convenience retail stores including the Spar shop, the post office and the Keystore.

***The surrounding area predominantly consists of a mix of uses with commercial retail uses, some public houses, hot food takeaways and residential properties. This site is in a town centre location and it is considered that it is appropriate to encourage a range of uses which make the town centre successful in terms of its continuing vitality and viability.***

4.5 Access to this site will be from Jamieson Road which will reduce traffic flow and create hazardous conditions for drivers, especially at busy times when the road is already congested with traffic going to the nearby primary school.

***The Council's Roads and Transportation Service have no objections to the proposals.***

4.6 Another development in the town would increase pollution and a system of waste management would be necessary.

***The proposal includes a relatively modest size and scale of retail convenience store which is an acceptable use located within Darvel Town Centre.***

4.7 Over provision of licensed premises would cause social problems with youngsters attempting to buy alcohol.

***Whilst moral, ethical and social issues have an impact on how society operates, the planning system is concerned with the regulation of the development of land and the use of buildings.***

***Younger customers congregating to purchase alcohol and behaving in an anti-social manner would be an issue for the police to control.***

4.8 It is understood that the policy of East Ayrshire Council is wherever possible to encourage local shopping in order to preserve and maintain the distinctive local character of towns such as Darvel. If granted this application would be contrary to this policy.

***Noting the variety of uses in the locality, including public houses and hot food takeaways, the re-development of the former commercial warehouse site into a retail convenience store will not have an adverse impact on the amenity of the area. Retail use in this locality is acceptable within the provisions of the adopted Local Plan as detailed in Section 5 of this report.***

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

5.1 For the purposes of this application the Development Plan comprises the Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP) (2010).

### Approved Ayrshire Joint Structure Plan (AJSP) (2007)

5.2 It is not considered that there are any policies within the AJSP relevant to the determination of this application and the proposal is therefore to be assessed against the EALP.

Adopted East Ayrshire Local Plan (EALP) (2010)

5.3 Policy ENV1 states that the Council will seek to protect, preserve and enhance all built heritage resources requiring conservation including Listed Buildings and Conservation Areas, together with their respective settings, Historic Gardens and Designed Landscapes, Scheduled Ancient Monuments and Archaeological and Industrial Archaeological Sites and Landscapes.

***Whilst the proposal includes the demolition of the existing buildings, these are unlisted single storey workshop units the design of which does not significantly contribute to the character or appearance of the Conservation Area.***

5.4 Policy ENV4 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. Development affecting a listed building or its setting shall preserve the building, or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.

***The applicant states that whilst the site has been actively marketed, the re-use of premises is considered unviable due to the condition, configuration and design of the existing buildings. The proposed replacement convenience store is acceptable in terms of size, scale, design and material finish and is appropriate in terms of its affect on the character and appearance of the Conservation Area.***

5.5 Policy ENV7 states that development and demolition within a Conservation Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant Conservation Area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area and its setting. Given the importance of assessing design matters, outline applications will not normally be considered appropriate in Conservation Areas.

Where an existing building, listed or not, contributes positively to the character of the Conservation Area, policy ENV5 on demolition shall apply. Where it does not, proposals for demolition will not be considered in the absence of a detailed planning application for a replacement development that enhances or preserves that character. Demolition will not begin until evidence is given of contracts let for the approved development.

The Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a listed building complies with the Council's appropriate Design Guidance. In particular, the Council will not be supportive of any development that is unsympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance

or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***The existing buildings on the site are unlisted and are not of any significant architectural or historical value and do not significantly contribute to the character or appearance of the Conservation Area.***

***The siting, scale, size and material finish of the proposed retail convenience store complements and is appropriate to, the character of the Conservation Area and its setting and complies with the terms of the Councils Design Guidance.***

5.6 Policy ENV9 states that The Council will actively encourage and demand the highest possible standards of design from applicants in the formulation of their development proposals. All developers will be expected to comply fully with the Council's existing and emerging Design Guidance and Policy documents relating to and advising on the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

***It is considered that the design of the proposed convenience store respects and is sensitive to, the character of the Conservation Area. The design of the building integrates well into the street setting and is complementary in design terms to surrounding buildings. Consequently the proposed retail convenience store complies with the terms of the Councils Design Guidance.***

5.7 Policy RTC1 states that The Council will adopt a sequential approach in assessing development proposals for retail, commercial leisure developments and other uses appropriate to town centres as described in Schedule 6(i) of the Plan. Developers will be required to locate all such development firstly, in town centres as identified on the Local Plan maps; secondly, in edge of centre locations where no such town centre sites are available; and thirdly, in identified commercial centres as identified on the local plan maps, in preference to out of centre locations. Applicants proposing such developments in out of centre locations will be required to demonstrate to the satisfaction of the Council:

- (i) that no suitable alternative site can be found or assembled within town centres, in an edge of centre location or in an identified commercial centre:  
and
- (ii) that the chosen location is, or can be made, easily accessible by a choice of modes of transport.

***As the site is located within the defined Darvel Town Centre boundary, the proposal is considered to be fully in accordance with this policy. Noting that retail is one of the acceptable uses listed in Schedule 6(i) of the local plan, the proposed development is considered to comply with this policy.***

5.8 Policy RTC2 states that subject to the provision of all other retail and town centre policies, the Council will ensure that all development proposals for the classes of development detailed in Schedule 6(i) of the Local Plan are commensurate with the size and function of the area or settlement within which they are proposed. In this regard:

- (i) all major retail and other Schedule 6(i) uses of East Ayrshire wide impact and importance are directed to the main town of Kilmarnock;
- (ii) all major retail and other Schedule 6(i) uses of significant importance to a range of local communities within the investment corridors are directed to the service centres of Cumnock, Auchinleck, Stewarton, Galston and Dalmellington;
- (iii) all retail and other Schedule 6(i) uses of local importance are directed to the particular service centres or local communities to be served by the development.

***Retail uses included within Schedule 6(i) are uses that should be directed to the town centre. Darvel Town Centre is therefore considered to be an acceptable location for such uses as it is an area where a mix of uses contributes to the diversity of the town centre. Given that the proposed retail convenience store is modest in terms of size and scale, the proposal is commensurate with its setting in Darvel Town Centre.***

5.9 Policy RTC3 states that both within town centres and elsewhere throughout the area settlements, the Council will positively encourage owners and developers to retain and improve all existing retail facilities and other facilities falling within Schedule 6(i) of the local plan.

Where changes of use of properties in Schedule 6(i) use are proposed or where a property in Schedule 6(i) use becomes vacant, the Council will, in the first instance, encourage and support the re-use or redevelopment of the property for an appropriate alternative Schedule 6(i) use.

The Council will also be supportive, in principle, of changes of use from Schedule 6(i) use to alternative Schedule 6(ii) uses or to the redevelopment of gap or infill sites within town centres for Schedule 6(ii) uses but only where it can be conclusively demonstrated by the applicant / developer that:

- (i) the properties or sites concerned have been actively and widely marketed for Schedule 6(i) uses for a period of six months and that no appropriate Schedule 6(i) use for the premises can be found; and
- (ii) the proposed development is sympathetic, in terms of its scale, design and material finish to the character and amenity of the area concerned.

***Whilst the existing buildings that have a partial Schedule 6(i) use are proposed to be demolished, the retention of these buildings would not provide suitable accommodation for the proposed Schedule 6(i)***

***classified retail convenience store. The proposed store constitutes an improvement to the existing retail facilities within Darvel town centre and in terms of its scale, design and material finish the proposed store does not adversely affect the character or the amenity of the town centre or of the Conservation Area.***

5.10 Policy RTC4 states that subject to the provisions of all appropriate local plan policies, the Council will be particularly supportive of development proposals for new Schedule 6(i) uses within town centre areas as defined on the local plan maps, particularly where the proposals relate to gap or infill sites with potential for redevelopment.

In cases where a town centre contains a number of small scale gap or infill sites with potential for redevelopment, the Council will require any developer proposing to develop a large scale retail development outwith the town centre to demonstrate, as part of the sequential test, that the available gap or infill sites cannot be assembled and developed together in a coordinated manner to accommodate either the whole or part of the particular development concerned. The Council will be particularly supportive of such aggregated developments in preference to the development of single sites in out of centre locations.

***Part of the application site constitutes a gap site located within Darvel Town Centre with potential for redevelopment and as such the proposed Schedule 6(i) use, to enhance the retail provision within the town centre is acceptable at this site.***

5.11 Through Policy T4 the Council will require all developers to provide appropriate car parking as an integral part of their development proposals to the standards laid down by the Council as Roads Authority and in line with the provisions of the Council's proposed Parking Management Strategy. Parking standards for proposals relating to brownfield redevelopment sites within town centre areas may be relaxed by the Council where considered appropriate. Developer contributions will be directed, as considered appropriate and necessary, towards supplementing and improving the overall supply of public parking areas within town centres.

***The car parking provision proposed is acceptable to the Council's Roads & Transportation Service and the application therefore complies with the terms of this policy.***

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

6.1 The principal material considerations relevant to the determination of this application are the East Ayrshire Local Plan 2010, the consultation responses, the representations detailed in Section 3 of the report, the planning history of the site and the applicants submitted information in support of the application.

### Consultation Responses

6.2 The consultation responses have been addressed in Section 3 of the report and are not considered to raise any issues that would warrant the refusal of this application.

## Representations Received

6.3 The concerns raised in the letters of objection and the petition generally relate to retail impact, loss of amenity, traffic impact, road and public safety and anti-social behaviour perceived from the proposed use. Whilst noted, the concerns of objectors are not echoed by the consultation responses received from East Ayrshire Council Roads and Transportation Service. In terms of perceived anti-social behaviour issues, this is a matter for Strathclyde Police.

## Planning History

6.4 Part of the application site is subject to a Section 179 Wasteland Notice. The proposal utilises this part of the site as car parking and landscaping thus significantly improving the amenity of the Conservation Area.

## Impact on Amenity

6.5 Whilst the concerns of the objectors in terms of the impact on amenity are noted, Members are advised that this is a mixed use area within Darvel's town centre boundary. This locality is therefore an area where commercial and business uses will be in closer relationship with residential uses and this is supported by the Local Plan.

## Applicants Supporting Information

6.6 The applicant has submitted additional supporting information including a Planning and Conservation Statement outlining the proposal and its effect on the town centre and Conservation Area and socio – economic information relating to investment in Darvel and local employment opportunities.

6.7 The Co-op has embarked on a strategy to develop 300 new stores across the UK over the next three years. Darvel has been selected by the Co-op as one of the early opening stores within the first year of this emerging development and investment strategy.

6.8 The applicant states that the proposed store is aimed at improving the convenience retail provision within Darvel and anticipates that the store will generate a turnover of approximately £1.4 million and will prevent some retail leakage to other retail centres such as Kilmarnock. The proposal seeks to provide shoppers with alternative options and therefore aims to retain a higher proportion of locally derived expenditure in Darvel.

6.9 The applicant states that the proposed store will result in increased employment opportunities resulting in 20 additional jobs, both full time and part time.

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

7.1 There are no financial or legal implications for the Council in the determination of this application.

## **8. CONCLUSIONS**

8.1 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 Adopted Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (2010).

8.2 As indicated in Section 5 of the report the application is in accordance with the Development Plan, and would result in the re-use of currently vacant land within the town centre of Darvel, and provide additional shopping provision. Therefore the application should be approved unless material considerations indicate otherwise.

8.3 The applicant's supporting information indicates that the proposal would result in significant socio economic benefits for Darvel through the provision of new employment opportunities and the retention of retail trade and expenditure within the town centre.

8.4 The material considerations relevant to this application are indicated in Section 6 of the report and it is considered that none indicate that the application should be refused. The consultees do not recommend that the application should be refused. Whilst the concerns of the objectors are noted, the points raised are not echoed by the consultation response received from East Ayrshire Council Roads and Transportation Service. The proposed development will result in the re-use of a retail site and an area of vacant land for a new convenience store and will provide both an acceptable use within the town centre boundary of Darvel and local employment opportunities.

## **9. RECOMMENDATION**

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

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

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

24 November 2010

JL/RH

FV/DVM

### **List of Background Papers**

1. Application form, plans and statutory notices/certificates
2. Consultations Responses
3. Letters of Objection/petition
4. Approved Ayrshire Joint Structure Plan 2007
5. Adopted East Ayrshire Local Plan 2010
6. Applicants Supporting Information

Anyone wishing to inspect the above papers should contact Jane Little, Senior Planning Officer, on 01563 576768.

***Implementation Officer: Dave Morris***

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0397/FL

---

Site of Proposal: 23 East Main Street  
Darvel  
East Ayrshire  
KA17 0HR

Nature of Proposal: Demolition of existing buildings and redevelopment of the site and adjacent vacant ground to form convenience retail store with associated access and car parking

Name & Address of Applicant: Co-operative Group Foodstores Ltd.  
Robert Owen House  
87 Bath Street  
Glasgow

Name & Address of Agent: James Barr Ltd.  
226 West George Street  
Glasgow  
G2 2LN

---

DPO's Reference: Jane Little  
01563 576768

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

1. The retail store permission hereby granted is subject to the following restrictions:
  - (a) the maximum gross convenience floor space area shall not exceed 325 square metres.
  - (b) No part of the floorspace may be used as a café, restaurant (other than staff café or restaurant), post office or pharmacy.

REASON: In order to safeguard the vitality and viability of the town centre

2. Prior to the commencement of development, details of all boundary treatments shall be submitted to and approved in writing by the Planning Authority. The approved boundary treatments shall be implemented and require to be in place before the occupation of the building hereby approved.

REASON: In the interests of visual amenity

3. Prior to the occupation of any part of the development hereby approved, details of all external lighting, including that proposed on the building, shall be submitted to and agreed in writing by the Planning Authority. Only lighting as approved shall be installed on site.

REASON: In the interest of limiting light pollution which would otherwise be to the detriment of the surrounding amenity

4. Noisy construction work shall be restricted to the hours of 0800 to 1900 hours Monday to Friday, 0800 hours to 1300 hours on a Saturday and with no such work on Sundays.

REASON: To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

5. Notwithstanding the plans hereby approved samples of all external materials shall be submitted to and agreed in writing by the Planning Authority before any development commences on the site.

REASON: In the interest of the visual amenity of the Conservation Area.

6. Notwithstanding the plans hereby approved the complete roof of the building shall be formed in natural slate.

REASON: In the interest of the visual amenity of the Conservation Area.

7. The business hereby approved shall operate from 0700 hours to 2200 hours seven days a week.

REASON: To prevent noise and disturbance extending into hours during which other sources of noise have subsided.

8. The business hereby approved shall operate servicing and delivery hours limited to within 0700 hours to 2000 hours seven days a week.

REASON: To prevent noise and disturbance extending into hours during which other sources of noise have subsided.

**Advisory Notes:**

1. Prior to the commencement of any works on site for the development hereby approved, the applicant should contact East Ayrshire Council's Roads and

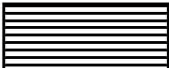

Transportation Service with regard to obtaining the relevant permissions relating to traffic issues at the site.

2. Prior to the commencement of any works on site for the development hereby approved, the applicant should contact the East Ayrshire Access Panel in relation to accessibility issues within the site.

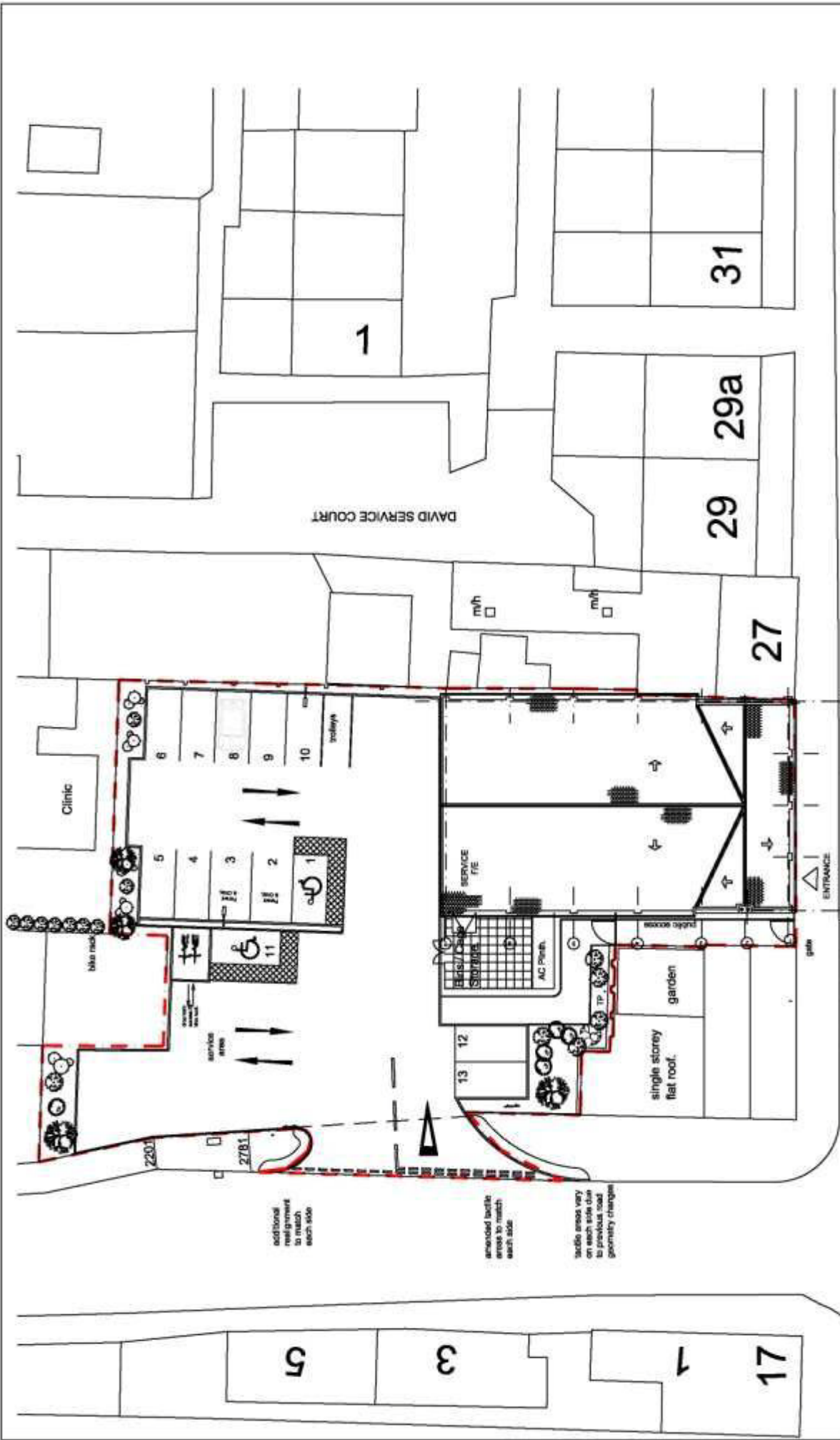
#### REASON FOR THE DECISION

The proposed development is acceptable in terms of the development plan and there are no material considerations of sufficient weight to justify refusal of the application.



<p>Title/Location    <b>23 East Main Street</b></p> <p>                         <b>Darvel</b></p> <p>                         <b>Application No. 10/0682/PP</b></p>	<p><b>East Ayrshire Council</b></p> <p>Department of Neighbourhood Services          Planning &amp; Economic Development Service.          6 Croft Street          Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790    Fax: (01563) 576774          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a></p> <p><b>Com Date: 03/12/2010</b></p>
<p>Key</p> <p> <b>Application Site</b></p>	<p style="text-align: right;"></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.



additional  
realignment  
to match  
each side

amended kerbs  
areas to match  
each side

kerb areas vary  
on each side due  
to previous road  
geometry change

THIS IS A TRUE / PRINCIPAL COPY  
OF THE PLAN REFERRED TO IN  
THE APPLICATION.

SIGNED.....  
DATED.....

status	Planning	rev	E - 15 11 10
Client	The co-operative food	Checked	jk
Drawn	jk	Scale	1:250
Date	25/10/10	Title	Location Plan As Proposed ( Roof )
Job No.	KBA 451	Drawing No.	P-003
Project	New Food Store	Client	DARVEL, AYRSHIRE.
Architect	key baxter associates	Address	216 west george street glasgow g2 2qq
Phone	0141 221 2344	Fax	0141 221 2389

