

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 23 MAY 2008

**07/1043/FL: NEW AREA RESOURCE CENTRE FOR SHARED COUNCIL AND
NHS SERVICES AND ACCESS, LANDSCAPING AND ASSOCIATED WORKS
AT ANNANDALE GARDENS, CROSSHOUSE
BY EAST AYRSHIRE COUNCIL**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This application seeks full planning permission for the provision of a shared resource centre for National Health Service (NHS) and Council services. This incorporates on the ground floor, a learning centre and community area (incorporating a library), and a local area office. This office will allow members of the public to use the Council Information and Advice Service which acts as an access point to all other services. The local area office is also to have a cash facility to enable any form of Council bill to be paid e.g. Council, tax, rent etc). Health Trust functions such as a GP practice with a podiatrist and community health visitors are to be included and therefore some consulting rooms will be multipurpose. There will also be a seminar room for health education and offices for support and office staff for both the Council and Health Trust Departments. All services are to be provided on the ground floor and 62 car parking spaces are proposed within the site with an additional 8 disabled car parking spaces.

1.2 Vehicular access in and out of the site is shared with the nursery school and this is to be widened and re-aligned for improved entry and exit onto Annandale Gardens and new security gates will be located set-back from the public road to allow a car to park whilst the gates are being opened/closed. There will be additional pedestrian accesses from the site into the playing fields and also into Annandale Gardens sweeping in a semi-circular line to the east of the existing nursery school. The site will be bound by a 2.4 metres palisade fence.

1.3 The proposed building is single storey in height with an internal courtyard which will be landscaped and this is to be available for both the public and staff. Access at the public entrance is from the main corridor with all interview/treatment rooms in close proximity. The office accommodation is proposed towards the rear of the building. The library is to be sited in the curved drum of the building looking out onto the playing fields

1.4 The design of the new building is modern, and has a monopitch roof with an overhang/canopy for security reasons finished in a modern roofing membrane. Polished masonry blockwork will form the external face of the library drum to highlight this feature, and other external finishes are coloured cladding panels with roughcast render in an alternate colour and self-coloured powder coated aluminium windows and doors. The new building will incorporate significant areas of glazing especially at the main public access areas with views out to the car park for visitors being collected in addition to internal views to the courtyard.

1.5 The applicant's agent has submitted the following information relative to contractors operating on site for the construction period and has advised that these issues will be written into the contract documentation:-

- The contractors will be asked to convene regular meetings (once a month) with the Local Community Group (and those houses at the northern end of Playingfield Road) to alert them to forthcoming deliveries etc. It is intended that these will be held on site.
- Contractors personnel will also be requested to avoid parking on Annandale Gardens and for all vehicles to be contained within the confines of the site.
- The contractor will be restricted from using the southern end of Playingfield Road since on-street parking is common for residents and site vehicles should therefore avoid this area. Access will therefore be from Kilmarnock Road via a short section of Playingfield Road onto Annandale Gardens and then into the site.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As is indicated at Section 5 of the report the application is in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be granted unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of the report there are material considerations relevant to this application. The consultation responses received present no adverse comments regarding the proposed development. With regard to the concerns of the objectors, these are not considered to be of such significance as

to merit refusal of the application and in respect of road safety issues they have not been echoed by the Roads Division who support the proposed development following their detailed consideration of this matter.

3.3 The design of the proposed resource centre is modern however this is considered to be acceptable noting the mixed design and uses within the surrounding area. It is considered that the modern approach will add interest and variety into the surrounding area in an appropriate manner. It is also considered that the construction of a resource centre as proposed which will house Council and health services facilities in one building will bring significant community benefit to this area of Crosshouse. The new building has been sited and designed to minimise its impact on the amenity of adjacent residential properties and can be safely accessed with appropriate levels of parking.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development it will not require to be referred to the Principal Planning Committee, as there would not be a significant breach of Council Policy.

Alan Neish
Head of Planning, Development and Building Standards

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: 23 MAY 2008

**07/1043/FL: NEW AREA RESOURCE CENTRE FOR SHARED COUNCIL AND
NHS SERVICES AND ACCESS, LANDSCAPING AND ASSOCIATED WORKS
AT ANNANDALE GARDENS, CROSSHOUSE**

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 an application for full planning permission which is to be considered by the Northern Local Planning Committee under the scheme of delegation as it is a major project and subject to a Transportation Assessment.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to 1.16 hectares in area and is located centrally within Crosshouse to the west of Kilmarnock. The application site comprises ground within the curtilage of the former West Park School (which now accommodates Crosshouse Nursery School). The majority of the application site comprises the grass surrounds to the rear of the school building. To the north of the site lies Annandale Gardens beyond which is a mix of detached, semi-detached and terraced dwellinghouses. To the south of the site lie the playing fields and sports pavilion. To the east lies agricultural land and to the west are the residential properties of Playingfield Road opposite which is Crosshouse Primary School.

2.2 **Proposed Development:** This application seeks full planning permission for the provision of a shared resource centre for National Health Service (NHS) and Council services. This incorporates on the ground floor, a learning centre and community area (incorporating a library), and a local area office. This office will allow members of the public to use the Council Information and Advice Service which acts as an access point to all other services. The local area office is also to have a cash facility to enable any form of Council bill to be paid e.g. Council, tax, rent etc). Health Trust functions such as a GP practice with a podiatrist and community health visitors are to be included and therefore some consulting rooms will be multipurpose. There will also be a seminar room for

health education and offices for support and office staff for both the Council and Health Trust Departments. All services are to be provided on the ground floor and 62 car parking spaces are proposed within the site with an additional 8 disabled car parking spaces.

2.3 Vehicular access in and out of the site is shared with the nursery school and this is to be widened and re-aligned for improved entry and exit onto Annandale Gardens and new security gates will be located set-back from the public road to allow a car to park whilst the gates are being opened/closed. There will be additional pedestrian accesses from the site into the playing fields and also into Annandale Gardens sweeping in a semi-circular line to the east of the existing nursery school. The site will be bound by a 2.4 metres palisade fence.

2.4 The proposed building is single storey in height with an internal courtyard which will be landscaped and this is to be available for both the public and staff. Access at the public entrance is from the main corridor with all interview/treatment rooms in close proximity. The office accommodation is proposed towards the rear of the building. The library is to be sited in the curved drum of the building looking out onto the playing fields

2.5 The design of the new building is modern, and has a monopitch roof with an overhang/canopy for security reasons finished in a modern roofing membrane. Polished masonry blockwork will form the external face of the library drum to highlight this feature, and other external finishes are coloured cladding panels with roughcast render in an alternate colour and self-coloured powder coated aluminium windows and doors. The new building will incorporate significant areas of glazing especially at the main public access areas with views out to the car park for visitors being collected in addition to internal views to the courtyard.

2.6 The applicant's agent has submitted the following information relative to contractors operating on site for the construction period and has advised that these issues will be written into the contract documentation:-

- The contractors will be asked to convene regular meetings (once a month) with the Local Community Group (and those houses at the northern end of Playingfield Road) to alert them to forthcoming deliveries etc. It is intended that these will be held on site.
- Contractors personnel will also be requested to avoid parking on Annandale Gardens and for all vehicles to be contained within the confines of the site.
- The contractor will be restricted from using the southern end of Playingfield Road since on-street parking is common for residents and site vehicles should therefore avoid this area. Access will therefore be from

Kilmarnock Road via a short section of Playingfield Road onto Annandale Gardens and then into the site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no issues relative to the works in terms of their impact on the public road as it does not involve any adoptable roadworks or new junctions. The Roads Division has endorsed the findings of an independent Transportation Assessment (TA) undertaken to assess the transport impacts of the proposed Resource Centre and has no objection to the proposed development. The TA assessed the likely trip generation for the Resource Centre, combined with the existing traffic flows and flows for committed developments. The analysis undertaken concluded that the extra traffic to be generated by the proposed development can be satisfactorily accommodated by the existing road layout.

The Roads Division has recommended that if planning consent is granted, the following matters be included as conditions: -

1. a Green Travel Plan be developed and implemented for the proposed Resource Centre;
2. a School Travel Plan is prepared for Crosshouse Primary School; and
3. a detailed Construction Traffic Management Plan be developed following consultation with the local community comprising measures such as the following:-
 - No construction traffic other than cars shall enter or leave the site during periods of significant school activity during the hours of 8.15am-9.15am, 11.45am-1.15pm and 2.45pm-3.15pm;
 - A temporary traffic regulation order be formed to prevent all parking on-street on Playingfield Road between Kilmarnock Road and Annandale Gardens, and on Annandale Gardens between Playingfield Road and the West Park access;
 - Daily monitoring of the on-street parking and the removal of any unauthorised vehicles
 - Installation of full (temporary) traffic light signal controls at the junction of Kilmarnock Road and Playingfield Road for the duration of construction works.

It is noted that the Council's Roads and Transportation Division are in agreement with the conclusions of the Transportation Assessment. It is considered that the issues raised by them can be adequately controlled by conditions and/or separate control direct with the Roads Division should Members choose to grant consent.

3.2 Scottish Water have not objected to the proposed development although they have recommended that a SUDS system be implemented and that early discussion take place with Scottish Water.

Noted. A planning condition can be attached requiring a SUDS system should Members choose to grant consent and an advisory note can also be incorporated advising early contact with Scottish Water.

3.3 Scottish Environment Protection Agency (SEPA) has no objection and recommended that the applicant treats the surface water from the site in accordance with the principles of a Sustainable Urban Drainage System.

The requirements of SEPA can be met by attaching a condition and notes to any grant of planning consent.

3.4 East Ayrshire Council's Outdoor Amenities Division have no adverse comments to make regarding the proposed development and in terms of landscaping, request a landscaping and maintenance scheme to be submitted as part of the conditions of any planning consent.

Noted. If Members choose to grant consent, a landscaping scheme can be required by condition.

3.5 Scottish Power have no adverse comments to make and enclose details of their apparatus to be forwarded to the applicant.

If members choose to grant consent, an advisory note can advise the applicant to contact Scottish Power and the consultation response can also be forwarded to the applicant.

3.6 Scotland Gas Networks/Scotia Gas Networks have no objections and have provided a copy of their apparatus details for the applicant. They have also requested a site meeting at an early date prior to the commencement of construction works site with the applicant.

If Members choose to grant consent, an advisory note can advise the applicant to contact Scotland Gas Networks/Scotia Gas Networks and a copy of the consultation response can also be forwarded to the applicant.

3.7 East Ayrshire Council's Environmental Health Division have no objections and advise on restrictions on hours of working, that noise from construction works should not cause a nuisance to neighbours, and waste should be disposed of otherwise than by burning. They advise that all drainage should be to

SEPA's/Scottish Waters satisfaction and that whilst they have not identified any specific area of concern in terms of contaminated land, they recommend that a condition be incorporated on any approval requiring that if contamination is found this be brought to the Council's attention and remedial works undertaken.

The above comments are noted and it is considered that if Members choose to grant consent, appropriate conditions can meet their requirements.

3.8 East Ayrshire Access Panel met the applicant's architect in 2007 and raised comments about speed tables instead of speed bumps to also be used as pedestrian crossing points; clarification about the position of lighting columns, bollards should be at least 1 metre high preferably not of polished stainless steel and they should have a contrasting band around the top, and the Access Panel seek a crossing point on Kilmarnock Road. Additional comment is offered concerning accessible toilets, lowered reception counters, level access, contrasting colours in general, specific door widths, clearly marked fire routes and accessible parking.

The applicant's agent has advised that lighting columns can be located outwith footpaths and that their engineers have already been instructed to design them as speed tables. The bollards can also be designed as requested. The road crossing has not been requested by the Roads Division or highlighted in the TA as being necessary for this development.

If Members choose to grant consent, conditions can be incorporated to ensure that lighting columns, speed tables and bollard details are provided as requested.

The remaining comments particularly relating to internal building matters would be addressed by Building Standards when considering any application for a Building Warrant. In terms of accessible parking it is noted that 8 disabled car parking spaces are provided within the site to be located closest to the building. These spaces are to the satisfaction of the Council's Roads and Transportation Division.

3.9 Crosshouse Community Council have not responded to their consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

There are 3 objectors to the proposed development and their grounds of objection are as follows:-

4.1 Playingfield Road was not designed to handle the volume of traffic it currently experiences. One lane is permanently blocked by parked vehicles which make parking for residents difficult. There have been a number of accidents on the street and the proposed development would only add to the traffic and increase the traffic problems to intolerable levels.

As detailed in Section 3.1 of this report, an independent Transportation Assessment (TA) was undertaken to assess the traffic impact of the proposed development. The TA concluded that the extra traffic predicted to be generated by the Resource Centre could be satisfactorily accommodated by the existing road layout.

Additional public off-road car parking for parents dropping off and collecting children has been created at Gatehead Road and parking for Crosshouse Primary School staff has already been created within the school grounds to reduce daytime parking demand on Playingfield Road and Annandale Gardens. Future consideration will be given by the Council's Roads and Transportation Division to the need for any waiting restrictions to control indiscriminate parking should Strathclyde Police and the local community consider such measures to be required in future. The Roads and Transportation Division have also confirmed that analysis of reported accidents to Strathclyde Police for the last 5 years indicates that there have been no reported accidents on Playingfield Road or Annandale Gardens.

4.2 In the event of an emergency it would be difficult for an emergency service vehicle such as an ambulance to gain access to the centre via Playingfield Road. Does the proposed development make provisions for improved or alternative access?

The TA concluded that one access junction would be sufficient to serve the needs of the facility and that this should be via an improved, combined access with the existing West Park site.

4.3 Crosshouse Primary School lies directly opposite the access to the proposed Centre. Children are already exposed to dangerous traffic levels and this problem will be worsened by the proposals. Residents treat the safety of children with the utmost importance and above all other benefits to be gained by the centre. It is unacceptable for those children to be put in more danger when arriving and departing from school.

As a result of the TA's recommendations, a new school staff car park has been provided within the grounds of the school to remove

teachers' cars from Playingfield Road. The new public car park off Gatehead Road has been provided to encourage parents to drop-off and pick-up from there rather than parking on-street at Playingfield Road. The Roads Division have also recommended that a School Travel Plan for Crosshouse Primary School be developed as a condition of any planning consent in order to seek to minimise the impact of vehicular traffic associated with the school.

4.4 A resident of Annandale Gardens has no objections to the proposed development but has concerns about parking during the construction works if it goes ahead. It would be appreciated if contractors could be told specifically not to park in Annandale Gardens during construction and if a permanent road-sign could be erected between the gospel hall and 1 Annandale Gardens stating "residents parking only".

If members choose to grant consent, a condition can be incorporated which requires contractors to park within the application site.

Whilst noted, the erection of a road sign as suggested by the developer raises legal issues as the road is a public road and there is no control over who can park there. Any obstruction of the road would be a police matter to be dealt with at that time and it is considered that it would not be appropriate in this instance to erect such a sign. The Council's Roads Division have suggested measures that seek to reduce car parking on-street through further details and plans to be lodged as part of the conditions of any planning consent and any additional options could of course be considered by the Council as Roads Authority at a future date once the centre becomes operational.

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 (AJSP) and the Adopted East Ayrshire Local Plan (EALP).

Ayrshire Joint Structure Plan

5.2 Policy ECON3 of the Approved Ayrshire Joint Structure Plan is relevant and states that the three Ayrshire Council's shall make provision for an adequate supply of land for office, business and industrial use throughout their areas to cater for locally based services and other business development opportunities

providing the development is small in scale and in-keeping with the character of the surrounding area.

It is considered that the proposal would accord with Policy ECON3 as it would provide for integrated community services on a suitable accessible site which is located centrally within Crosshouse.

East Ayrshire Local Plan

5.3 Policy CS1 states that the Council will respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facilities and public service organisations to maintain and improve the services they provide.

The proposed development accords with the above policy as it will provide health and Council services in the one building. The proposed development is a joint venture between the Council and the Health Trust.

5.4 Policy ENV7 seeks developer compliance with the Council's existing and emerging design guidance and policies. Where the required design standards are not met the development may not be supported.

The development lies to the rear of the school and is of a high standard of design and whilst not directly compatible with surrounding architecture presents an imaginative solution to the challenge of accommodating the proposed use. The proposal is acceptable in design terms.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations to the determination of this application are the consultation responses and the representations detailed in Sections 3 and 4 of the report and the planning history of the site.

Consultation Responses and Representations Received

6.2 The consultation responses have been highlighted in Section 3 of this report. No negative issues have been raised which would warrant refusal of the application. The consultation response provided by the Council's Roads and Transportation Division is particularly significant and it is noted that they have offered no objections to the proposed development.

6.3 The concerns of the objectors have been addressed in Section 4 of the report and it is considered that none of the issues raised warrant the refusal of

this application. Many of neighbours' concerns relate to traffic issues which have been addressed by the Council's Roads and Transportation Division.

Planning History

6.4 There is no planning history relevant to the determination of this planning application.

Design

6.5 The design of the proposed building is modern however it is considered that this is to a high standard and brings quality. The surrounding area is of mixed design and age of buildings and it is considered that whilst this development will be more modern than its surroundings, the building is set to the rear of the school building and at a lower level than the road at Annandale Gardens. It has an open outlook towards the playing fields however this is not considered to be an adverse feature.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The following implications are relevant for the Council in the determination of this application.

7.2 Circular 5/2007 is relevant and addresses circumstances in which planning applications might require to be referred to the Scottish Government. In this particular instance, Category 13 is relevant which deals with cases where the Planning Authority has an interest in the application. Those relevant criteria are where the Council is the applicant/developer, instances in which it has a financial or other (e.g. partnership) interest or where it is to be located on land wholly or partly in the Planning Authority's ownership or in which it has an interest.

7.3 Where any of these criteria are relevant, if the proposal is to be contrary to the development plan, or if it has been the subject of a substantial body of objections, it should be notified to the Scottish Government.

East Ayrshire Council is the applicant for this application and it also has a financial and partnership interest in this application being granted planning permission noting that it will occupy part of the resource centre and is working with the NHS towards its provision on site. The Council also owns the application site. It is noted (as detailed in Section 5 of this report) that the application complies with the development plan and noting the objections raised in Section 4,

these are not considered to be sufficient to warrant refusal of this application.

7.4 Category 8 of the Circular is also relevant and could require notification to the Scottish Government separate to Category 13 above if the development is considered to be significantly contrary to the development plan.

As detailed above and in Section 5 of this report, the application is not considered to be contrary to the development plan.

It is considered that there is no requirement therefore to refer this application to the Scottish Government under either Category 8 or Category 13 of the Circular.

8. CONCLUSIONS

8.1 As is indicated at Section 5 of the report the application is in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be granted unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of the report there are material considerations relevant to this application. The consultation responses received present no adverse comments regarding the proposed development. With regard to the concerns of the objectors, these are not considered to be of such significance as to merit refusal of the application and in respect of road safety issues they have not been echoed by the Roads Division who support the proposed development following their detailed consideration of this matter.

8.3 The design of the proposed resource centre is modern however this is considered to be acceptable noting the mixed design and uses within the surrounding area. It is considered that the modern approach will add interest and variety into the surrounding area in an appropriate manner. It is also considered that the construction of a resource centre as proposed which will house Council and health services facilities in one building will bring significant community benefit to this area of Crosshouse. The new building has been sited and designed to minimise its impact on the amenity of adjacent residential properties and can be safely accessed with appropriate levels of parking.

9. RECOMMENDATION

9.1 It is recommended that full planning permission be granted subject to conditions detailed on the attached sheet.

Alan Neish
Head of Planning and Economic Development

13 May 2008
FMF/IMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of Representation.
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 576768.

Implementation Officer: Dave Morris

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application Number: 071043/FL

Site of Proposal:	Annandale Gardens, Crosshouse, Kilmarnock, KA2 0LE
Nature of Proposal:	New Area Resource Centre for shared Council and NHS Services and Access, Parking, Landscaping and Associated Works.
Name & Address of Applicant:	East Ayrshire Council Council Headquarters London Road Kilmarnock KA3 7BU
Name & Address of Agent:	Wylie Shanks Architects 12 Royal Terrace Glasgow G3 7NY

DPOs Reference: FMF/KW

The above FULL application should be granted subject to the following conditions:-

1. Notwithstanding the approved plans, details and samples of all external materials shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall thereafter be implemented as approved prior to the opening of the resource centre.

REASON In the interests of visual amenity.

2. Notwithstanding the approved plans, a landscaping scheme (including maintenance scheme) which also specifies the treatment of the boundary of the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any development on site and shall be implemented not

later than the next appropriate planting season after the occupation of the area resource centre. The scheme shall include details of the provision to be made for maintenance of soft and hard landscaped areas and shall be maintained thereafter in accordance with these details. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

REASON In the interests of visual amenity and to ensure that adequate open space is provided and to provide screening to adjacent residential properties.

3. Notwithstanding the submitted plans, details (including surfacing and seating) of the internal courtyard shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be implemented thereafter as approved prior to the centre being brought into use.

REASON In the interests of the amenity of the area.

4. All the proposed car parking spaces as shown on the plans including the disabled parking spaces shall be implemented on site prior to the occupation of the resource centre and shall be maintained thereafter as approved.

REASON To ensure adequate car parking is provided for the approved development.

5. No construction work, site clearance or preparation works external to a building shall take place before 08:00am and after 7.00pm on Mondays to Fridays, before 8.00am and after 1.00pm on Saturdays nor at any time on Sundays.

REASON In the interests of residential amenity.

6. All waste during construction works shall be disposed of to the satisfaction of the Waste Management Authority and otherwise than by burning.

REASON In the interests of residential amenity.

7. If any contamination is encountered on site during construction works, the Council as Planning Authority shall be informed immediately and appropriate remedial measures formulated and agreed in writing with the Planning Authority which shall be implemented as approved thereafter. The resource centre shall not be brought into use prior to the Planning Authority providing written confirmation that the contamination has been suitably addressed.

REASON In the interests of the amenity of the surrounding area.

8. Notwithstanding the approved plans, details of the surface of the footpaths to allow access from the site to Annandale Gardens and the playing fields shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and these footpaths shall be implemented prior the resource centre being brought into use and maintained thereafter.

REASON To allow pedestrian access to the completed development.

9. Notwithstanding the submitted plans details of the design and construction of all fences and walls (including details of the design of any gates) to be erected on the site shall be submitted to and approved in writing by the Planning Authority before any development commences on the site and shall thereafter be formed on site prior to the resource centre being brought into use.

REASON In order to allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

10. 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 resource centre being brought into use.

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

11. Notwithstanding the submitted plans, details of the location and design of refuse bins for use by the resource centre and the general public using the resource centre shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and implemented on site prior to the use of the resource centre commencing and shall be maintained thereafter.

REASON In the interests of amenity of the area.

12. Notwithstanding the plans approved, and prior to commencing any work on site, details of the location and design of any cycle parking provision and stands shall be submitted to and approved in writing by the Planning Authority and the scheme shall thereafter be implemented as approved on site prior to the resource centre being brought into use and shall be maintained thereafter.

REASON In order to promote environmentally sound modes of transport to the proposed development.

13. Prior to any work commencing on site, details of the external lighting scheme for the car park, access and any external lighting on the building shall be

submitted to and approved in writing by the Planning Authority and the approved scheme shall thereafter be implemented as approved prior to the resource centre being brought into use. The external lighting scheme shall detail that no lighting columns shall be located on footpaths within the application site.

REASON In the interests of residential amenity and public access.

14. Prior to any work commencing on site, details of the location and design of all speed tables to be formed shall be submitted to and approved in writing by the Planning Authority. All approved details shall thereafter be implemented on site as approved prior to the resource centre being brought into use and shall be maintained thereafter.

REASON In the interests of access to the building.

15. Prior to any work commencing on site, details of the proposed bollards to be erected on site shall be submitted to and approved in writing by the Planning Authority. The approved bollards shall be erected on site prior to the resource centre being brought into use and shall be maintained thereafter. The bollards shall be of a material which is not polished stainless steel and shall have a contrasting band around the top.

REASON In the interests of safe public access to the building.

16. Prior to the commencement of any works on site, the applicant shall establish a Community Liaison Committee to inform and discuss matters which arise during the construction of the new resource centre and relate to the local community and surrounding area. The composition of this Committee, the means by which it shall be formed and its role shall all be agreed in writing with the Planning Authority prior to the commencement of works on site. Meetings shall be held on a monthly basis or as otherwise required thereafter for the entire period of construction works on site.

REASON To inform the community of matters which arise during the construction of the new resource centre.

17. All workers' vehicles shall be accommodated within the application site for the entire period of construction works at all times.

REASON In the interests of residential amenity.

18. Notwithstanding the terms of Condition 9 above, the southern site boundary shall have a minimum 5 metre height ball-net fence. The details of the design, height, colour and location shall be submitted to and approved in writing by the Council as Planning Authority under the terms of Condition 9. The fence shall be

in place as approved prior to the resource centre being brought into use and shall be maintained thereafter.

REASON In order to prevent balls from the playing fields straying into the application site.

19. Prior to any work commencing on site, written evidence shall be submitted to the Planning Authority confirming that all foul and surface water drainage is to be discharged to the public sewer.

REASON In order to ensure appropriate drainage to and from the proposed development.

20. Prior to any work commencing on site, details of a School Parking Management and Travel Plan for Crosshouse Primary School shall have been submitted to and approved in writing by the Planning Authority addressing on-street parking by school staff, visitors and parents and seeking to minimise the impact of vehicular traffic associated with the school. Such measures shall be implemented in accordance with the timescale detailed in the Plan and shall thereafter operate as approved.

REASON In the interests of road safety and residential amenity.

21. A detailed Construction Traffic Management Plan shall be prepared in consultation with local community representatives, the Council's Roads and Transportation Division and Crosshouse Primary School for the proposed development and shall be submitted to and approved in writing by the Planning Authority prior to any work commencing on site. The Traffic Management Plan shall include details of measures to be adopted as follows and the approved plan shall thereafter be implemented as approved on site for the entire period of construction works:

- a) details of measures to prevent all parking on-street on Playingfield Road between Kilmarnock Road and Annandale Gardens, and on Annandale Gardens between Playingfield Road and the West Park School access for the duration of works on site;
- b) details to ensure that no construction traffic other than cars shall enter or leave the application site during periods of significant school activity during the hours of 8.15am-9.15am, 11.45am-1.15pm and 2.45pm-3.15pm without the prior written consent of the Planning Authority;
- c) details of the installation of full (temporary) traffic light signal controls at the junction of Kilmarnock Road and Playingfield Road;
- d) Daily monitoring measures of the on-street parking and details of proposals to remove any unauthorised vehicles.

REASON In order to minimise the impact of vehicular traffic associated with the school.

22. Prior to any work commencing on site, a Green Travel Plan (GTP) shall be submitted to and approved in writing by the Planning Authority. The GTP shall be implemented as approved and maintained thereafter for the opening of the resource centre.

REASON In order to promote and encourage people to choose sustainable transport choices such as walking, cycling, car pooling and public transport.

NOTES

1. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.
2. The applicant shall make early contact with Scotland Gas Networks, 95 Kilbirnie Street, Glasgow, G5 8JD. Copies of the consultation responses from Scotland Gas Networks and Scotia Gas Networks are attached to the decision notice for the applicant's attention.
3. Early contact is recommended with Scottish Power to discuss their apparatus. A copy of the consultation response is attached to the decision notice for the applicant's attention.
4. Early contact is strongly recommended with Scottish Water, 35 Glenburn Road, Prestwick, to discuss permission to connect to the public sewerage system.
5. The developer shall make early contact with Scottish Water and the Scottish Environment Protection Agency to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
6. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.
7. The Council's Roads and Transportation Division can be contacted to discuss any relevant matters on 01563 576310 or at Greenholm Street, Kilmarnock.

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