

## **EAST AYRSHIRE COUNCIL**

**SPECIAL NORTHERN LOCAL PLANNING COMMITTEE: 02 NOVEMBER 2011**

**11/0177/PP: PROPOSED UPGRADE TO CEMETERY ACCESS ROAD AND NEW  
ROAD TO SERVE FUTURE CEMETERY EXTENSION  
AT SKERNIELAND ROAD FENWICK  
BY MANSELL HOMES**

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

**Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0177/PP>**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Full planning permission is sought for the upgrading to the existing cemetery access road and the provision of a new cemetery access road and associated footpath to the east of the existing cemetery which will provide vehicular and pedestrian access to the identified future expansion of the cemetery.

1.2 The proposal includes a link footpath along the southern side of the existing access road which links with the existing footpath on Skernieland Road. The width of the proposed road is noted as 4.1 metres including wider sections for passing places and vehicle turning. A turning head is to be provided at the end of the road which will facilitate the new access point to the future cemetery extension.

#### **2. RECOMMENDATION**

**2.1 It is recommended that the application 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.

3.2 As detailed previously in this report the proposal is considered to be in general compliance with the applicable policies in the Development Plan. The material considerations are generally supportive of the proposal with the exception of the significant level of representations received. However as stated above, the key concerns of the objectors have been appropriately addressed in section 4 of this report either through the imposition of appropriate conditions, or the points of objection are not valid grounds of objection, or do not carry sufficient weight to justify refusal of the application.

## **CONTRARY DECISION NOTE**

Should the Committee agree that this application for planning permission be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will require to be referred to the Council as it would represent a significant departure from 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

SPECIAL NORTHERN LOCAL PLANNING COMMITTEE: 02 NOVEMBER 2011

**11/0177/PP: PROPOSED UPGRADE TO CEMETERY ACCESS ROAD AND NEW ROAD TO SERVE FUTURE CEMETERY EXTENSION AT SKERNIELAND ROAD FENWICK BY MANSELL HOMES**

**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 planning permission which is to be considered by the Northern Local Planning Committee under the scheme of delegation as the application has attracted 450 objections and is one in which the Council has both financial and ownership interests in the proposed development.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site takes the form of the existing road leading to the Fenwick Cemetery and the immediately adjacent strip of land to the east of the cemetery. The existing access road is a single-track tarmac surfaced road, which provides vehicular access to the cemetery and the nearby farm. The road is typically rural in nature with a narrow grass verge on either side with adjoining native hedgerows lining both sides. As the road approaches the cemetery a brick wall with cope provides a boundary with the road of a height in excess of 2 metres. The wall steps down in height in conjunction with the road levels which reduce towards the gated cemetery access point. The eastern section of the cemetery is similarly bounded by the continuation of the brick boundary wall which steps down in height as the ground level falls away from the road.

2.2 The application site measures approximately 0.28 hectare in area (0.68 acre) and takes the form of both the existing single width road way and a strip of agricultural ground to the east of the existing cemetery.

2.3 **Proposed Development:** Full planning permission is sought for the upgrading to the existing cemetery access road and the provision of a new cemetery access road and associated footpath to the east of the existing cemetery which will provide vehicular and pedestrian access to the identified future expansion of the cemetery.

2.4 The proposal includes a link footpath along the southern side of the existing access road which links with the existing footpath on Skernieland Road. The width of the proposed road is noted as 4.1 metres including wider sections for passing places and vehicle turning. A turning head is to be provided at the end of the road which will facilitate the new access point to the future cemetery extension.

### 3. CONSULTATIONS RESPONSES

3.1 East Ayrshire Council Environmental Health Service has no objections in principle to the proposed development but has the following comments to offer:

- (i) Noisy work on the site during construction should be restricted to 0700 and 1900 hours Monday to Friday, 0800 and 1300 hours on Saturdays, with no noisy work on Sundays.
- (ii) Noise from the works during construction should at no time cause the underlying background noise level LA90(1 hour) to rise by more than 3 dB(A), measured at the nearest noise sensitive locations.
- (iii) Suitable dust suppression measures should be introduced where appropriate during the construction phase.
- (iv) All waste arising from the works during construction should be disposed of to the satisfaction of the Waste Management Authority, and otherwise by burning.
- (v) All drainage should be completed to the satisfaction of SEPA and/or Scottish Water.

***Where appropriate, conditions can be attached to any consent granted for the proposed development to meet the requirements of the Environmental Health Service.***

3.2 East Ayrshire Council Roads and Transportation Service has no objections to the proposal and provides the following comments:

- (i) Visibility sightline splay areas of x=2.5 metres x y=35 metres will require to be formed and maintained at the new access point, with no obstruction greater in height than 1 metre allowed within the splay areas formed.
- (ii) The proposed footway will be required to be 2 metres wide and run the full length from the existing footway on Skernieland Road.
- (iii) Pedestrian drop kerbs will be provided on the proposed footway at the existing access point, and again at the new access.
- (iv) A 6 metre radius will be provided for the kerb line at the new access.
- (v) Street Lighting should be provided along the full length of the new footway.
- (vi) A 2 metre wide road side verge will be provided on the opposite side from the footway.
- (vii) The SUDS for the road shall be a dry swale which will provide two levels of treatment.
- (viii) A traffic management plan is required for the access to the construction site.

***The requirements of the Roads and Transportation Service can be secured by appropriate conditions attached to any planning consent granted for the proposed development.***

3.3 East Ayrshire Council Roads and Transportation Service (Flooding Section) has no objections to the proposed development and provides the following comments:

- (i) Confirmation is required that the proposed discharge is capable of accepting the proposed flows.
- (ii) No comments regarding flood risk.

***There are no outstanding flooding issues to note and the requirement of the Flooding Section can be addressed by the imposition of a suspensive condition in any consent granted.***

3.4 Fenwick Community Council has objected to the proposed development on the following grounds:

- (i) The proposal is contrary to the Scottish Planning Policy 3 guidance which recommends best practice for the Designing for Places and Designing for Streets.

***It is noted that SPP3 (Planning for Homes) has been superseded by Scottish Planning Policy (SPP) published in February 2010. Notwithstanding this, the proposed new cemetery road has been assessed by the Roads and Transportation Service which offers no objections to the proposals subject to the imposition of appropriate conditions in any consent granted for the proposed development.***

- (ii) The proposed external cemetery access road is not even part of EAC/Fenwick 5 year local plan for the village.

***The East Ayrshire Local Plan 2010 promotes the provision of an extension to Fenwick Cemetery and a car parking area to service this (PROP46). The access is noted as being included within the adjacent residential housing site 174H. However agreement has been made with the Council that the new access road to facilitate the future cemetery extension could, instead of being included within the residential site, be relocated forming a separate access running along the eastern boundary of the existing cemetery and proposed cemetery extension.***

- (iii) The anticipated traffic along this road is minimal as it only accesses the cemetery and one other dwelling house none of which have had any notable access problems in the past using the existing road. Therefore we believe it will be of limited use and cannot be regarded as the best possible use of public funds and appears to only have the purpose of obtaining a good outcome from a planning perspective. This proposal is not financial viable upgrade of a public amenity especially when there are so many other already hard stretched local amenities some of which are currently not fit for purpose.

***The required provision of a new cemetery road is promoted within the East Ayrshire Local Plan 2010 to facilitate access to the future cemetery extension. The provision of this road is a cost that the applicant/developer has to bear and therefore is not the subject of public funding.***

- (iv) There is a lack of clarity with regard to the proposed future use of this road. We see it clearly as a Trojan Horse simply there to facilitate further development and the fact that it has now been reduced to a single carriageway with passing areas does not remove my concern. In view of the fact that it has now become apparent that the SUDS drainage pond system has been designed for the 65 houses in the development (site 174H) plus 40 more houses and all the associated public areas and roadways it is our opinion that it is foreseeable that the second carriageway onto this road could be reinstated in the future facilitating the development of the 40 additional houses (which the SUDS pond has been designed to cope with). With this in mind we believe the road should not be built at all and the section 75 access condition placed on the site in connection with access to the new cemetery must be adhered to.

***The provision of a new road to serve the future extension to Fenwick cemetery is a desired objective of the local plan and, notwithstanding the provisions of Policy FENWICK1, this present application will result***

***in the securing of this objective. The proposal requires to be determined on its merits and not on any speculative comments offered by the Community Council. Any future developments in this locality would require to be the subject of further planning applications at which time, the Community Council would have the ability to make representations on such proposals.***

- (v) This application is promoted through the local plan policy PROP46 “The Council will extend Fenwick Cemetery as shown on the Fenwick Local Plan and provide a new car park within the extended cemetery area.” It also goes onto to specifically say that the Council will seek a Section 75 agreement with the developer of this site which states the new access road to the cemetery extension and car park will be through the development. This condition must be adhered to.

***The provision of the new cemetery road is promoted within the East Ayrshire Local Plan 2010 and linked with the development of the adjacent residential site. However in discussion and negotiations with the developer, agreement has been reached such that the proposed new road will be located outwith the residential site. This position negates the need for a Section 75 Agreement but still secures the provision of the access road, at the developer’s expense, thus meeting the objectives stated with PROP46 and policy FENWICK1. (See also above comments).***

- (vi) The proposed new road to serve the future cemetery extension as described in this application is contrary to PROP46 in that it (as previously mentioned) is not shown on the Fenwick Local Plan and is indeed in breach of the Local Plan in that this proposed new road is located outwith the established settlement boundary (so recently adopted by EAC in the Local Plan 2010). We feel that not working within the constraints of the local plan and not adhering to the valid conditions set out within the Plan simply undermines East Ayrshire Council’s Planning policy and the whole planning process.

***Proposal PROP46 states that the Council will extend Fenwick Cemetery as shown on the Fenwick Local Plan Map and provide a new car park within the extended cemetery area. The provision of the new cemetery road, regardless of where it is to be located, does not conflict with PROP46. As previously stated above, the relocation of the new access road has been agreed in discussions and negotiations with the developer. The provision of a new road to serve the future extension to Fenwick cemetery is a desired objective of the local plan and, notwithstanding the provisions of Policy FENWICK1, this present application will result in the securing of this objective.***

- 3.5 East Ayrshire Council Access Panel has no comments to make on the application as there is no parking proposed.

#### **4. REPRESENTATIONS**

- 4.1 In addition to the objection received from Fenwick Community Council, 450 letters of representation have been received in connection with this application raising various points of objection which are summarised below:

- 4.2 The proposal is contrary to the Local Plan.

**As noted above the relocation of the new access road has been agreed by the Council. Notwithstanding this, proposal PROP46 states that the Council will extend Fenwick Cemetery as shown on the Fenwick Local Plan Map and provide a new car park within the extended cemetery area. The provision of the new cemetery road, regardless of where it is to be located, does not conflict with PROP46. As previously stated above the relocation of the new access road has been agreed by the Council. The provision of a new road to serve the future extension to Fenwick cemetery is a desired objective of the local plan and, notwithstanding the provisions of Policy FENWICK1, this present application will result in the securing of this objective.**

4.3 No justification has been provided in the application for relocating this access road and I can only assume this has been done to enable the developer to build additional houses in the adjoining development site.

**Discussions between the Council and the applicant have led to the access road being relocated outwith the adjacent residential site.**

4.4 The road extension to serve a future cemetery is outwith the village boundary as shown in the Local Plan.

**This statement is correct the proposed cemetery road extension is outwith the settlement boundary of Fenwick. However, the degree of encroachment outwith the boundary is not considered to be significant and therefore is not considered to be of sufficient weight to justify refusal of the application.**

4.5 The proposal is contrary to the Scottish Planning Policy 3 guidance which recommends best practice for the Designing for Places and Designing for Streets.

**It is noted that SPP3 (Planning for Homes) has been superseded by Scottish Planning Policy (SPP) published in February 2010. Notwithstanding this, the proposed new cemetery road has been assessed by the Roads and Transportation Service which offers no objections to the proposals subject to the imposition of appropriate conditions in any consent granted for the proposed development.**

4.6 The proposed external cemetery access road is not even part of EAC/Fenwick 5 year local plan for the village.

**Comments as per 4.2 above.**

4.7 The anticipated traffic along this road is minimal as it only accesses the cemetery and one other dwelling house none of which have had any notable access problems in the past using the existing road. Therefore we believe it will be of limited use and cannot be regarded as the best possible use of public funds and appears to only have the purpose of obtaining a good outcome from a planning perspective. This proposal is not a financial viable upgrade of a public amenity especially when there are so many other already hard stretched local amenities some of which are currently not fit for purpose.

**The provision of a new cemetery road is an identified objective within the East Ayrshire Local Plan 2010 in order to facilitate access to the future cemetery extension. The provision of this road is a cost that the applicant/developer has to bear and therefore is not subject to public funding.**

4.8 There is a lack of clarity with regard to the proposed future use of this road. We see it clearly as a Trojan Horse simply there to facilitate further development and the fact that it has now been reduced to a single carriageway with passing areas does not remove my concern. In view of the fact that it has now become apparent that the SUDS drainage pond system has been designed for the 65 houses in the development (site 174H) plus 40 more houses and all the associated public areas and roadways it is our opinion that it is foreseeable that the second carriageway onto this road could be reinstated in the future facilitating the development of the 40 additional houses (which the SUDS pond has been designed to cope with). With this in mind we believe the road should not be built at all and the section 75 access condition placed on the site in connection with access to the new cemetery must be adhered to.

***The provision of a new road to serve the future extension to Fenwick cemetery is a desired objective of the local plan and, notwithstanding the provisions of Policy FENWICK1, this present application will result in the securing of this objective. The proposal requires to be determined on its merits and not on any speculative comments offered by the objectors. Any future developments in this locality would require to be the subject of further planning applications at which time, members of the local community would have the ability to make representations on such proposals.***

4.9 This application is promoted through the local plan policy PROP46 "The Council will extend Fenwick Cemetery as shown on the Fenwick Local Plan and provide a new car park within the extended cemetery area." It also goes onto to specifically say that the Council will seek a Section 75 agreement with the developer of this site which states the new access road to the cemetery extension and car park will be through the development. This condition must be adhered to.

***The provision of the new cemetery road is promoted within the East Ayrshire Local Plan 2010 and linked with the development of the adjacent residential site. However in discussion and negotiations with the developer, agreement has been reached such that the proposed new road will be located outwith the residential site. This position negates the need for a Section 75 Agreement but still secures the provision of the access road, at the developer's expense, thus meeting the objectives stated with PROP46 and policy FENWICK1.***

4.10 The proposed new road to serve the future cemetery extension as described in this application is contrary to PROP46 in that it (as previously mentioned) is not shown on the Fenwick Local Plan and is indeed in breach of the Local Plan in that this proposed new road is located outwith the established settlement boundary (so recently adopted by EAC in the Local Plan 2010). We feel that not working within the constraints of the local plan and not adhering to the valid conditions set out within the Plan simply undermines East Ayrshire Council's planning policy and the whole planning process.

***Comments as per 4.9 above.***

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

5.1 For the purposes of this application the development plan comprises the adopted East Ayrshire Local Plan 2010 (EALP) and the approved Ayrshire Joint Structure Plan 2007.

## East Ayrshire Local Plan

5.2 Policy FENWICK1 of the local plan states that the developer of site 174H should provide a vehicular access through the housing site to serve the proposed new Fenwick Cemetery car park.

***The proposed cemetery road does not go through the housing site; it is instead proposed to locate it to the east of the development site, immediately adjacent to, but outwith, the settlement boundary of Fenwick. The principle of a separate road being constructed to access the proposed cemetery car park is considered generally acceptable as it satisfies the local plan requirement of an access to the proposed new cemetery car park being provided. The proposed road layout has been amended and reduced in width to reflect the proportions of the existing road and the rural nature of the immediate area.***

5.3 Proposal PROP46 states that the Council will extend Fenwick Cemetery as shown on the Fenwick Local Plan Map and provide a new car park within the extended cemetery area.

***While PROP46 secures the provision of the cemetery extension and a car parking area, the access road to serve the extension and car park was to be achieved by the Council entering into a Section 75 Agreement with the potential developer of the identified residential development opportunity site 174H under policy FENWICK1, as indicated in section 5.2 above. However, in discussions and negotiations with the proposed developer in terms of the acquisition of the land from the Council, it has been agreed that the provision of a new separate access road, outwith the residential development opportunity site, was an acceptable alternative in this instance.***

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

6.1 The material considerations relevant to the determination of this application are the consultation responses, the letters of representation, the impact on the amenity of the area and the planning history.

### Consultation Responses

6.2 No significant adverse issues have been raised in the consultation process which warrant refusal of the application, and there are no outstanding issues that cannot be addressed through the imposition of appropriate conditions in any consent granted for the proposed development.

### Letters of Representation

6.3 The application has attracted an extremely high level of objection covering a wide selection of planning related issues. The issues raised in the letters of representation primarily relate to the principle of the construction of the cemetery access road outwith the settlement boundary of Fenwick. Further reference is made to the lack of conformity with the site designation requirement that the cemetery road extension should be included in the residential development layout of the adjacent site.

## Impact on the amenity of the area

6.4 The proposed formation of a new access road to facilitate the extension of the cemetery in the future will have an impact on the rural amenity of this area of Fenwick. However the road width has been reduced to a single width with passing places and a condition can be attached to any consent granted to ensure a planting scheme (hedgerow) is formed along the new section of road.

## Planning History

6.5 The application site has not been subject of any previous planning application. A planning application (Ref. No. 11/0160/PP) for the proposed residential development comprising of 65 detached, semi-detached and terraced units with ancillary works associated access, necessary infrastructure works, parking and landscaping on the land directly adjacent to the west of the cemetery, will be the subject of separate consideration by the Northern Local Planning Committee.

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

7.1 There are financial and legal implications for the Council in the determination of this application as it has an ownership interest on the land subject to this application.

7.2 The application will not require to be referred to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

## **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.

8.2 As detailed previously in this report the proposal is considered to be in general compliance with the applicable policies in the Development Plan. The material considerations are generally supportive of the proposal with the exception of the significant level of representations received. However as stated above, the key concerns of the objectors have been appropriately addressed in section 4 of this report either through the imposition of appropriate conditions, or the points of objection are not valid grounds of objection, or do not carry sufficient weight to justify refusal of the application.

## **9. RECOMMENDATION**

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

## **CONTRARY DECISION NOTE**

Should the Committee agree that this application for planning permission be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to the Council as it would not represent a significant departure from Council policy.

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

6 October 2011  
RG/HM/RG

FV/HM

### **LIST OF BACKGROUND PAPERS**

1. Application forms and plans
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Letters of Representation.
5. East Ayrshire Local Plan 2010.
6. Ayrshire Joint Structure Plan 2007.

Anyone wishing to inspect the above papers should contact Hugh Melvin  
Development Management Manager on 01563 556753.

**Implementation Officer: Hugh Melvin**

**East Ayrshire Council**

**TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Application No: 11/0177/PP**

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Location	SKERNIELAND ROAD FENWICK
Nature of Proposal:	PROPOSED UPGRADE TO CEMETERY ACCESS ROAD AND NEW ROAD TO SERVE FUTURE CEMETERY EXTENSION
Name and Address of Applicant:	MANSELL HOMES
Name and Address of Agent	MANSELL HOMES ALAN ARNOTT SUITE 4 SOUTH INCH BUSINESS CENTRE

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The above application for PLANNING PERMISSION should be granted subject to the following conditions:

1. Notwithstanding the details on the submitted plans the visibility sightline splay areas of x=2.5 metres by y=35 metres shall be formed and maintained at the new access point, with no obstruction greater in height than 1 metre allowed within the splay areas formed.

REASON: In the interests of road safety.

2. Notwithstanding the details on the submitted plans the proposed footway shall be formed 2 metres wide and run the full length of the road joining with the existing footway on Skernieland Road.

REASON: In the interests of road safety.

3. Notwithstanding the details on the submitted plan pedestrian drop kerbs shall be provided on the proposed footway at the existing access point, and again at the new access.

REASON: In the interests of road safety.

4. Notwithstanding the details on the submitted plans a 6 metre radius shall be provided for the kerb line at the new access.

REASON: In the interests of road safety.

5. Notwithstanding the details on the submitted plans street lighting shall be provided along the full length of the new footway. Details of the lighting columns, which shall be of a design suitable for the rural nature of the site, shall be submitted to and approved in writing by the Planning Authority prior to any works commencing on site.

REASON: In the interests of road safety.

6. Notwithstanding the details on the submitted plans a 2 metre wide road side verge shall be provided on the opposite side from the footway.

REASON: In the interests of road safety.

7. Notwithstanding the details on the submitted plans the turning area at the end of the road shall be constructed to residential development standards.

REASON: In the interests of road safety.

8. Notwithstanding the details on the submitted plans a hawthorn and beach hedge shall be planted along the full length of the new access road and also in any sections of hedge that have been removed to facilitate the road improvements.

REASON: In the interests of the visual amenity of the rural area.

9. Prior to the commencement of any construction works on site details confirming that the proposed discharge is capable of accepting the proposed flows shall be submitted to and approved in writing by the Planning Authority in consultation with the Council's Flooding Section and thereafter implemented in full as approved.

REASON: In the interests of drainage and flood prevention.

10. Prior to any construction works commencing on site details of the Road Drainage shall be submitted to and approved in writing by the Planning Authority in consultation with the Council's Flooding Section and thereafter implemented in full as approved. The SUDS for the road shall be a dry swale which will provide two levels of treatment.

REASON: In the interests of drainage and flood prevention.

11. Prior to commencement of any works on site, a Construction Traffic Management Plan for development shall be submitted to, and approved by the Planning Authority in consultation with the Roads Authority.

REASON: In the interests of road safety and the operational planning of the site.

12. Noisy work on the site during construction should be restricted to 0700 and 1900 hours Monday to Friday, 0800 and 1300 hours on Saturdays, with no noisy work on Sundays. Noise from the works during construction should at no time cause the underlying background noise level LA90(1 hour) to rise by more than 3 dB(A), measured at the nearest noise sensitive locations.

REASON: In the interests of residential amenity.

13. Suitable dust suppression measures should be introduced where appropriate during the construction phase.

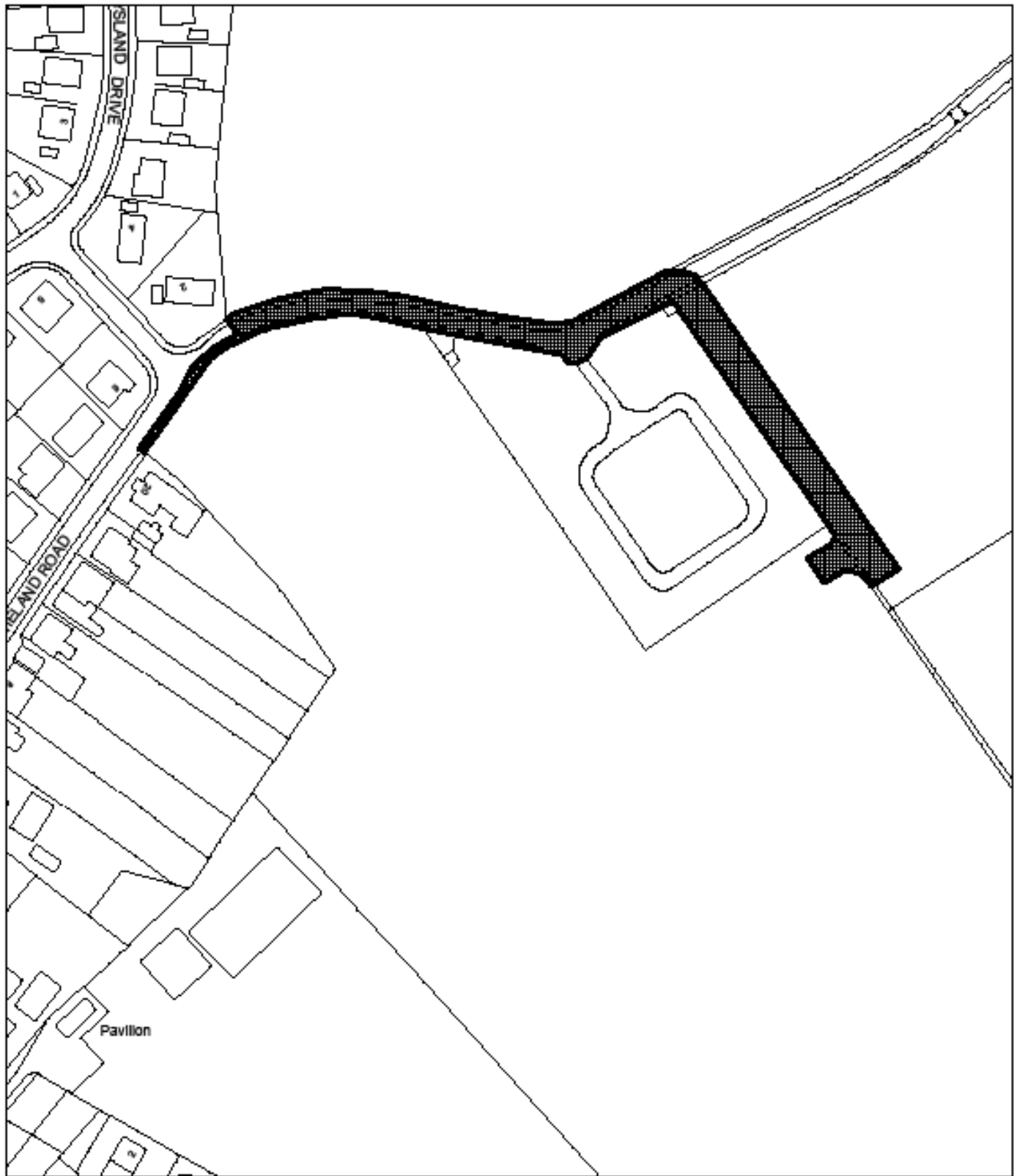
REASON: In the interests of residential amenity.

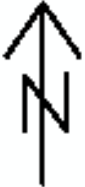

14. All waste arising from the works during construction should be disposed of to the satisfaction of the Waste Management Authority, and otherwise by burning.

REASON: In the interests of public health and safety.

### **Reason for the Decision**

The proposal is generally compliant with the Development Plan and after consideration of representations, consultations responses and other relevant factors it is considered that the material considerations do not, on balance, indicate that the application should be refused contrary to the provisions of the development plan.



<p><b>Title/Location</b></p> <p><b>Fenwick Cemetery, Skernieland Road</b></p> <p><b>Fenwick</b></p> <p><b>Application No. 11/0177/PP</b></p>	<p><b>East Ayrshire Council</b>          Department of Neighbourhood Services          Planning &amp; Economic Development Service          The Johnnie Walker Bond          15 Strand Street          Kilmarnock KA1 1HU          Tel: (01563) 576790 Fax: (01563) 554592          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a>          Com Date: 02/11/2011</p> 
<p><b>Key</b></p>  <p><b>Application Site</b></p>	

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