

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2010

**10/0588/PP: PROPOSED ERECTION OF 16 NO. SINGLE STOREY OLDER
& AMBULANT DISABLED DWELLINGS WITH ASSOCIATED GARDENS,
PARKING AND INFRASTRUCTURE
AT NEWLANDS DRIVE, KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0588/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning consent is sought for 16 single storey amenity houses. The houses are to be laid out in a mix of terraced and semi-detached properties in a linear development style. Each dwellinghouse will have front and rear gardens and all houses have 2 parking spaces within their curtilage with one single access from Newlands Drive at the existing access point for what was previously, Arness Terrace. Whilst one housetype is proposed, the applicant has varied the external design and distribution of external materials to add variety into the streetscene. External materials comprise grey concrete roof tiles, white wet dash render, a mix of blue/grey/buff facing brick and grey upvc double glazed windows. Whilst the site is elevated above Newlands Drive, it is generally flat in level across the site.

1.2 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for rent only. The housing is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The Council has been awarded funding from the Scottish Government.

1.3 A supporting statement submitted by the applicants' agent has advised that two open days were held on 29 April 2010 and 1 June 2010. Comments were received from people who attended and no negative comments were submitted. The open days were held as part of the community engagement process to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed.

2. RECOMMENDATION

2.1 It is recommended that this application for planning permission be approved subject to the conditions listed on the attached sheet.

3. CONCLUSIONS

3.1 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 be a significant departure from Council policy.

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 be 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.

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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 to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located on an area of open grassland at Newlands Drive to the north-west boundary of Kilmarnock. The application site extends to some 0.699 hectares in area. The land previously comprised residential dwellinghouses at Arness Terrace and Millhill Terrace which were demolished. The site is located within the residential area of Onthank to the northeast of Kilmarnock at Newlands Drive which comprise a mix of terraced and cottage flats, set out as 2 storey properties.

2.2 The application site is a grassed area of land which is elevated above Newlands Drive. The area of land where these dwellinghouses are proposed is generally flat and is bound to the north and west by the sports pitches and a small sports pavilion enclosed by palisade fencing. To the east the site is bounded by Newlands Drive beyond which are residential properties and to the south by the rear gardens and access road for the residential properties at Kilmaurs Road.

2.3 **Proposed Development:** Planning consent is sought for 16 single storey amenity houses. The houses are to be laid out in a mix of terraced and semi-detached properties in a linear development style. Each dwellinghouse will have front and rear gardens and all houses have 2 parking spaces within their curtilage with one single access from Newlands Drive at the existing access point for what was previously, Arness Terrace. Whilst one housetype is proposed, the applicant has varied the external design and distribution of

external materials to add variety into the streetscene. External materials comprise grey concrete roof tiles, white wet dash render, a mix of blue/grey/buff facing brick and grey upvc double glazed windows. Whilst the site is elevated above Newlands Drive, it is generally flat in level across the site.

2.4 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for rent only. The housing is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The Council has been awarded funding from the Scottish Government.

2.5 A supporting statement submitted by the applicants' agent has advised that two open days were held on 29 April 2010 and 1 June 2010. Comments were received from people who attended and no negative comments were submitted. The open days were held as part of the community engagement process to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Water has not replied to their consultation.

An appropriately worded advisory note can be incorporated to suggest early contact with Scottish Water should Members decide to grant consent.

3.2 North West Community Council: there is no North West Community Council in operation at the present time.

Noted.

3.3 East Ayrshire Council Neighbourhood Services (Housing Service) support these proposals and advise that they form part of the Phase Two East Ayrshire Council house building programme for the provision of new build Council housing for older/ambulant disabled people. The development also forms part of the Year One Affordable Housing Investment Programme works, as set out in the approved East Ayrshire Strategic Housing Investment Plan.

Noted.

3.4 East Ayrshire Council Roads and Transportation Service advise that they have no objections subject to conditions detailing SUDS, the provision of a footpath connection, details concerning the dimensions of driveways, a construction traffic management plan, confirmation of drainage to Scottish

Water and that a Stopping Up Order is obtained for a section of Arness Terrace.

Noted. The majority of the above requirements can be incorporated as conditions should Members choose to grant consent. The need for a Stopping Up Order has already been brought to the applicants attention but can be incorporated as an advisory note to further ensure that the applicant makes early contact with the Planning and Economic Development Service to process the Order.

3.5 East Ayrshire Council Department of Corporate Support (Environmental Health) have no objections subject to the use of conditions/notes in terms of construction hours, noise from construction works, the burning of construction waste, drainage and contaminated land.

These matters can be addressed by the use of conditions/ advisory notes should Members decide to grant consent.

3.6 Scotland Gas Networks have no objections and provide a copy of a plan showing their apparatus in the vicinity of this site.

An advisory note can ensure that the applicant contacts Scottish Gas to clarify that their apparatus is not affected by this development.

3.7 East Ayrshire Council Legal Services have no comments to make on this application.

Noted.

3.8 Sports Scotland note that previous discussions have confirmed that this land is not suitable for sports provision as the surface is uneven and following the demolition of previous residential properties, the demolition site was covered in topsoil in the 1980s. Sport Scotland therefore has no objections to this development although request that when the works commence on site, stripped topsoil should be used to address the undulating surface on the adjacent pitches which comprise 7 a-side pitches and lie to the north of the application site. This would improve the condition of the other pitches nearby.

Noted. This application site is located adjacent to the existing sports pitches at Newlands Drive although it is not part of the sports pitches. Outdoor Amenities have advised that they have no objections to this although all costs would have to be borne by the developer and work would require to be undertaken to their satisfaction and during the closed season in order to ensure that local teams could continue to use the facility without disruption. All land surrounding the site would also need to be free of works traffic/machinery/equipment.

A condition can therefore be attached to any consent that Members choose to grant which meets Sport Scotland's request although it is recommended that before any such works take place, further confirmation is received to determine that the top soil is in a suitable condition for use. If not, the top soil would have to be removed to a suitable waste disposal facility and this can be controlled by the relevant condition.

4. REPRESENTATIONS

4.1 No letters of representation have been received following neighbour notification and public advertisement.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (EALP) (2003).

Ayrshire Joint Structure Plan (AJSP)

5.2 There are no relevant policies in the Ayrshire Joint Structure Plan and the application is therefore assessed against the EALP.

Adopted East Ayrshire Local Plan 2003 (EALP)

5.3 Policies RES4, RES9, RES19, RES22 and ENV7 apply to this application. Policy RES4 encourages the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

- (i) impact on the surrounding natural and built environment and adjacent uses;

The proposed development would have minimal impact on the surrounding built environment and adjacent uses noting the predominant residential use in the surrounding area. Whilst the site currently comprises open grassland, this is not safeguarded in the local plan for open space. It is also noted that the site formerly comprised residential properties which were previously demolished owing to their condition.

- (ii) transportation and infrastructure implications;

The Council's Roads and Transportation Service and other consultees have raised no outstanding issues in this regard.

- (iii) compatibility with surrounding densities and housing types; and
The proposal is generally compatible with surrounding densities and housing types which is a mix of terraced housing and cottage flats.
- (iv) compliance with the Council's Development Promotion and Design Guidance.

The proposed design and layout is acceptable for this location as detailed at Section 5.7 of this report.

5.4 Policy RES9 states that community care housing must be within close proximity to a post office or a range of shops and be located on a public transport route to be acceptable.

Whilst the site is located some distance from the nearest post office, it is located on a bus route and is close to nearby convenience shops. Given the current need for older and ambulant disabled people in this area of Kilmarnock, it is considered that the proposed development is appropriate in terms of this policy.

5.5 Policy RES19 concerns the provision of public open space.

Given the scale of the development, no formal public recreational open space requires to be provided.

5.6 Policy RES22 concerns the provision of private open space.

All rear garden areas are compliant with the required private open space provision for residential properties for special needs housing.

5.7 Policy ENV7 expects developers to comply fully with the Council's existing and emerging design guidance.

The proposed development is considered to be compliant with this policy. Whilst the site is elevated above Newlands Drive it is generally flat in level across the site and proposed single storey houses that will face the existing properties on Newlands Drive are far in excess of the Council's informally operated minimum window-to-window distance guidelines. Sufficient garden ground is provided and the design and layout are considered to be appropriate and in-keeping with the surrounding area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the Alteration to the East Ayrshire Local Plan with

Modifications, the consultation responses received and the impact upon the amenity of the area.

Alteration to the East Ayrshire Local Plan, Finalised Draft with Modifications

6.2 Policies RES3, RES30, RES23, RES26, RES29 and ENV9 are all relevant in the determination of this application.

6.3 Policy RES3 states that within settlement boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Such proposals will be particularly supported where the development:

- (i) has no adverse impact on the surrounding natural and built environment and adjacent uses;

The proposed development would have minimal impact on the surrounding built environment and adjacent uses noting the surrounding residential neighbourhood. Whilst the site currently comprises open grassland, this is not safeguarded in the local plan for open space. It is also noted that the site formerly comprised residential properties which were previously demolished owing to their condition. The proposed dwellinghouses are all single storey in design and although they will be located on an area of elevated ground, noting the distances to neighbouring properties, there are no concerns in terms of privacy/overlooking.

- (ii) has no unacceptable transportation and infrastructure implications;

There are no outstanding issues from the Council's Roads and Transportation Service and other consultees.

- (iii) is compatible with surrounding densities and housing types; and

The densities and house types are acceptable for this location.

- (iv) is in full compliance with the Council's approved Design Guidance.

The proposed development complies with the Council's Design Guidance relating to New Residential Development.

6.4 Policy RES30 states that community care housing must be within close proximity to a post office or a range of shops and be located on a public transport route to be acceptable.

Whilst the site is located some distance from the nearest post office, it is located on a bus route and is close to nearby existing shops. Given the current need for older and ambulant disabled people in this area of Kilmarnock, it is considered that the proposed development is appropriate in terms of this policy.

6.5 Policy RES23 concerns the provision of public open space.

Given the scale of the development, no formal public recreational open space requires to be provided.

6.6 Policy RES26 concerns the provision of private open space.

All rear garden areas are compliant with the required private open space provision for residential properties for special needs housing.

6.7 Policy ENV9 expects developers to comply fully with the Council's existing and emerging design guidance.

The proposed development is considered to be compliant with this policy. Whilst the site is elevated above Newlands Drive, it is generally flat in level across the site and the proposed single storey houses that face the existing properties on Newlands Drive are far in excess of the Council's informally operated minimum window-to-window distance guidelines. Sufficient garden ground is provided and the design and layout are considered to be appropriate to the surrounding area.

6.8 Policy RES29 which relates to Developer Contributions requires that developers of sites for 4 or more dwellinghouses to make an appropriate contribution in line with the council's Supplementary Planning Guidance.

The developer was requested to make this contribution and advised that to do so would render the proposed development unviable. In these circumstances and in respect of the particular instances of this application providing special needs housing, it is considered that it would be appropriate not to require a developer contribution for this proposed development.

Consultation Responses

6.9 The consultation responses are detailed in the report and have been carefully considered. The submissions do not raise any issues of sufficient weight to warrant refusal of this application. It is considered that any issues raised by consultees can be addressed by conditions should Members choose to grant consent.

Impact on Amenity

6.10 It is noted that there are sufficient landscaping and grassed areas in the vicinity of this application site, that this site will not affect the existing sports pitches which are well used by the local community and the residential uses surrounding the site. Residential use is therefore appropriate for this site. The design of the proposed dwellinghouses raises no issues in terms of

visual amenity and the proposals are not considered to be detrimental in amenity terms to the enjoyment of surrounding residential properties noting that the new dwellinghouses will not have a detrimental impact on the privacy of surrounding properties and will be of a suitable scale, design and layout. The site has been designed in order to retain the adjoining sports pitches and will also not impact upon the existing sports pavilion.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications for this application noting that this Council is the applicant.

7.2 There are legal implications with regard to the determination of this application as the Council is the applicant. If Members decide to grant consent, there is however no requirement to refer this application to the Scottish Government under Circular 3:2009 'Notification of Planning Applications'.

8. CONCLUSIONS

8.1 The Town and Country Planning (Scotland) Act 1997 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. As indicated in Section 5 of the report the application is consistent with the provisions of the Development Plan.

8.2 As indicated in Section 6 of the report there are material considerations relevant to this application, but in this instance, it is considered that the material considerations are not such as to indicate that the proposal would be unacceptable. This application should be approved, subject to conditions.

8.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finish will not be inappropriate to this residential area. The proposed dwellinghouses are single storey in height and can be accommodated without resulting in overlooking or loss of amenity to the adjoining properties or surrounding area in general. The proposed development has not received any objections through the consultation or representation processes and is therefore considered to be appropriate.

9. RECOMMENDATION

9.1 It is recommended that this application for planning permission be approved subject to the conditions listed 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 be a significant departure from Council policy.

Alan Neish
Head of Planning and Economic Development

1 September 2010
FMF/FR

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Finalised East Ayrshire Local Plan with Modifications
6. Circular 3:2009 "Notification of Planning Applications".

Anyone wishing to inspect the above papers please contact Fiona Finlay,
Principal Planning Officer, on 01563 576798

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0588/PP

| | |
|--------------------------------|---|
| Location | Proposed Residential Development Newlands Drive Onthank Kilmarnock |
| Nature of Proposal: | Proposed erection of 16 no single storey older & ambulant disabled dwellings with associated gardens , parking and infrastructure |
| Name and Address of Applicant: | East Ayrshire Council Council Headquarters London Road Kilmarnock KA3 7BU |
| Name and Address of Agent | Robert Potter And Partners 7 Miller Road Ayr KA7 2AX |

Officer's Ref: Fiona Finlay
01563 576798

The above application for Planning Permission should be granted subject to the following conditions:-

1. The development hereby approved shall be implemented in accordance with the plans stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.

REASON To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

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

REASON In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

3. Notwithstanding the approved plans, full landscaping details, including the species and size of proposed trees and any hedging, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site.

REASON In the interests of residential amenity.

4. The landscaping proposals as approved under the terms of Condition 3 above shall be completed within the first planting season following the completion of the last dwelling house. For the avoidance of doubt this landscaping scheme shall include the landscaping of the garden grounds of individual plots.

REASON In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

5. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any trees, shrubs or plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

REASON In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

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

REASON In the interests of residential amenity.

7. During the period of construction works, the developer of the site shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON In the interests of public and road safety.

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

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

9. Any waste arising from the construction works shall be disposed of to the satisfaction of the Waste Management Authority and other than by means of burning on site.

REASON In the interests of residential amenity.

10. Prior to any work commencing on site and notwithstanding the approved plans, details of all boundary treatment shall be submitted to and approved in writing by the Planning Authority. All boundary treatment shall thereafter be provided on site as approved prior to the last dwellinghouse being occupied.

REASON In the interests of residential amenity.

11. Subject to further written confirmation that the condition of the existing top-soil is appropriate, details of a scheme to spread top-soil over the adjoining sports pitches shall be submitted for the written approval of the Planning Authority prior to any work commencing on site. The details to be submitted shall include a timescale for these works to be carried out on site which shall be during the closed season. All spreading works required by the terms of this condition, shall be undertaken to the satisfaction of the Planning Authority. If the soil is not of an appropriate condition to be used on the sports pitches, it shall be disposed of to a suitably licensed waste facility.

REASON In order to improve the playing field surface of the adjacent sports pitches.

12. For the period of construction works on site, all construction works traffic/machinery/equipment shall be parked at all times within the application site unless with the prior written consent of the Planning Authority.

REASON In the interests of road safety and residential amenity.

13. Prior to any work commencing on site, written evidence shall be submitted to the Planning Authority confirming Scottish Water approval of discharge and the extent of Scottish Water's adoption of the drainage system.

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

14. 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, in consultation with the Council's Roads and Transportation Service, and shall be installed and fully operational prior to the houses being occupied.

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

15. A detailed Construction Traffic Management Plan shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and Transportation Service, prior to any work commencing

on site. The Traffic Management Plan shall include details of measures to be adopted and the approved Plan shall thereafter be implemented as approved on site for the entire period of construction works unless with the prior written consent of the Planning Authority.

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

16. Notwithstanding the approved plans, prior to any work commencing on site, amended plans showing car parking spaces of a minimum length of 6.0 metres and a minimum width of 4.5 metres for all plots within the application site shall be submitted to and approved in writing by the Planning Authority. The approved driveway for each plot shall thereafter be formed on site prior to the occupation of the corresponding dwellinghouse.

REASON In order to ensure adequate driveways are provided for off-street parking.

17. The footpath identified on the approved plans in brown, to be formed on Newlands Drive to the south-east of the application site at the junction with Arness Terrace, shall be formed as approved prior to the first dwellinghouse on site being occupied and it shall be maintained as approved thereafter.

REASON In the interests of pedestrian safety.

18. All works to address ground conditions/site contamination identified in the Ground Investigation Report by Johnston Poole & Bloomer shall be undertaken on site as approved and prior to the occupation of any of the dwellinghouses. Upon completion of these works, a verification statement shall be submitted to and approved in writing by the Planning Authority which confirms the following:-

- i) verification of the capping layer depths;
- ii) provide copies of validation test results for capping layer soils which are to be imported onto the site;
- iii) details of the water supply protection measures.

REASON In order to ensure that all ground conditions/site contamination has been dealt with appropriately.

Advisory Notes to Applicant:

1. Construction works associated with the development shall be carried out in accordance with SEPA's guidelines on avoidance of pollution, and reference should be made to the relevant Pollution Prevention Guidance (PPG) from SEPA. Any waste materials imported to the site should be stored and used only in accordance with the waste management licence or exemption under the Waste Management Licensing Regulations 1994 as amended. Any waste materials removed from the site must be disposed of at

a suitably licensed or exempt waste management facility in accordance with these Regulations.

2. The applicant should make early contact with Scottish Water on 0845 601 8855. The applicant should ensure that prior to development commencing on site, they have secured agreement from Scottish Water regarding the suitability of all proposed drainage connections and the suitability of the existing infrastructure to accommodate such connection.

3. The developer should make early contact with Scottish Environment Protection Agency and Scottish Water 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.

4. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific arrangements 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.

5. The applicant is advised to make early contact with Scottish Water Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU regarding sewer and water connections.

6. The applicant shall contact the Council's Roads and Transportation Service (Tel. 01563 576358) with regard to any traffic management, road construction or works administered by that Division.

7. The applicant is advised to contact Scottish Power with regard to their apparatus in the vicinity of the site.

8. If any unsuspected contamination is discovered on site, the Council should be informed immediately, and remedial measures formulated to address the risk of exposure to key receptors.

9. The applicant is advised that a heavy standard of 5 m in height is the Council's preferred option for the proposed trees.

10. The applicant is advised to make early contact with Scotland Gas Networks to discuss whether their apparatus will be affected by the proposed works.

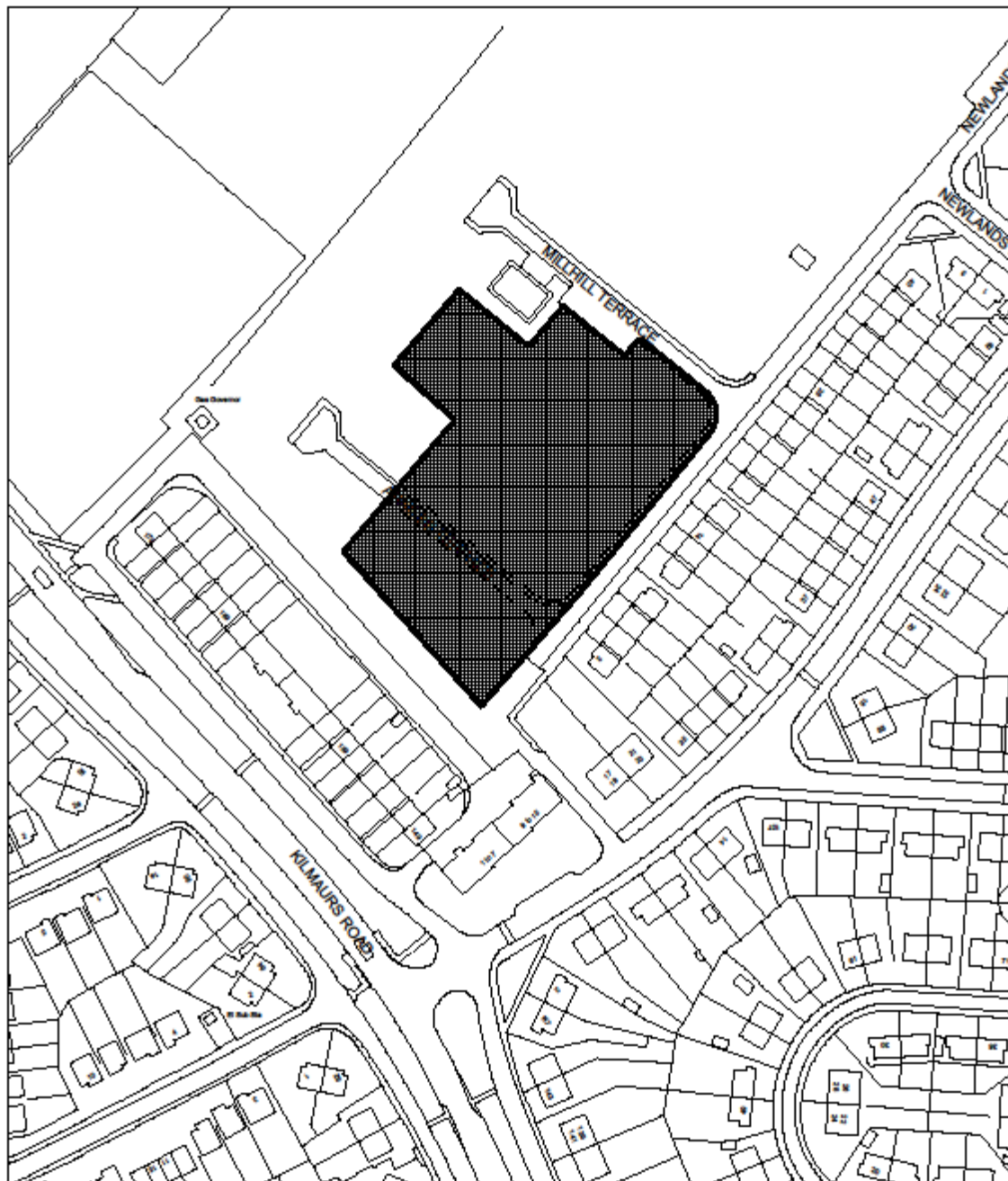
11. In terms of Condition 13, the applicant is advised to note that the Council's Outdoor Amenities Manager has confirmed that all costs shall be borne by the developer.



12. The applicant is advised that a section of Arness Terrace will require to be stopped-up under the Town & Country Planning (Scotland) Act 1997 (as amended) and early contact is recommended with Development Planning and

Regeneration at East Ayrshire Council Planning and Economic Development,
6 Croft Street, Kilmarnock KA1 1JB or on 01563 576757.

Reason for this Decision

The proposed development is consistent with the adopted local plan and the emerging local plan and there are no material considerations that would indicate that the application should be refused.



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|---|---|
| <p>Title/Location Newlands Drive Kilmarnock Application No. 10/0588/PP</p> | <p>East Ayrshire Council Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 10/09/2010</p>  |
| <p>Key</p>  <p>Application Site</p> | |

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