

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 21 APRIL 2011

**10/0898/PP: CHANGE OF USE FROM AGRICULTURAL LAND TO PLOTS
FOR TWO ENERGY EFFICIENT DWELLINGHOUSES
AT
LAND AT HUNTERSTON, TRABBOCH, MAUCHLINE
BY MR JAMES MAIR, TRABBOCHBURN, MAUCHLINE**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0898/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of two dwellings with a single shared access to each dwelling coming off the public road. The frontage of the site will include a vehicle service layby and grass verge with a new hedge line created at the rear of these features.

1.2 The proposed dwellings are single storey in nature and finished externally in a white render and timber cladding with a slate roof. The applicant also proposed to install photovoltaic solar panels on the roofs of the dwellings. The two dwellings are of different designs with one dwelling fronting onto the public site boundary and the other gable on to the road. The applicant has provided some details to demonstrate that the dwellings will be constructed to an eco-friendly standard by incorporating recycled materials in the construction and through on-site electricity generation.

2. RECOMMENDATION

2.1 It is recommended that the application for Planning Permission be refused for the reasons on the attached sheet.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. As detailed

in section 5 of the report, the proposal is considered to be contrary to the key development plan policy, RES 11 of the East Ayrshire Local Plan.

3.2 The material considerations, with the exception of the objections, do not indicate that the application should be refused. The comments of the objectors regarding the principle of the development are in accordance with local plan policy and therefore carry considerable weighting. The points raised with regard to road safety/impact and drainage arrangements are not shared by consultees and as such have minimal weighting.

CONTRARY DECISION NOTE

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

Alan Neish
Head of Planning and Economic Development

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

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 21 APRIL 2011

10/0898/PP: CHANGE OF USE FROM AGRICULTURAL LAND TO PLOTS FOR TWO ENERGY EFFICIENT DWELLINGHOUSES, LAND AT HUNTERSTON, TRABBOCH, MAUCHLINE

BY MR JAMES MAIR, TRABBOCHBURN, MAUCHLINE

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 for consideration by the Southern Local Planning Committee under the scheme of delegation as the application is subject to more than 10 separate objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located in the rural area to the north east of Coalhall and lies off the north side of the C82 Trabboch – Ochiltree public road immediately east of the existing residential property at Garncraig. The site measures approximately 2,600m² in area and comprises part of agricultural field. The site slopes gently downwards to the north and has a hedge fronting the site with the C82 public road. The site is bounded to the north and east by agricultural ground, the public road with dwellings across it to the south and the residential property at Garncraig to the west.

2.2 The site lies adjacent to an existing group of residential properties with the grouping being split between both sides of the road with a run of four dwellings on the north side of the road which is continued in a linear manner on the south side of the road with three dwellings, a converted farm building and thereafter the farmhouse of Hunterston Farm.

2.3 **Proposed Development:** Planning permission is sought for the erection of two dwellings with a single shared access to each dwelling coming off the public road. The frontage of the site will include a vehicle service layby and grass verge with a new hedge line created at the rear of these features.

2.4 The proposed dwellings are single storey in nature and finished externally in a white render and timber cladding with a slate roof. The applicant also proposed to install photovoltaic solar panels on the roofs of the dwellings. The two

dwelling is of a different design with one dwelling fronting onto the public site boundary and the other gable on to the road. The applicant has provided some details to demonstrate that the dwellings will be constructed to an eco-friendly standard by incorporating recycled materials in the construction and through on-site electricity generation.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Drongan, Rankinston and Stair Community Council has yet to respond at the time of writing this report.

3.2 East Ayrshire Council Roads and Transportation Service has no objections to the proposed development subject to the conditions relating to visibility sightline standards, driveway finish, roadside drain protection, no surface water to discharge to the public road, gate set back, layby specification and turning area within the site.

Conditions or advisory notes can be attached to any consent granted for the proposed development to meet the requirements of the Roads and Transportation Service.

4. REPRESENTATIONS

4.1 The application has attracted 19 representations from individuals objecting to the proposed development. The points of objection can be summarised as follows:

4.2 There is no need for further isolated, sporadic housing development along this road.

Given the location of this development opposite existing dwellings and adjacent to other existing dwellings, it cannot be described as isolated or sporadic development on this road.

4.3 The narrow public road is unsuitable for further development.

The Roads and Transportation Service has no objections to the development either on road capacity or road safety grounds.

4.4 Hedges would have to be removed to achieve sightlines.

The hedge fronting the site will require to be grubbed up and replanted or a new hedge planted given the service layby requirement. This allows sightlines to be achieved and for the hedge

line could be reinstated. However, most hedges affected by the development would only require to be kept to one metre in height and not physically removed from the site.

4.5 There are no services at all so the grouping should not be enlarged. There are houses and land available in nearby villages where there are schools, shops etc which can be accessed there by bus or on foot.

The 50% extension policy, RES 11, applies to this case. As a previous planning application (Ref. No. 10/0663/PP dated 25 March 2011) for four dwellings has been approved, there is no scope for further dwellings in this group under this policy. See also paragraphs 5.4 and 6.5 below.

4.6 Developing this site is not sustainable, as high car ownership and associated traffic movements will be required.

The principle of the development is explained at 4.5 above. Given the rural area, high reliance on cars is likely; however this is a situation that already exists within this grouping.

4.7 There are still several planning consents for houses in the Hunterston, Spierston grouping which have yet to be built.

There are outstanding consents at Spierston and Hunterston; however the Spierston consent is outwith this grouping and the Hunterston consent has only been partially implemented. The wording of policy RES 11 refers to houses that are existing within the grouping at the adoption of the local plan and in this instance nine dwellings exist and as such the outstanding consents do not impact on the consideration of this site under policy RES 11.

4.8 More private sewage treatment would aggravate problems in the nearby burn which is already below acceptable water quality.

The Scottish Environment Protection Agency's standing advice on developments of up to three dwellings in areas outwith the public sewerage system is one of no objections in principle provided drainage arrangements are to SEPA's satisfaction. Given this standing advice it is considered that a condition could be attached to any consent granted for the proposed development to meet the requirements of SEPA.

4.9 The proposed houses will be conspicuous, out of character in the countryside and will have a detrimental impact on the amenity of other houses in

this group, particularly in terms of an adverse impact on their outlook; the last being the prime reason for residents choosing to live here.

The general outlook of existing residents is not a material planning consideration in the determination of this application. Given that the proposed houses will be located adjacent to and opposite existing dwellings they will not be particularly conspicuous or out of character with the immediate surrounding area.

4.10 Development would reinforce the ribboning of development along this narrow country road.

The development is located adjacent to and opposite other dwellings. The provision of two houses here will not lead to a ribboning effect which would only occur where they were added to the end of a run of dwellings with no other dwellings opposite. In essence this development consolidates the existing grouping.

4.11 It would be contrary to policy RES 2 of the EALP as it would be contrary to policies RES 9 and 10 by reason of no demonstrated shortfall in housing land, road safety and drainage standards are not achievable and the ribboning development would have an adverse visual and physical impact on the landscape character of this rural area.

The development is contrary to policy RES 10 as it does not meet with criteria (i) for new dwellings under the terms of Policy RES 11. Policy RES 9 does not apply in this instance as the development is not within the Settlement Protection Area. See also responses to Paragraphs 4.6 and 4.8 above.

4.12 Sightlines cannot be achieved without removing the hedge to the east. A slow sign on the road outside Ashbury was put there for a good reason as there is a bend and dip towards Hunterston Farm. The provision of a service layby will add to road problems near the bend and will further remove hedgerow and push back the houses at the expense of visual amenity. Sightlines westwards are restricted by shrubbery at 'Garncraig'. Sightlines should be the standard required and demonstrated as being achievable.

The Roads and Transportation Service has no objections to the development subject to planning conditions. The drawings submitted by the applicant demonstrate a sightline being achievable within the road verge and on ground under the applicant's control. Hedges would generally not require to be removed; rather they require to be kept no higher than 1 metre in height. The exception to this would be where the access layby is to be created and this is a relatively short stretch over the frontage of the development.

4.13 Policy IMP 2 in the approved Ayrshire Joint Structure Plan indicates a general presumption against private waste water treatment systems. We ask the Council to consult SEPA in this case as the objector to the other application for four houses nearby has also raised this local issue.

SEPA has provided the Planning Authority with standing advice notes relating to planning applications, one of which relates to the provision of up to three dwellings outwith the public sewer area. SEPA has no objections to such developments provided drainage is provided to its standard. A planning condition can be attached to any grant of planning consent to ensure that drainage arrangements are submitted and approved prior to any construction works commencing on site.

4.14 The development would be contrary to STRAT 1 in the AJSP as it would not be sustainable if remote from services and facilities and furthermore drainage, high car ownership, and lack of services would produce a high carbon footprint.

STRAT 1 requires the principles of sustainable development to be applied where appropriate. The East Ayrshire Local Plan has taken full cognisance of the approved Structure Plan and Scottish Government policy and although the development is considered to be contrary to the key development plan policies, it is only because of another recent approval within this group. On this basis the development is not contrary to STRAT 1.

4.15 Contrary to policy RES 10 as it cannot satisfy RES 9, RES 11 or RES 12 and no justification under facilitating new business policy.

The development is contrary to RES 11 (i) and is therefore contrary to RES 10. Assessment of the proposed development against the provisions of the development plan is set out in Section 5 below.

4.16 Contrary to policy RES 11 part (ii) as the current number of houses is 9/10 but the total number approved includes at least 2 more at Hunterston and 4 at Spierston which also has a modern farmhouse. This means that there are currently at least 15 houses in the group.

The policy at part (ii) refers to existing houses at the time of the adoption of the Local Plan. The units the objector refers to are not constructed or occupied as dwellings and as such do not count towards the total number of dwellings. As the existing grouping is considered to contain nine dwellings, up to four more could be added which would still be within the limit of fifteen. As consent has

been granted for planning application 10/0663/PP for four dwellings, the current proposal under consideration is contrary to RES 11(i) as two more houses would exceed the 50% limit.

4.17 Contrary to policy RES 11 in terms of design of its location and to the design and layout of the existing group of buildings concerned. The addition of houses would reinforce both ribboning and a suburban pattern which is alien to the rural location. The proposal is not sensitive and does not infill gap sites at this location. The reason for RES 11 is to protect the countryside from inappropriate or sporadic development and by limiting rural house groups, helps to support local community infrastructure, facilities and amenities in villages nearby, to where such development should be directed.

This grouping is currently linear in nature with a run of four dwellings to the north of the road which is continued on the southern side of the road with five more including the recent conversion and farmhouse at Hunterston. The provision of two dwellings immediately adjacent to the existing run of four and opposite other existing dwellings is not considered to be a ribboning effect but rather consolidates the grouping. Whilst this is not a clear gap site in respect of being located between existing dwellings, it does not add to the linear expansion of the group which has clearly occurred in the past.

4.18 Contrary to policy RES 12.

Policy RES 12, which relates to the development of brownfield site, does not apply in this instance since the application site relates to greenfield land.

4.19 Contrary to policy RES 18 (i). The application mentions photovoltaic panels and a heat pump but these are not shown on the submitted plans. The drawings also indicate that one house has large north and west facing windows, into the prevailing wind which do not assist energy efficiency.

Whilst these details have not been shown on the drawings, further details could be requested through planning condition. The applicant's intention to utilise such technologies is, however, to be welcomed.

4.20 Contrary to policy RES 18 (ii) as houses should respect the natural topography and blend with the landscape character and appearance of the area. Few houses have end on gables to the road, although this does reduce the suburban visual impact of houses facing one another in the middle of the open countryside.

Whilst the gable position/plot layout of one of the proposed dwellings is unusual in the grouping, it is not without precedent as the conversion at Hunterston is also gable on to the road.

4.21 If this development was to be approved and all or part of the applicant's other application for four nearby was permitted, then any such development of four or more houses would be liable for developer contributions under RES 29.

The applicant for this site is different from that at the site of application 10/0663/PP as is the land owner as stated on the submitted land ownership certificates. On this basis RES 29 does not apply to this site.

4.22 Contrary to policies COMM 3 and COMM 5 of the Structure Plan which direct such development to within communities on key public transport corridors and within existing communities.

Policy COMM 3 does not apply to this development. Policy COMM 5 requires the Ayrshire Councils to identify through their local plans where various types of residential development will be acceptable on the countryside. Policy RES 11 of the Local Plan allows for limited additions to housing groups in the Rural Protection Area although in this instance the development is contrary to RES 11 and thereby contrary to COMM 5.

4.23 Contrary to ENV 1 of the Structure Plan as it reinforces ribbon development which would not maintain nor enhance the local landscape.

This proposal consolidates the existing group of houses which are currently linear in nature and as such it does not reinforce the linear nature of the group which would only occur if the development is extended westwards on the north side of the road or eastwards on the south side of the road. As such the development is not contrary to ENV 1.

4.24 Contrary to ENV 4 of the Structure Plan as within the green network area and sporadic development will not enhance its landscape quality.

This development is not 'sporadic'; rather it consolidates an existing linear group of dwellings in the rural area. The small scale of the development and its design and location mean that no adverse impact will occur on the green network referred to by ENV 4.

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 2010 (EALP).

Approved Ayrshire Joint Structure Plan

5.2 Policy COMM 5 of the Ayrshire Joint Structure Plan advises that throughout the rural areas there shall be a general presumption in favour of housing development within existing communities, the reuse and redevelopment of redundant buildings for housing, the development of infill sites within existing housing groups and clusters and the development of housing to meet the operational requirements of agriculture and other rural businesses.

The three Councils shall identify in local plans or supplementary planning guidance policies where various types of residential development in the countryside would be considered acceptable, and establish criteria against which single or small scale residential development in the countryside can be assessed.

The proposed development could be described as an infill site within the existing cluster of residential properties at this location given that there are dwellings adjacent to and opposite the site. The proposal would be contrary to COMM 5 as the principle of new dwellings under RES 11 is not acceptable given that the total number of dwellings, existing and approved, exceeds the 50% extension limit for such groupings.

Adopted East Ayrshire Local Plan

5.3 Policy RES 10 of the East Ayrshire Local Plan states that the Council will be supportive of single or small scale residential developments within the Rural Diversification Area, as shown on the rural area map, where it can be demonstrated, to the satisfaction of the Council, that:

(ii) the proposed development would constitute a limited addition to an existing, clearly defined group of four or more houses not delineated by a formal settlement boundary in line with the provisions of Policy 11; or

The principle of this development does not meet with the requirements of Policy RES 11 due to the recent decision under application 10/0663/PP which consented four additional dwellings to the existing group. This further development under consideration would therefore exceed the 50% limit of RES 11 making it contrary to RES 11 and thereby contrary to RES 10.

5.4 Policy RES11 advises that the Council will be supportive of a limited addition to existing, clearly defined groups of four or more houses not delineated by a formal settlement boundary, within the Rural Diversification Area as shown on the rural area map, where:

- (i) the total number of any new houses proposed in the particular grouping concerned at the end of the local plan period in 2017 does not exceed 50% of the total number of houses existing in that grouping as of the date of adoption of the local plan; and
- (ii) the total number of houses within the group, as expanded, does not exceed 15.

Any new housing development will require to be appropriate in terms of design to the particular location in which it is proposed, be sensitive to the design and layout of the particular existing group of buildings concerned and meet the standards required by all relevant public and statutory service providers or the provisions of the water supply regulations monitored by the Council. The sensitive infilling of any available gap sites consolidating existing dwellings within the group will be particularly encouraged in preference to any linear expansion of the housing group concerned.

This is the key policy against which the proposal requires to be assessed. The application site is within the Rural Diversification Area and is located immediately adjacent to a group of nine dwellings which are not delineated by a formal settlement boundary. There are nine dwellings within this group and policy allows for up to four new houses to be added. Planning consent 10/0663/PP for four dwellings was approved at the Southern Local Planning Committee on 25 March 2011 which fully utilised the four house quota for this particular group. On this basis, the two additional houses proposed by this application would exceed the 50% limit set at part (i) and, consequently, the proposal is contrary to this policy.

Notwithstanding this position, policy RES 11 also requires the development to be satisfactory in terms of design, location and service provision. Whilst the development is not a clear infill between two houses for example, there is no gap site within the grouping into which the development could be placed. The grouping is split between both sides of the road with a run of four dwellings on the north side of the road which is continued in a linear manner on the south side of the road with three dwellings, a converted farm building and thereafter the farmhouse of Hunterston Farm. As the development is adjacent to and opposite other dwellings in the

group it is considered that no linear expansion of the existing group is occurring and as such complies with this element of the policy.

The design of the proposed dwellings are similar to that of the other dwellings in this group, being of single storey in nature and set back from the road front. The building line of the existing dwellings is maintained by this proposal. The two dwellings are of different design which adds variety to the rural area rather than the use of standard house types. An acceptable palette of finishing materials is proposed which are considered acceptable in the rural area and would be commensurate with the adjacent dwellings.

5.5 Policy RES 18 requires that developers of new houses in the countryside demonstrate successfully against certain criteria which include:

- (i) their proposed developments utilise innovative and energy efficient technologies to achieve particularly low / zero carbon emissions;
- (ii) their proposed developments are sited and orientated specifically to respect the natural topography of the proposed development site and to blend in with the landscape character and appearance of the area in which they are proposed;
- (iii) their proposed developments, any ancillary outbuildings, boundary treatments and access provision respect, reflect and complement, in their style and material finish, the particular local characteristics of the area in which they are proposed;

Developments which are unduly visually prominent or which undermine the identity of the rural area in which they are proposed will not be considered acceptable to the Council.

The applicant has advised on the submitted drawings that the dwellings will better the current building standards required for new dwellings and as such the proposal is considered to meet with criterion (i). The two dwellings sit within an existing group and are not unduly visually prominent which meets with criterion (ii). As noted above at section 5.4, the development is considered to reflect the house styles and materials of this grouping which complies with criterion (iii).

5.6 Policy RES 26 relates to the provision of appropriate levels of garden ground for each dwelling.

Sufficient provision of private open space has been allocated to each dwelling in compliance with this policy.

5.7 Policy ENV 9 relates to the Councils Design Guidance standards and in this case relates specifically to residential development in the countryside.

The proposal is considered to meet with the Councils Design Guidance.

5.8 Policy ENV 16 relates to the impact of development in the rural area and requires that developments are in keeping with, has minimal visual impact and reflects the nature and landscape character of the rural area and is sensitively sited and landscaped.

As noted above, it is considered that the proposal will be in keeping with the surrounding properties and will not adversely impact on the rural area or the general landscape in any adverse manner.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Consultation Responses

6.2 The submissions detailed in Section 3 of this report do not raise any issues that warrant refusal of the application.

Impact on Amenity

6.3 The two proposed dwellings will be located adjacent to and opposite existing dwellings within this small group of houses and are therefore consistent with the surrounding uses and create minimal visual impact. The design and position of the dwellings means that little or no adverse impact on residential amenity will occur through overlooking etc. On this basis it is considered that there will be no adverse impact on amenity in the surrounding area.

Letters of Objection

6.4 The letters of objection predominantly relate to the principle of the development, drainage arrangements, ribboning and visual impacts as well as access/roads issues. The principle of the development is now unacceptable as the 50% limit set through RES 11 for extensions to loose groupings of dwellings within the Rural Protection Area would be exceeded by this proposal. The comments of the Roads and Transportation Service and the standing advice from SEPA contradict those of the objectors on road safety and drainage respectively,

therefore the points raised by the objectors on both of these matters should carry minimal weight. The comments in relation to ribboning/sporadic development and therefore adverse visual and landscape impacts are not considered to be accurate. The existing grouping is linear and split over two sides of the road. Given that the two new dwellings would be adjacent to and opposite the existing dwellings; this could be seen as consolidating the group rather than adding to its linear nature.

Planning History

6.5 Planning application 10/0663/PP for four dwellings was approved by Southern Local Planning Committee on 25 March 2011. This site is located on the southern side of the road at the western end of the existing houses here. This decision is particularly relevant to this proposal as the quota for new dwellings in the grouping under policy RES 11 is four dwellings which has been fully taken by this site. On this basis any proposal for new dwellings under RES 11 within this grouping will be contrary to policy RES 11 (i).

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. As detailed in section 5 of the report, the proposal is considered to be contrary to the key development plan policy, RES 11 of the East Ayrshire Local Plan.

8.2 The material considerations, with the exception of the objections, do not indicate that the application should be refused. The comments of the objectors regarding the principle of the development are in accordance with local plan policy and therefore carry considerable weighting. The points raised with regard to road safety/impact and drainage arrangements are not shared by consultees and as such have minimal weighting.

9. RECOMMENDATION

9.1 It is recommended that the application be refused for the reasons on the attached sheet.

CONTRARY DECISION NOTE

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

Alan Neish
Head of Planning and Economic Development

DW/HM/DW
12 April 2011

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Approved Ayrshire Joint Structure Plan
6. Letters of objection
7. Previous planning application 10/0663/PP

Anyone wishing to inspect the above papers please contact David Wilson, Acting Senior Planning Officer on 01563 576779.

Implementation Officer: Hugh Melvin

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0898/PP

Site of Proposal:	LAND AT HUNTERSTON, TRABBOCH, MAUCLINE
Nature of Proposal:	CHANGE OF USE FROM AGRICULTURAL LAND TO PLOTS FOR TWO ENERGY EFFICIENT DWELLINGHOUSES
Name & Address of Applicant:	MR JAMES MAIR, TRABBOCHBURN, MAUCLINE

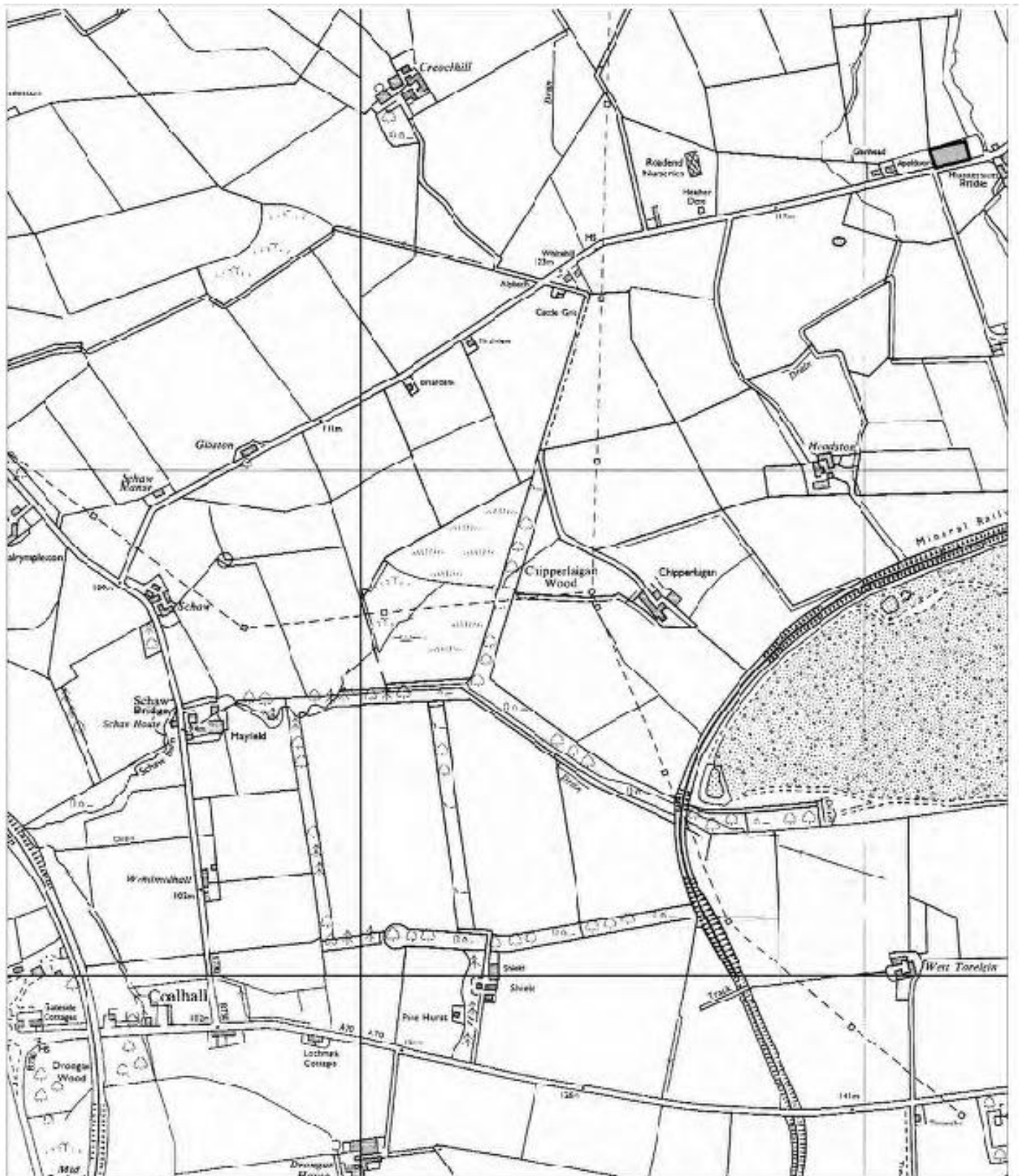
DPO's Reference: David Wilson
Tel: 01563 576779


The application for Planning Permission should be refused for the following reasons:

1. The proposed development would be contrary to Policy RES 11 of the East Ayrshire Local Plan 2010 as the total number of dwellings in this group (both existing and approved) at the end of the local plan period in 2017 would exceed 50% of the total number of houses existing in that grouping as of the date of adoption of the local plan.
2. The proposed development would be contrary to Policy RES 10 of the East Ayrshire Local Plan 2010 as it does not meet with the provisions of Policy RES 11.
3. The proposed development would be contrary to Policy COMM 5 of the approved Ayrshire Joint Structure Plan 2007 as the proposal does not achieve compliance in principle with any local development plan policies for housing in the countryside.

Reason for the Decision

The proposed development is contrary to the Development Plan and the material considerations do not, on balance, indicate that approval would be justified as a departure from the Development Plan.



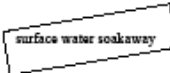
<p>Title/Location</p>	<p>Trabboch Road</p> <p>Stair</p> <p>Application No. 10/0898/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service, 6 Croft Street Kilmarnock, KA11JB</p> <p>Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 21/04/2011</p>
<p>Ker</p>	 <p>Application Site</p>	



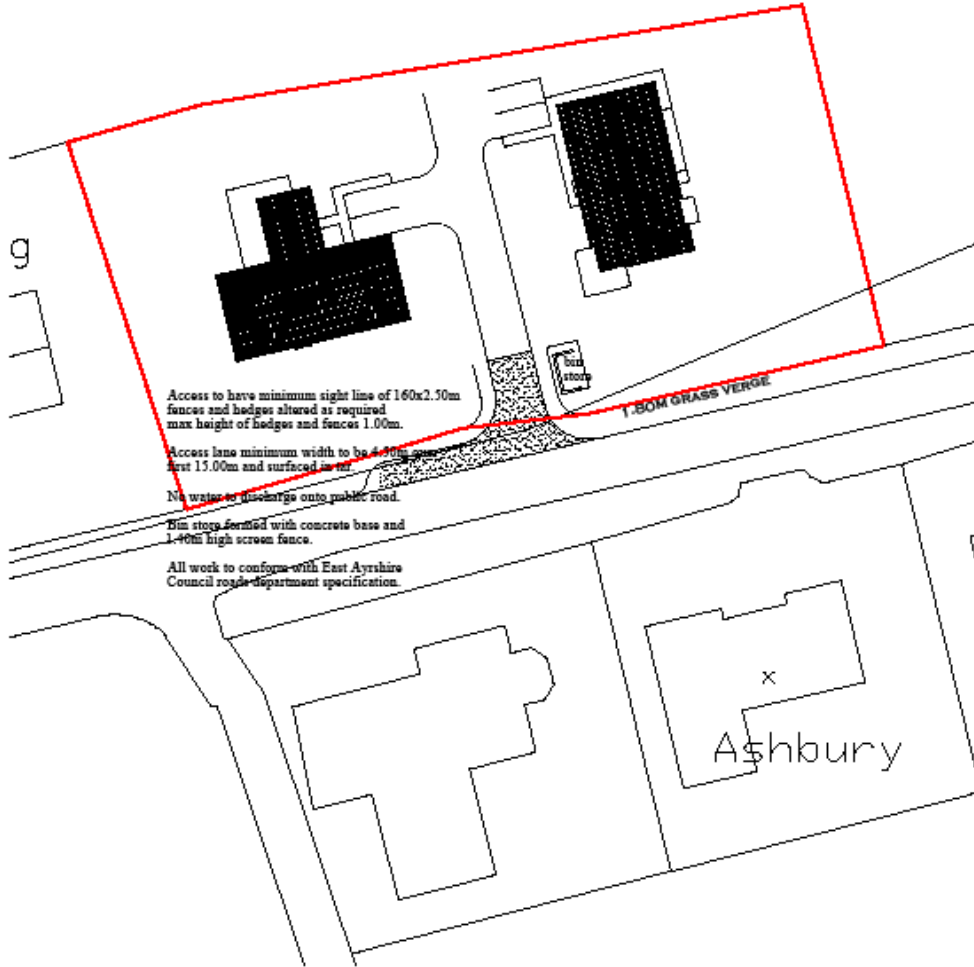
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Modulus M5 sewage treatment plant



Ground owned by client



Access to have minimum sight line of 160x2.50m fences and hedges altered as required max height of hedges and fences 1.00m.

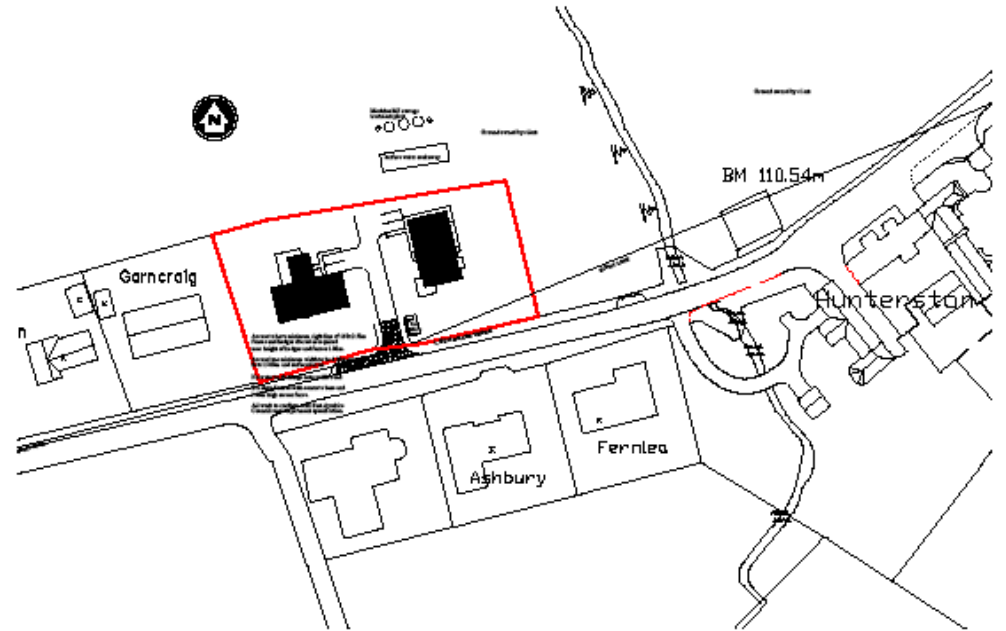
Access lane minimum width to be 4.00m and 15.00m and surfaced as per

No water to discharge onto public road.

Bin store fortified with concrete base and 1.40m high screen fence.

All work to conform with East Ayrshire Council road department specification.

Proposed Block Plan 1:500



Proposed Site Plan 1:1250



Location Plan 1:2500

2 no. proposed dwelling houses on lands @ Hunterston Farm Trabboch

Mr J Mair
Trabbochburn Farm
Trabboch
Mauchline

0244 P03	scale
Revision	Date: Nov 10
Drawn by: Alistair Mair	



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