

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 5 MAY 2006 05/1255/FL: ERECTION OF 28 NO. RESIDENTIAL UNITS AT SITE BOUND BY SUTHERLAND DRIVE, MACDONALD DRIVE AND MACBETH DRIVE, NEW FARM LOCH, KILMARNOCK BY ATRIUM HOMES

SUPPLEMENTARY REPORT – APPLICATION PREVIOUSLY CONSIDERED BY CENTRAL LOCAL PLANNING COMMITTEE 31 MARCH 2006.

1. APPLICATION HISTORY

1.1 This application was previously considered by the Central Local Planning Committee on 31 March 2006. The Committee agreed to continue consideration of the application to allow the Head of Planning Development and Building Standards to enter into discussions with the applicant with a view to lowering ground levels at MacDonald Drive as well as rotating the two houses at Plots 22 and 23.

2. DISCUSSION ON THE APPLICATION

2.1 A letter was sent to the applicant, Atrium Homes, 5 April 2006 detailing the request for changes proposed by the Committee. Pamela Clifford, Principal Planning Officer and Fiona Campbell, Planning Officer met with Atrium Homes on 12 April 2006 to discuss the requests made by the Central Local Planning Committee. The possibilities for resolving the issues were discussed at this meeting.

2.2 After much discussion Atrium Homes have since advised this Division of their final position regarding this application and wish the following information to be presented to the Central Committee:

“We (Atrium) have been advised that reducing the levels on Macdonald Drive would have a knock-on effect on the levels of the whole site with several thousand cubic tonnes of earth requiring to be removed across the whole area. At a practical level, although this is achievable it would have a major restrictive effect on the building project and would cause a period of significant disruption for local residents.

Whilst this activity would reduce the level of the new buildings on MacDonald Drive, it would also have major implications for the proposed sewer and surface water drainage connections across the whole site. It had been our intention to connect to the main sewer infrastructure which serviced the 3 storey flatted blocks which previously occupied on the site. However, our engineer advises that

dropping levels would remove our ability to link to this sewer in this way and that the only alternative would be to make nine individual new connections, two on Sutherland Drive at plots 22 and 23 and seven along the length of MacDonald Drive. Whilst feasible to do this, it would again result in significant additional disruption to the residents of MacDonald Drive and of course additional cost.

Finally, the engineer considered the impact of dropping levels on the surface water attenuation system required by Scottish Water and SEPA. He has confirmed that the SUDS proposals for the scheme as it stands are acceptable to these bodies. However he has advised that adjusting the levels across the site would mean we would be unlikely to be able to fully comply with SUDS requirements, placing in jeopardy the necessary approvals from SEPA and Scottish Water. His conclusion therefore is that this would present an insurmountable obstacle to any development on a lowered site.

The architect has also assessed the implications of re-orientating plots 22 and 23 so that front elevations of the properties face Sutherland Drive. During Atrium's public consultation prior to submitting planning application, residents on Sutherland Drive were very concerned that housing facing Sutherland Drive, but with driveways to the rear, would encourage parking on Sutherland Drive and increase noise nuisance from visitors, waiting taxis etc. The Roads Department did not want driveways off Sutherland Drive or anything that would encourage parking on Sutherland Drive.

Plots 22 and 23 were therefore orientated into the site, creating a frontage onto the new road and increasing the distance from the proposed houses to the nearest house on Sutherland Drive (No. 8) to 23 metres. Additional areas of green planted space were added to Sutherland Drive, again to discourage on- street parking. Our architect advises that re-orientating plots 22 and 23, whilst retaining parking off the new road and providing rear gardens that meet the Council garden ground standards, will result in the plots moving much closer to Sutherland Drive. The minimum distance between the front of Plots 22 and 23 and to the nearest house on Sutherland Drive (again No. 8) will reduce significantly from 23 metres to around 18 metres. At the same time, re-orientating the houses will introduce a 2 storey elevation (instead of single storey) onto Sutherland Drive, some 18 metres from the existing houses and therefore may raise new concerns of overlooking; proximity and overlooking were issues raised by residents of Sutherland Drive during Atrium's public consultation and were designed out through the current orientation.

As you already know, Atrium asked its consultants to suggest solutions which would address the needs of local residents in a manner which is both practical and in keeping with the overall impact of the scheme (low density, open and visually pleasing). In revisiting the written objections to the scheme and considering the feedback from the residents who attended the Planning Committee, the major concerns seem to relate to the anticipated effect of the proposed scheme on existing outlooks (“what will we see and who will see us”).

Our consultants have suggested an increased landscape specification on the site boundary to create a continuous green planting strip along the full boundary of the site with Sutherland Drive, returning into MacDonald Drive. Such a proposal would be environmentally friendly and would enhance the outlook of the local residents and improve the overall appearance of the scheme as proposed.

3. CONCLUSION

3.1 The Head of Planning Development and Building Standards entered into discussions with the applicant, Atrium Homes regarding their application for 28 no. residential units at Sutherland Drive, MacDonald Drive, MacBeth Drive, Kilmarnock as requested by the Central Local Planning Committee on 31 March 2006.

3.2 Atrium Homes have advised of their position and have concluded that they wish to make no changes to their application for the reasons indicated in Section 2 above apart from increasing the landscape specification on the site boundary to create a continuous green planting strip along the full boundary of the site with Sutherland Drive returning into MacDonald Drive. This would almost certainly involve reducing the rear garden of plots 22 and 23 below the standard acceptable in terms of council policy and the front gardens of plots 1 to 7. However, no details have been provided at this stage as the applicant believes that these details can be accommodated within Condition No. 5 of the recommended conditions.

3.3 Members are advised to determine the planning application as presented in the main report to the Local Planning Committee on 31 March 2006 as contained in Appendix 1

4. RECOMMENDATION

4.1 It is recommended that the application be approved subject to the Conditions detailed in the main report for this application presented on 31 March 2006.

LIST OF BACKGROUND PAPERS

1. Report to Central Local Planning Committee on 31 March 2006.

Anyone wishing to inspect the above papers please contact Pamela Clifford on 01563 576798.

FC/RH
28 April 2006

FV/DVM

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