

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 14 OCTOBER 2005

**05/0867/FL: FORMATION OF CAR PARK
AT CROSSHOUSE HOSPITAL, KILMARNOCK ROAD, CROSSHOUSE
BY DAWN CONSTRUCTION**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the formation of a 100 space car park to provide additional visitor parking associated with Crosshouse Hospital. The proposed car park is to be accessed from the southwest corner of the existing car park to the north of the application site. A pedestrian walkway is also to be formed to provide access to the car parks beyond leading to the hospital. The application site includes landscaping proposals to the south of the proposed car park to the boundary with Kilmarnock Road.

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 As indicated at Section 5 of the report there are no applicable policies in the Adopted East Ayrshire Local Plan and therefore greater weight should be attached to other material considerations.

3.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The consultation responses received raise no adverse comments and the concerns of the objector are not considered to be of sufficient weight to justify a refusal of this application. The proposed car park will have access from the existing Hospital car park to the north, whilst the application site is screened from Kilmarnock Road and the residential dwellings beyond as a result of the existing and proposed landscaping to the south of the application site.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish

Head of Planning, Development and Building Standards

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

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Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 0.538 hectares in area and is currently an area of grassed open space. The application site is bound to the north and east by existing car parking associated with the Hospital, and the Hospital buildings beyond, to the south by trees and landscaping with the B7081 (Kilmarnock Road) and residential properties beyond and to the west by car parking and the Maternity Unit currently under construction.

2.2 **Proposed Development:** Full planning permission is sought for the formation of a 100 space car park to provide additional visitor parking associated with Crosshouse Hospital. The proposed car park is to be accessed from the south west corner of the existing car park to the north of the application site. A pedestrian walk way is also to be formed to provide access to the car parks beyond leading to the hospital. The application site includes landscaping proposals to the south of the proposed car park to the boundary with Kilmarnock Road.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no comments to make regarding the proposed development.

Noted.

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

Noted.

4. REPRESENTATIONS

4.1 There is one objector to the proposed development and their grounds of objection are as follows:-

4.2 They object to the formation of another car park as the volume of traffic outside their dwelling has increased dramatically even before the approved 250 space car park opens. Since the alterations to the B7081 at Fardalehill View they state it is nearly impossible to get out onto the main road whilst they believe the formation of another 100 spaces will lead to a dangerous increase in traffic volume.

Noted. East Ayrshire Council Roads and Transportation Division have no adverse comments to make in relation to the proposals. The proposed car park would be accessed via the existing car park associated with Crosshouse Hospital and located to the north. It will not provide direct vehicular access from the proposed car park to the Maternity Unit car park nor to the approved Maternity Unit access onto the B7081 situated approximately 14 metres from the adjacent access to Fardalehill View.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP).

Ayrshire Joint Structure Plan

5.2 The proposed development does not raise any strategic issues.

Adopted East Ayrshire Local Plan (EALP)

5.3 There are no directly relevant policies in the EALP and therefore greater weight should be placed on the material considerations as identified in Section 6 of this report.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultations and representation received which are detailed in Sections 3 and 4 of the report, the planning history of the site and the impact upon the amenity of the surrounding area.

Consultations and Representations

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report, neither of which indicate that the application should be refused. Whilst the concerns of the objector are noted, their concerns are not echoed by the consultation response received from the Roads and Transportation Division.

Planning History

6.3 Crosshouse Hospital has been the subject of a number of planning applications in relation to the erection of the maternity unit, extensions to the existing Hospital and ancillary development, all of which are not considered relevant in the determination of this planning application.

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 As indicated at Section 5 of the report there are no applicable policies in the Adopted East Ayrshire Local Plan and therefore greater weight should be attached to other material considerations.

8.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The consultation responses received raise no adverse comments and the concerns of the objector are not considered to be of sufficient weight to justify a refusal of this application. The proposed car park will have access from the existing Hospital car park to the north, whilst the application site is screened from Kilmarnock Road and the residential dwellings beyond as a result of the existing and proposed landscaping to the south of the application site.

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 the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

29 September 2005
(BD/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letter of objection.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact Barry Douglas on 01563 576770.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0867/FL

Site of Proposal:	Crosshouse Hospital Kilmarnock Road Crosshouse KILMARNOCK KA2 0BE
Nature of Proposal:	Proposed Formation of new 100 space Car Park
Name & Address of Applicant:	Dawn Construction 220 West George Street GLASGOW G2 2LB
Name & Address of Agent:	Keppie Planning Ltd 160 West Regent Street GLASGOW G2 4RL

DPOs Reference: BD/MMM

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

1. Details of the maintenance arrangements for the proposed landscaping shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON To ensure that the landscaping is maintained in a proper manner in the interests of visual amenity.

2. No construction work, site clearance or preparation works shall take place before 08:00 hours and after 17:00 hours Monday to Saturday nor at any time on Sunday.

REASON In the interests of residential amenity.

3. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the car parking surface and footways shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development on site and shall be implemented and maintained thereafter as approved.

REASON In the interests of visual amenity.

NOTES:-

1. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.
2. The 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.
3. SUDS shall be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**