

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 20 SEPTEMBER 2005

**05/0576/FL: PROPOSED PUBLIC COMMUNITY HALL & FORMATION OF
TRAFFIC CALMING
AT DYKESCROFT, MOSCOW, GALSTON
BY MOSCOW COMMUNITY**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought to construct a public community hall with associated car parking and formation of traffic calming. The hall will be provided in a rectangular shaped building accommodating a hall with capacity for 150 persons, kitchen area, bar, shop, stage, meeting area, office and toilet facilities. The building will be finished in 'Eternit' roof panelling, with white painted roughcast and red cedar panelling on the external walls with black timber framed windows. The building is formed with a gabled roof to a height of 7.11m to the apex.

1.2 Access to the site will be from Dykescroft, with a new access point formed at the junction with the C33 road and the existing access will be closed off. In addition, the proposal seeks to form traffic calming measures on the C33 road on either side of the new access. Nineteen car parking spaces will be provided within the area immediately to the south-west of the proposed community hall and an overspill car parking area will be provided in the adjoining land south-west of the defined car park.

2. RECOMMENDATION

2.1 It is recommended that the application should be approved subject to conditions indicated on the enclosed sheets and that the issuing of the planning decision notice be withheld until the application has been referred to and cleared by the Scottish Ministers under the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, the application is considered to accord with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 As per Section 6 of the report there are material considerations relevant to the application however it is not considered that these are of sufficient weight to merit the refusal of the application given the application of appropriate conditions.

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.

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 20 SEPTEMBER 2005

05/0576/FL: PROPOSED PUBLIC COMMUNITY HALL & FORMATION OF TRAFFIC CALMING AT DYKESCROFT, MOSCOW, GALSTON BY MOSCOW COMMUNITY

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 Development Services Committee under the scheme of delegation as it is located on land in which the Council has an ownership interest and is subject to a substantial body of objections, therefore the proposal requires to be notified to the Scottish Ministers.

2. APPLICATION DETAILS

2.1 **Site Description:** The majority of the site is located outside the existing settlement boundary of Moscow village on agricultural land, at the edge of the field. The application site, excluding the area for the proposed traffic calming and road works covers an area of some 3805 sq metres, with the building alone covering an area of 488 sq. metres. The site is bound to the north-east by a public children's play area, agricultural land to the north-west, west and south-west and residential properties to the east and south-east.

2.2 **Proposed Development:** Full planning permission is sought to construct a public community hall with associated car parking and formation of traffic calming. The hall will be provided in a rectangular shaped building accommodating a hall with capacity for 150 persons, kitchen area, bar, shop, stage, meeting area, office and toilet facilities. The building will be finished in 'Eternit' roof panelling, with white painted roughcast and red cedar panelling on the external walls with black timber framed windows. The building is formed with a gabled roof to a height of 7.11m to the apex.

2.3 Access to the site will be from Dykescroft, with a new access point formed at the junction with the C33 road and the existing access will be closed off. In addition, the proposal seeks to form traffic calming measures on the C33 road on either side of the new access. Nineteen car parking spaces

will be provided within the area immediately to the south-west of the proposed community hall and an overspill car parking area will be provided in the adjoining land south-west of the defined car park.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Water have no objections subject to the following:-

The applicant is required to submit a separate application to Scottish Water Planning and Development Services team to connect to the public waste water network.

The development may be required to be drained on a totally separate system with the surface water discharging to a suitable outlet where the developer should consider utilising a SUDS system in the treatment of surface water drainage.

Appropriately sized greased traps are required on all drainage outlets from food preparation areas where no substance shall be discharged to the public sewerage system which is likely to interfere with the free flow of its contents, have detriment to treatment/ disposal of their contents or be prejudicial to health.

There are no public water mains in the immediate vicinity of the proposal, therefore an extension to the existing water mains may be required and the developer should contact the Planning and Development Services Department regarding this matter.

A condition can be attached requiring all surface water treatment and foul drainage to be to the satisfaction of the Planning Authority. Notes can be attached on any grant of planning consent advising the applicant to meet the requirements of Scottish Water regarding the above matters.

3.2 The Scottish Environment Protection Agency (SEPA) have no objection subject to the developer connecting the foul drainage to the public sewer and a condition requiring the applicant to treat surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland CIRIA March 2000.

A condition can be attached requiring all surface water treatment to be to the satisfaction of the Planning Authority.

3.3 East Ayrshire Council's Environmental Health and Waste Management Section have no objections to this application although advise the following:-

- i) Any waste arising from the works should be disposed of to the satisfaction of the Waste Management authority and otherwise than by burning.

- ii) Noise arising from work on the site should be restricted to 8am to 6pm Monday to Friday, 8am to 1pm on a Saturday and not at all on a Sunday.
- iii) Any septic tank installation should be completed to the satisfaction of SEPA.
- iv) Suitable collection of waste should be made
- v) To address the potential issue of noise nuisance it is requested that acoustic glazing be installed rather than thermal glazing and the emergency exit be linked by a cut-off switch into any sound system used in the premises to prevent noise nuisance from the emergency exit opening on the façade facing the residential properties nearby.

Items i, iii and iv can be addressed by attaching advisory notes to any grant of planning permission and items ii and v can be included as conditions. In respect of point v the applicants have confirmed that they are agreeable to this requirement.

3.4 East Ayrshire Council's Department of Neighbourhood Services - Outdoor Services have no objection and request that any maintenance or Community Services Account held land which may be damaged by this application, be reinstated to the satisfaction of the Outdoor Amenities Division.

Other than the formation of the new access, it is not anticipated that any maintenance or Community Services Account held land will be affected by the proposal.

3.5 East Ayrshire Council's Department of Neighbourhood Services - Housing Service have no objections.

Noted.

3.6 East Ayrshire Council's Roads and Transportation Division advised that the existing road junction should be closed off and the new junction formed. It was advised that sightline requirements for the new junction were obstructed by a hedge outside of the original application site and therefore the applicants were advised that if they could not secure the removal of this hedge the application could be amended to provide traffic calming on Dykescroft Road to allow a lower y-distance sightline to be accepted. The applicants amended the proposal to include the traffic calming measure on Dykescroft Road. The Council's Roads and Transportation Division have confirmed that the revised scheme is satisfactory subject to the existing junction being closed off and the new junction with traffic calming being formed to their satisfaction. It is advised that the applicant be made aware that road construction consent is required and road hump regulations must be complied with.

Conditions can be attached requiring the applicant to close off the existing access, form the new access and traffic calming

measures all to the satisfaction of the Council's Roads and Transportation Division. A note can be attached to any grant of planning consent requiring the applicant to obtain all necessary road construction and traffic calming consents.

3.7 Moscow and Waterside Community Council support the application.

Noted.

4. REPRESENTATIONS

4.1 In total seventeen letters of objection have been received from fifteen objectors. The grounds of objection are summarised as follows:-

4.2 The proposed development and road changes are in conflict with the Local Plan.

See section 5 for assessment against the East Ayrshire Local Plan.

4.3 The proposed usage of the site will have a detrimental impact on the surrounding environment and infrastructure.

There have been no adverse comments received from consultees in terms of impact on infrastructure. In terms of impact to the environment it is considered that the proposal is located at the edge of a field where there are no known protected habitats and located adjacent to a residential area thus any impact on the environment will be minimal.

4.4 The new access road will remove an area of maintained grassland/ open space where children play within view of their parents.

The area of grassland is a small triangular area which is not defined as protected open space within the East Ayrshire Local Plan nor a defined area for children to play on and is located adjacent to the road, thus it is considered that the proposal does not result in the loss of an area of significant open space. There is an existing children's play area adjacent to the site that will be retained and unaffected by the proposal.

4.5 The new access point falls on a bend in the road therefore results in a safety hazard with regards to sightlines.

The amended proposal to form traffic calming and form the new access accords with the recommendation of the Council's Roads and Transportation Division.

4.6 Dykescroft is a narrow street and at present residents park their cars on the street, therefore it is envisaged that coaches cannot be accommodated along this route.

The Council's Roads and Transportation Division are satisfied that all potential vehicle movements to the site can be accommodated by the new means of access to the hall.

4.7 The increase in traffic to the village will have impacts in terms of noise and safety.

It is considered that the proposed traffic calming measures will aid safety by slowing down traffic. The existing road at Dykescroft is a public road and it is considered that the noise impact from increased traffic will not be of a significant scale to warrant refusal of this application.

4.8 No assurances have been given regarding noise levels resulting in functions being held at the hall which is located adjacent to a residential area.

The Council's Environmental Health and Waste Management Section have requested that acoustic glazing be installed and the emergency exit be linked by a cut-off switch to any sound system to reduce any impact in terms of noise nuisance and conditions can be attached to any grant of planning consent to address this. The applicant has confirmed that they are agreeable to this requirement to help reduce any noise impact. Furthermore given the proximity of the hall to the residential area it is considered relevant to attach a condition to any grant of planning consent restricting operating times of the hall to 8am to 11pm Mondays to Sundays.

4.9 No caretaker will be appointed, the proposal does not allow for any form of natural surveillance and no details are included on the plans with regards to lighting and therefore impacting on the security of the residents of Dykescroft.

A condition can be attached on any grant of planning permission requiring the submission and prior approval of details in respect of security lighting prior to the erection of the hall.

4.10 Why is there a requirement for an overspill car park and there are no details on the submitted plans advising how the car park will be surfaced?

The Council's Roads and Transportation Division have confirmed there is a requirement for the overspill parking area given the size and capacity of the hall. A condition can be attached to any grant of planning permission requiring the submission and prior approval of details in respect of the surfacing material for the car park.

4.11 Moscow has approximately 54 houses and surrounding farms thus questions are raised regarding the necessity for a development of the proposed scale where no feasibility study has been carried out to establish need and there are under used halls in Waterside, Galston and Fenwick.

The applicants have advised that they are of the view that the size of the hall is required to accommodate the types of activities organised for the community which requires a venue of this scale.

4.12 The need for traffic calming highlights that the existing road network of the village is unable to cope with the proposal and results in an increase in noise.

The traffic calming meets with the requirements of the Council's Roads and Transportation Division. It is considered that the traffic calming shall not result in a significant increase in noise pollution.

4.13 No traffic survey has been produced to determine the need for traffic calming and any requirement for this should not be funded by the Community Hall which has a charitable status.

The Council's Roads and Transportation have not required a traffic survey to be carried out. The applicants have proposed traffic calming measures in order to reduce the sightline requirements and meet the Council's Roads and Transportation Division requirements. The Council's Roads and Transportation Division have confirmed that the cost of providing the traffic calming will lie with the applicant and the applicant's financial situation is not a matter of consideration in the assessment of this application.

4.14 The proposed traffic calming may result in parked cars on both sides of the road and cause problems as seen at Fenwick Road in Stewarton.

As detailed, the traffic calming meets the requirements of the Council's Roads and Transportation Division and any on-street parking problems elsewhere within East Ayrshire are not material to the assessment of this application.

4.15 The proposed traffic calming will result in a loss of on-street parking.

The Council's Roads and Transportation Division have advised that the traffic calming will not result in a significant loss of on-street parking provision.

4.16 Removal of the tree to improve sightlines should not be permitted.

The Council's Roads and Transportation Division have confirmed that the reduced requirement due to the provision of the traffic calming will allow the tree to remain.

4.17 A septic tank is proposed to serve the development which raises the question is the sewerage system at present inadequate for the hall.

The applicant will require to meet the requirements of Scottish Water/ SEPA and the Council's Building Standards Division for the disposal of foul drainage.

4.18 A gate is proposed from the field into the car park which may result in farm machinery using this access route and dropping mud and slurry on the road at any time during the day and night.

Given that there is no existing access for farm vehicles onto Dykescroft it is considered appropriate to impose a condition on any grant of planning permission to prevent farm vehicles using the access to protect the residential amenity of the adjoining residents and potential conflict with vehicles using the Community Centre.

4.19 Impact of construction traffic to the residents of Dykescroft.

Hours of construction can be controlled by a planning condition to minimise any adverse impact to the neighbouring properties whilst facilitating the proposal.

4.20 Impact to the childminding business currently run from the property at 3 Dykescroft , where the proposal will result in a safety issue to the business given that members of the public may obtain access from the proposed car park to the rear garden area of the property.

Members of the public may gain access to the rear of the property at 3 Dykescroft via the field. However it is considered appropriate to require the applicants to provide a 1.8m high screen fence along the boundary to the garden areas of the adjacent properties and thus any grant of planning permission can include a condition requiring this.

4.21 An increase of traffic and pedestrians will impact on privacy and views will be permitted into the private rear garden areas of the properties at 3 and 5 Dykescroft.

With the provision of adequate screening measure as detailed above it is considered that there will be no significant impact in terms of loss of privacy to the private rear garden areas of the adjacent properties.

4.22 The country outlook presently enjoyed by residents will be affected.

Loss of view is not a material planning consideration.

4.23 petition with eight signatures has been received from users of the childminding service at 3 Dykescroft, objecting to the proposal on the following grounds:-

The increase in volume of traffic will impact on road safety.

It is considered that the proposed traffic calming measures will aid safety by slowing down traffic.

Children will not be allowed to play unsupervised in a garden that borders a public car park.

Members of the public may gain access at present to the rear of the property at 3 Dykescroft via the field. However in view of the concerns raised it is considered appropriate to require the applicants to provide a 1.8m high screen fence along the boundary to the garden areas of the adjacent properties to enhance security and thus any grant of planning permission can include a condition requiring this.

Impact to access and parking on Dykescroft, where users of the childminding facility need to be able to park directly outside the house to drop off and collect children.

The Council's Roads and Transportation Division have advised that the traffic calming will not result in a loss of on-street parking provision.

4.24 One letter of representation has been received and states that the proposed site is located in the wrong location for the following reasons:-

Noise impact from functions and increase in traffic

The Council's Environmental Health and Waste Management Section have requested that acoustic glazing be installed and the emergency exit be linked by a cut-off switch to any sound system to reduce any impact in terms of noise nuisance and conditions can be attached to any grant of planning consent to address this. The applicant has confirmed that they are agreeable to this requirement which will help reduce any noise impact. The existing road at Dykescroft is a public road and it is considered that the noise impact from increased traffic will not be of a significant scale to warrant refusal of this application.

Impact on security for residents and their property due to the increase in public to the area.

Breaches of security is a private matter, however the formation of fencing to the garden boundaries of the adjacent properties and installation of security lighting shall enhance security.

Loss of children's play area.

The area of grassland is a small triangular area which is not defined as an area for children to play on and is located adjacent to the road, thus it is considered that the proposal does not result in the loss of children's play area. There is an existing children's play area adjacent to the site that will be retained and unaffected by the proposal.

Increase in traffic on Dykescroft and the safety impact resulting in this increase in traffic.

It is considered that the proposed traffic calming measures will aid safety by slowing down traffic.

4.25 Forty three letters of support have been submitted from forty nine supporters in respect of the application. The grounds of support are summarised as follows:-

- Moscow is an area in need of such a facility to provide a meeting place to draw the community together and act as the heart of the community.
- The site selected is the only viable option and has access away from a very busy main road and no other land is offered to the community.
- The site is appropriate given it's proximity to the adjacent play park and is sited to the rear of the dwellinghouses.
- There have been at least six events this year with more than 120 people attending, thus there is a demonstrated need for a hall of this scale.
- The car park is required to adequately cater for functions and it has been suggested that a barrier be installed to prohibit access when the hall is not in use.
- The access will be formed to the satisfaction of East Ayrshire Council's Roads Department.
- Verbal feedback has indicated encouragement for such a facility.
- It is predicated that the upkeep of the hall will be easily achieved through the organisation of just a few events.
- There are many activities and events that could be held in the hall catering for both young and old.

- The speed of traffic on Grougar Road has worsened in the last year and it is hoped that the new traffic calming will help to improve this.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that applications should 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 (AJSP)(1999) and the Adopted East Ayrshire Local Plan (EALP)(2003).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 Policy G5 is applicable and states that development proposals in the Rural Protection Area shall normally be limited to the use of land within settlements. Outside settlements, development proposals shall conform to the structure plan only where the development:

- A has a demonstrated site specific locational need;
- B can be justified in terms of social and economic benefit to the community;
- C contributes to rural land diversification; or
- D provides for the operational needs of agriculture and forestry.

It is considered that the locational need is justified given that the community facility is located adjacent to the settlement and will be accessible by the local community. In addition the proposal forms a community facility and will therefore bring social benefits to the community.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy SD3 states that within the Rural Protection Area, development proposals, relating to land located outwith settlement boundaries will be acceptable to the Council only where the development:

- (i) comprises an acceptable form of residential use as detailed in Policy RES13 of the Local Plan; or
- (ii) can be fully justified in terms of site specific locational need; or
- (iii) can be fully justified in terms of social and economic benefit to the community; or
- (iv) contributes to rural land diversification; or

(v) provides for the operational needs of agriculture or forestry.

There are no sites within Moscow identified for community facilities within the Local Plan, thus it is considered that the proposal is justified in terms of the location and the fact that the proposal will bring social benefits to the community.

5.4 Policy CS1 states that support and encouragement will be given to all community facility and public service organisations to maintain and improve the services they provide.

Given the current lack of community facilities in Moscow it is considered that the proposal accords with the objectives of policy CS1 as the Council are supportive of the provision of new community facilities.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation responses which are detailed in Section 3 of the report, the letters of objection, representation and support received and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation responses do not indicate that the application should be refused.

Representations

6.3 The grounds of objection, representation and support received have been summarised in Section 4 of the Report and they are not considered to be of such weight as to merit refusal of the application.

Amenity of the Area

6.4 The aspect of amenity has been assessed and it is considered that the use of this site for a community facility would not be detrimental to the area. The site is located adjacent to a residential neighbourhood and is enclosed on three sides by farmland. A community hall is considered to be a complementary use.

6.5 There is a lack of community facilities within the village where it is considered that the proposal will contribute positive social benefits to the Moscow community. The building has been sited within the application site away from the dwellinghouses to minimise impact. External materials are considered appropriate for the location.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

7.2 Legal implications arise as the application requires to be notified to the Scottish Ministers under the provisions of the Town and Country Planning (Notification of Applications)(Scotland) Direction because the Council has an ownership interest in the site and there has been a substantial body of objections to the application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is considered to accord with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As per Section 6 of the report there are material considerations relevant to the application however it is not considered that these are of sufficient weight to merit the refusal of the application given the application of appropriate conditions.

9. RECOMMENDATION

9.1 It is recommended that the application should be approved subject to conditions indicated on the enclosed sheets and that the issuing of the planning decision notice be withheld until the application has been referred to and cleared by the Scottish Ministers under the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997.

James Lavery
Executive Director of Development and Property Services

08 September 2005
(GC/MMM)
FV-AN

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultations Responses.

4. Letters of objection/ representation/ support.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Gillian Craig, Senior Planning Officer on 01563 576769.

Implementation Officer: Alan Neish

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0576/FL

Site of Proposal:	Dykescroft, Moscow GALSTON KA4 8PN
Nature of Proposal:	Proposed Public Community Hall and Formation of Traffic Calming
Name & Address of Applicant:	Moscow Community Dykescroft Moscow GALSTON KA4 8PN
Name & Address of Agent:	Paul O'Grady Grant Murray 30 Bell Street GLASGOW G1 1LG

DPOs Reference: GC/MMM

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

1. The proposed development shall be carried out in accordance with the application form and plans received on 6 May 2005 and the amended plans received by the Planning Authority on 3 August 2005.

REASON To ensure that development is carried out in accordance with the approved details.

2 Prior to the commencement of any works on site details of the surface water treatment shall be submitted for the prior written approval of the Planning Authority. Prior to the occupation of the community hall, the treatment measures approved under the terms of this condition shall be installed and fully operational.

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

3. Prior to the commencement of any works on site, details of the disposal of foul drainage shall be submitted to and agreed in writing with the Planning Authority. Prior to the occupation of the community hall, the treatment measures approved under the terms of this condition shall be installed and fully operational.

REASON To ensure an adequate system for the treatment of foul drainage.

4. External construction work shall be restricted between the hours of 8am to 6pm Monday to Friday, 8am to 1pm on a Saturday and at no time on Sundays.

REASON In the interest of residential amenity.

5. Prior to the commencement of any works for construction of the hall on site, details of the glazing for all external window and door openings shall be submitted for the prior written approval of the Planning Authority, thereafter the acoustic glazing shall be installed in all window and door openings in accordance with the approved details.

REASON To reduce any noise pollution in the interest of residential amenity.

6. The emergency exit doors shall be linked by a cut-off switch into any sound system used in the premises to the satisfaction of the Planning Authority.

REASON To reduce any noise pollution in the interest of residential amenity.

7. The new access road, road closure and traffic calming measures shall be constructed to the standards required by East Ayrshire Council's Roads and Transportation Division prior to the commencement of any works on site to construct the community hall building and car parking.

REASON To ensure that the necessary road infrastructure is in place prior to the erection of the community hall building in the interest of road safety.

8. Prior to the commencement of any construction works for the hall and car parking on site, details of the security lighting shall be submitted to and approved in writing by the Planning Authority, thereafter the security lighting shall be installed prior to the occupation of the hall and maintained thereafter to the satisfaction of the Planning Authority.

REASON In the interest of amenity and safety.

9. Prior to the commencement of any construction works for the hall and car parking on site, details of the proposed surface treatment for the overspill parking area shall be submitted for the prior written approval of the Planning

Authority. Thereafter, the approved scheme shall be implemented prior to the hall coming into use and maintained.

REASON In the interest of amenity.

10. Notwithstanding the plans hereby approved, prior to the commencement of any construction works for the hall and car parking on site, details of the 1.8 metre high boundary treatment and screen planting measures to be installed between the site and the garden areas of the properties at 3, 4 and 5 Dykescroft and 8,7 and 6 Firpark, shall be submitted for the prior written approval of the planning authority.

REASON In the interest of residential amenity.

11. The boundary treatment agreed under condition ten shall be implemented prior to the commencement of any construction works for the hall and car parking on site and thereafter retained to the satisfaction of the Planning Authority.

REASON In the interest of residential amenity.

12. The community hall shall only operate between the hours of 8am to 11pm Monday to Sunday.

REASON To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

13. Prior to the commencement of any construction works on site details of the road closure, including reinstatement, east of 1 and 2 Dykescroft shall be submitted for the prior written approval of the Planning Authority.

REASON In the interest of road safety.

14. Notwithstanding the plans hereby approved the gate into the field on the western boundary of the car parking area is not hereby approved.

REASON To prevent farm vehicles/ plant/ machinery utilising the access in the interest of residential amenity.

15. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (or any order or enactment replacing this) no gates along the boundary of the site adjacent to the field shall be formed (unless a further specific planning application is submitted to and approved by the Planning Authority).

REASON To enable the Planning Authority to ensure that any gate access into the field shall not result in farm vehicles/ plant/ machinery utilising the access from Dykescroft as a main route, in the interest of residential amenity.

16. Notwithstanding the plans hereby approved, prior to the commencement of any construction works for the hall on site, samples of all external materials for the hall shall be submitted for the prior written approval of the planning authority.

REASON In the interest of visual amenity.

17. Prior to the commencement of any works on site a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority.

REASON In order to protect the amenity of the surrounding area.

18. The scheme of landscaping approved under Condition 17 shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 3 years from the completion of the development die are removed or become seriously damaged or diseased being replaced in the next planting season with others of similar size and species unless the Planning Authority gives written consent to any variation.

REASON In order to protect the amenity of the surrounding area.

NOTES:

1. Prior to the commencement of any works on site for the development hereby approved, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

2. The developer shall make early contact with Scottish Water to connect to the public wastewater network and with regards to their request to utilise a Sustainable Urban Drainage System (SUDS) for surface water drainage.

3. The developer should make early contact with Scottish Water, Planning and Development Services Department with regards to an extension and connection to the existing water supply.

4. 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.

5. Scottish Water advise that appropriately sized grease traps area required on all drainage outlets from food preparation areas and no substance may be discharged to the public sewerage system which is likely to interfere with the free flow of its contents, have detriment to treatment/ disposal of their contents, or be prejudicial to health.

6. Any waste arising from the works should be disposed of to the satisfaction of the Waste Management authority and otherwise than by burning.
7. Suitable provision for collection of waste should be made.
8. Any septic tank installation should be completed to the satisfaction of SEPA.
9. The developer shall require to obtain road construction consent and any appropriate consents in respect of the traffic calming prior to the commencement of any works on site.

**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.**