

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 20 SEPTEMBER 2005

**05/0805/FL: PROPOSED PUFFIN PEDESTRIAN CROSSING FOR PROPOSED
NEW GRANGE ACADEMY, ANNANHILL PRIMARY AND PARK SCHOOL
PUBLIC ROAD
AT 46, 52, 49 IRVINE ROAD, KILMARNOCK
BY ATKINS CONSULTANTS LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought to erect a signalised pedestrian crossing. This will involve the erection of 2 traffic signal poles, high visibility pedestrian guards on both sides of the pedestrian crossings of a height of 900 mm and tactile paving for visually impaired pedestrians. The signalised pedestrian crossing will provide a safe route for crossing for children, elderly and for people with disabilities. The puffin pedestrian crossing also operates with a detector mechanism whereby if a pedestrian pushes the crossing button and then decides not to use the pedestrian crossing and walks away the demand for the crossing will be cancelled automatically thus minimising delay to traffic.

2. RECOMMENDATION

2.1 It is recommended that the application should be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

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

3.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The concerns of the objectors are noted however they are not considered to be of sufficient weight to justify a recommendation of refusal. Their concerns have not been echoed by the Roads Division. The proposed signalised pedestrian crossing will help to facilitate a safe passage

across Irvine Road for pedestrians. This is especially helpful for children, the elderly and for people with disabilities where they can be guaranteed a safe route to crossing.

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 application which is to be considered by the Development Services Committee as it is associated with a large scale development which is located on land where the Council has an ownership interest.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is the public road and footpath adjacent to Nos. 46, 52, 47, 49, 55 and 57 Irvine Road. The site is surrounded by residential properties, to the south-west is an existing footpath from Irvine Road to existing Annanhill Primary School and Grange Academy.

2.2 **Proposed Development:** Full planning permission is sought to erect a signalised pedestrian crossing. This will involve the erection of 2 traffic signal poles, high visibility pedestrian guards on both sides of the pedestrian crossings of a height of 900 mm and tactile paving for visually impaired pedestrians. The signalised pedestrian crossing will provide a safe route for crossing for children, elderly and for people with disabilities. The puffin pedestrian crossing also operates with a detector mechanism whereby if a pedestrian pushes the crossing button and then decides not to use the pedestrian crossing and walks away the demand for the crossing will be cancelled automatically thus minimising delay to traffic.

3. CONSULTATIONS AND ISSUES RAISED

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

Noted.

3.2 Bonnyton Community Council have objected on the following grounds:-

(a) The proposed puffin crossing is not necessary. The school crossing patrol is to remain in place and this is sufficient as it is only at school entry and exit times that there are any pedestrians crossing at this point. Outwith these times there are very, very few pedestrians on Irvine Road.

The Puffin crossing will be located at the pedestrian desire line and will improve crossing safety for school children, the school crossing patroller, the elderly, disabled and other pedestrians. The proposed signalised pedestrian crossing will help to facilitate a safe passage across Irvine Road/Beech Avenue for pedestrians at all times of the day.

(b) The puffin crossing would have an adverse effect on the Irvine Road traffic flow.

It is not anticipated that the crossing will have an adverse impact on traffic flow.

(c) The puffin crossing would be detrimental to the amenity of the householder at 49 Irvine Road, both visually and audibly.

The audible 'bleepers' can be switched off automatically in the evenings/night time to minimise audible intrusion. Black street furniture can be used to minimise visual impact.

3.3 Grange Howard Community Council have not responded to their consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 There are 7 objectors to the proposed development (including one from Bonnyton Community Council which is detailed in Section 3.2 of the report). Their grounds of objection are as follows: -

4.2 The occupiers and visitors to 49 Irvine Road will not be able to park outside their own house.

Noted. It is proposed to reduce the length of zig-zag markings as originally shown. This will permit additional parking either side of No. 49 Irvine Road (which has its own driveway).

4.3 They object on the grounds of road safety and see no reason why there should have to be a pedestrian crossing as their two children have passed through Annanhill Primary School and have safely crossed Irvine Road with the assistance of the school crossing patrol on their way to and from the school. The school crossing patrol tends to keep the traffic moving. They have gone without a crossing for 40 years and there has never been a problem.

The proposed signalised pedestrian crossing will improve the safety for pupils and other pedestrians crossing Irvine Road and encourage walking for the journey to school.

4.4 The addition of a pedestrian crossing will only cause further problems to the occupiers of 41 Irvine Road when trying to enter/exit their driveway. There is the added problem of a bus stop being right across the front of their house. They feel this proposal will only cause more problems than it could cure.

It is not anticipated that the Puffin crossing will have any impact at No. 41 Irvine Road. The bus stop clearway marking at the bus stop at this point should ensure easier access/egress from the property.

4.5 The pedestrian crossing will bring more chaos to the town centre traffic flow and will not provide any more safety for pupils or residents.

It is not envisaged that the puffin pedestrian crossing will adversely affect town centre traffic flow. It will improve the safety for pupils and other pedestrians crossing Irvine Road.

4.6 The lights will cause delays to the traffic in Irvine Road but the Council intend to reduce the speed limit in Irvine Road anyway so this would assist with the problem.

It is not anticipated that the crossing will have an adverse impact on traffic flow.

4.7 There are 4 letters of support to the proposed development as they believe that Irvine Road has been plagued by speeding vehicles over the years and this problem should be resolved by approval of the proposed development.

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).

Approved Ayrshire Joint Structure Plan

5.2 The proposed development does not raise any issues of a strategic nature.

East Ayrshire Local Plan

5.3 Policies T1 and T2 are relevant. Policy T1 actively seeks to integrate and achieve improvements to the local and strategic road, cycle and footpath infrastructure. Policy T2 seeks to ensure that the travel demands of all significant new development proposals can be met by the provision of an integrated and safe transport infrastructure by incorporating all necessary measures to minimise pedestrian and vehicular conflict.

The proposed puffin pedestrian crossing accords with Policies T1 and T2 of EALP as it will minimise pedestrian and vehicular conflict by providing a signalised pedestrian crossing.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and representation received detailed in Sections 3 and 4 of the report and the site's planning history.

Consultations and Representations Received

6.2 It is not considered that any aspect of the consultations and representation received indicate that the application should be refused. The concerns of the objectors have not been echoed by the Roads Division. The proposed pedestrian crossing will provide a controlled crossing facility for pedestrians especially children, elderly and the mobility/visually impaired.

Planning History

6.3 04/1238/OL: Outline Planning Consent was approved on 10 March 2005 for a proposed secondary school, primary school and special school with community facilities, traffic calming, signalling and pedestrian crossing at

Grange Academy and Annanhill Primary School, Beech Avenue, Grange Terrace, Irvine Road, Kilmarnock. A condition of this outline planning permission was that the proposed location of the pelican or puffin crossing is not approved and details of the proposed location and design of a pelican or puffin crossing along Irvine Road to be submitted for approval prior to the use of new school campus. The present application under consideration seeks to meet the terms of this condition. An independent transport consultant has recommended that the optimum location for a pedestrian crossing is at the existing pathway to Annanhill Primary School where the school crossing patroller currently operates.

6.4 05/0804/RM: Proposed Traffic signals and Traffic Calming for Proposed New Grange Academy, Annanhill Primary and Park School, Beech Avenue, Grange Terrace, Irvine Road, Kilmarnock. This application is presently under consideration.

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 the application is considered to accord with the policies of the development plan. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The concerns of the objectors are noted however they are not considered to be of sufficient weight to justify a recommendation of refusal. Their concerns have not been echoed by the Roads Division. The proposed signalised pedestrian crossing will help to facilitate a safe passage across Irvine Road for pedestrians. This is especially helpful for children, the elderly and for people with disabilities where they can be guaranteed a safe route to crossing.

9. RECOMMENDATION

9.1 It is recommended that the application should be approved subject to the conditions indicated on the enclosed sheet.

James Lavery
Executive Director of Development and Property Services
08 September 2005
(PC/MMM/SA)
FV-AN

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Letters of Representation.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. Planning Application Nos. 04/1238/OL and 05/0805/RM.

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

Implementation Officer: Alan Neish

050805FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0805/FL

Site of Proposal: Public Road Adjacent to
46, 52, 49 Irvine Road
KILMARNOCK
KA1 2JW

Nature of Proposal: Proposed Puffin Pedestrian Crossing for
Proposed New Grange Academy, Annanhill
and Park School

Name & Address of Applicant: Atkins Consultants Ltd
Clifton House
Clifton Place
GLASGOW
G3 7YY

Name & Address of Agent:

DPOs Reference: PC/MMM

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

1. The proposed puffin pedestrian crossing shall be operational on site prior to the use of the new school campus.

REASON To allow ease of access by pedestrians.

2. The proposed traffic signal poles and pedestrian guards shall be coloured black.

REASON In the interests of visual amenity.

**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.**