

## **EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 29 OCTOBER 2004**

**04/0576/FL: PROPOSED NEW TWO STOREY OFFICE HEADQUARTERS  
WITH WAREHOUSE/STORAGE FACILITY  
AT PLOT B4 SOUTHCRAIG AVENUE, KILMARNOCK  
BY AJ CLARK CONSTRUCTION LTD**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 The proposed development is for a new two storey office headquarters with warehouse/storage facility for the applicants A.J. Clark Ltd who are construction contractors. The warehouse/storage facility is to be used for plant and equipment storage and will measure 1248 metres square in area and will be 7.2 metres in height. The internal arrangement of the facility will encompass 424 metres square of office space over two floors, a storage mezzanine deck of 166 metres square in area and storage space of 823 metres square which will store small plant. The east elevation forms the front of the office facility and the west elevation forms the rear with two full size roller shutters for access detailed.

#### **2. RECOMMENDATION**

**2.1 It is recommended that this application be approved subject to the conditions on the attached sheet.**

#### **3. CONCLUSIONS**

3.1 As indicated at Section 5 of the report, applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposed development does accord with the Development Plan and therefore the application should be approved unless material considerations indicate otherwise.

3.2 It is considered that the proposed development meets the requirements of Policy IND4 of the EALP. The application site is located within a site identified in the EALP as a location where the Council will support and encourage new industrial development. The proposed development of an office, storage and distribution facility is considered appropriate and acceptable in terms of the Local Plan. The Roads Division have offered no objections to the application.

## **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 and should that decision be based on the principle of such development at this location, then the application would require to be referred to the Development Services Committee as this would be a significant departure from 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 a 0.867 hectare site located at Rowallan Business Park, adjacent to Glasgow Road, to the north east of Kilmarnock. The application site is bounded by various businesses to the south and east and open space to the north and west.

2.2 **Proposed Development:** The proposed development is for a new two storey office headquarters with warehouse/storage facility for the applicants A.J. Clark Ltd who are construction contractors. The warehouse/storage facility is to be used for plant and equipment storage and will measure 1248 metres square in area and will be 7.2 metres in height. The internal arrangement of the facility will encompass 424 metres square of office space over two floors, a storage mezzanine deck of 166 metres square in area and storage space of 823 metres square which will store small plant. The east elevation forms the front of the office facility and the west elevation forms the rear with two full size roller shutters for access detailed.

#### 3. CONSULTATIONS AND ISSUES RAISED

3.1 EAC Roads and Transportation Division initially recommended that the application be deferred on roads issues however the applicant submitted an alternative layout which was subsequently deemed acceptable by the Roads and Transportation Division.

***Noted.***

3.2 SEPA and Scottish Water have no comments to make provided the drainage arrangements utilise a Sustainable Urban Drainage System.

***Noted.***

3.3 Transco has no objections to the proposed development.

***Noted.***

3.4 The Community Council has not responded to their consultation at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

One letter of representation has been received with respect to this application and the reasons for objection are as follows:

4.1 Our objection is on the grounds that no parking is shown on the plans for this development. As residents of Unit 3A we have had to provide, at our own expense, an additional parking area to alleviate the problem of cars parking on the road preventing emergency vehicles accessing buildings at the end of the road.

***East Ayrshire Roads and Transportation Division have been consulted as part of this application and have offered no objection. Amended plans show car parking to either side of the building.***

#### **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that 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.

##### Approved Ayrshire Joint Structure Plan

5.2 The application does not raise any strategic issues that would require assessment against the provisions of the Approved Ayrshire Joint Structure Plan.

## Adopted East Ayrshire Local Plan

5.3 Policy IND4 reserves, encourages and supports the development of those sites forming the effective business and industrial land supply, as identified on the Local Plan maps, for business, industrial, storage and distribution uses.

***The application site is located within the Rowallan Business Park, identified in the EALP (site 153B – Rowallan Strategic Industrial Site) as a location where the Council will support and encourage new industrial development. The proposed development of an office, storage and distribution facility is considered appropriate and acceptable.***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The material considerations relevant in the determination of this application comprise the consultation responses, letters of representation and the impact of the proposal on the amenity of the area.

### Consultation Responses

6.2 The consultation responses are detailed in section 3 of this report and offer no objection to the proposed development.

### Letter of Representation

6.3 The letter of representation is detailed in Section 4 of this report and the points raised are not of sufficient weight to warrant refusal of this application.

### Impact of the Proposal on the Amenity of the Area

6.4 It is considered that the proposals can be accommodated without detriment to the amenity of the surrounding area.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

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

## **8. CONCLUSIONS**

8.1 As indicated at Section 5 of the report, applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposed development does accord with the Development Plan

and therefore the application should be approved unless material considerations indicate otherwise.

8.2 It is considered that the proposed development meets the requirements of Policy IND4 of the EALP. The application site is located within a site identified in the EALP as a location where the Council will support and encourage new industrial development. The proposed development of an office, storage and distribution facility is considered appropriate and acceptable in terms of the Local Plan. The Roads Division have offered no objections to the application.

## **9. RECOMMENDATION**

**9.1 It is recommended that this application be approved subject to the conditions 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 and should that decision be based on the principle of such development at this location, then the application would require to be referred to the Development Services Committee as this would be a significant departure from policy.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

13 October 2004  
(EMcL/MMM/RH)

FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.

2. Statutory Letters/Certificates.
3. Consultations.
4. Letter of Objection.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Ian Walker on 01563 576769.

***Implementation Officer: Dave Morris***

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

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Site of Proposal: Plot B4 Rowallan Business Park  
Southcraig Avenue  
KILMARNOCK

Nature of Proposal: Proposed New Two Storey Office  
Headquarters with Warehouse/Storage Facility

Name & Address of Applicant: A J Clark Construction Ltd  
High Glencairn Street  
KILMARNOCK KA1 4AB

Name & Address of Agent: G B Fitzsimon LLP  
Third Floor  
26b Renfield Street  
GLASGOW G2 1LU

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DPOs Reference: EMcL/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 received on 08 June 2004 and the amended plans received by the Planning Authority on 01 October 2004.

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

2. Before any work commences on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to, and approved by the Planning Authority. The Sustainable Urban Drainage system shall thereafter be installed on site, prior to the erection of the office/storage facility.

REASON To ensure that adequate drainage is provided.

3. Notwithstanding the plans hereby approved details/samples of the material to be used in the construction of the office/storage facility shall be submitted to and approved by the Planning Authority prior to the commencement of work.

REASON In the interests of visual amenity.

4. A landscaping scheme shall be submitted to and approved by the Planning Authority prior to the commencement of any development, and shall be implemented not later than the next appropriate planting season after the development has been carried out.

REASON To ensure that adequate provision of planting is provided to an adequate standard and that it is subsequently maintained in the interests of visual amenity.

5. Notwithstanding the submitted plans details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

6. Notwithstanding the plans hereby approved details/plans of the finished surfacing material shall be submitted to and approved by the Planning Authority before any development commences on site.

NOTES:-

1. The applicant should make early contact with Scottish Water (0845 601 8855) as there is an existing public water main located in the street adjacent to the site which may be suitable to provide a supply to the proposed development. A separate application will have to be made for the provision of site water mains, if required, and service connections. There is a public sewer to which a connection may be made from the proposed development.

2. The applicant should make early contact with Transco (0141 418 4093) as the development may affect Transco apparatus in the area.

**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.**