

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 10 JUNE 2005

05/0440/FL: FORMATION OF 8 OFF-STREET PARKING BAYS AT SILVERWOOD ROAD AND MEADOWSIDE ROAD, CROOKEDHOLM BY MCTAGGART CONSTRUCTION

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the formation of eight parking spaces at three locations on Silverwood Road and Meadowside Road. The proposal aims to provide two parking spaces on Meadowside Road utilising part of the grassed open space adjacent to 22 Grougar Road Crookedholm. It is proposed that the public footpath be continued behind the parking spaces.

1.2 The application proposes six parking spaces on Silverwood Road. Two of the proposed parking spaces would be adjacent to 2 Leveret Lea. It is proposed that the public footpath be continued behind the parking spaces. The remaining four spaces aim to be located within the open space adjacent to 44 Grougar Road. These spaces would be at right angles to the public highway. It is proposed that the public footpath would be continued across the end of the parking bays.

1.3 This planning application aims to alleviate the traffic congestion which is anticipated by the Roads Division within Silverwood Road and Meadowside Road due to the housing development proposed to the east of Silverwood and Meadowside. (See planning history para 6.5 of the report).

2. RECOMMENDATION

2.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated in Section 5 of the report the application is not in contravention of policies in the Development Plan. Therefore the greatest weight in determination of the application should be attached to the material considerations.

3.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of significant weight as would merit the refusal of 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 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 the subject of objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site involves three locations, two on Silverwood Road and one on Meadowside Road. The sites are areas of open space adjacent to the public footpaths. One of the areas on Silverwood Road contains two semi-mature trees. The application site on Meadowside Road slopes away from the public footpath by approximately one metre.

2.2 **Proposed Development:** Full planning permission is sought for the formation of eight parking spaces at three locations on Silverwood Road and Meadowside Road. The proposal aims to provide two parking spaces on Meadowside Road utilising part of the grassed open space adjacent to 22 Grougar Road Crookedholm. It is proposed that the public footpath be continued behind the parking spaces.

2.3 The application proposes six parking spaces on Silverwood Road. Two of the proposed parking spaces would be adjacent to 2 Leveret Lea. It is proposed that the public footpath be continued behind the parking spaces. The remaining four spaces aim to be located within the open space adjacent to 44 Grougar Road. These spaces would be at right angles to the public highway. It is proposed that the public footpath would be continued across the end of the parking bays.

2.4 This planning application aims to alleviate the traffic congestion which is anticipated by the Roads Division within Silverwood Road and Meadowside Road due to the housing development proposed to the east of Silverwood and Meadowside. (See planning history para 6.5).

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections provided the parking spaces are constructed to adoptable road standards.

A condition can be attached to any grant of planning permission addressing this matter.

3.2 East Ayrshire Council's Housing Department have no objection to the proposal.

Noted.

3.3 Hurlford and Crookedholm Community Council have not replied to their consultation at the time of writing this report.

Noted.

4. REPRESENTATIONS

Five letters of objection have been received in relation to this application and raise the following issues.

4.1 The parking area at the end of Meadowside Road is in an extreme state of disrepair. In its present state is not fit to be used during the construction of the new housing.

The condition of the parking area referred to is not relevant to the determination of this application.

4.2 The parking spaces will increase the traffic congestion in the street.

East Ayrshire Council's Roads Division have indicated in planning application 04/0652/FL that the access routes to the proposed housing site to the east of Silverwood and Meadowside Road are too congested to accommodate additional traffic and require to be provided with off road parking to reduce the traffic congestion on these roads following the erection of the new dwellinghouses.

4.3 The proposed parking bays will make it difficult to utilise the disabled parking bay.

As indicated above, the Roads Division have assessed the proposal and have no objection to location of the parking bays.

4.4 The parking bays will result in the loss of two trees.

The proposal will result in the loss of two trees, however it is considered that the loss of trees would not have a significant detrimental impact on the amenity of the area.

4.5 The parking bay will result in a loss of privacy in my living room.

It is not considered that the parking bays will have a detrimental impact on the residential amenity of the adjacent residential units. The bay is located 16 metres across Silverwood Road from the objector's house.

4.6 The existing parking creates traffic calming within the street and off-street parking is not needed.

East Ayrshire Council's Roads Division have indicated in the planning application 04/0652/FL that the access routes to the proposed housing site to the east of Silverwood and Meadows Road are too congested to accommodate additional traffic and require to be provided with off-road parking to reduce the traffic congestion on these roads. They also indicate Silverwood Road is the subject of a twenty's plenty speed limit and does not require additional traffic calming.

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 Adopted East Ayrshire Local Plan (EALP).

Adopted East Ayrshire Local Plan (EALP)

5.2 With regard to the East Ayrshire Local Plan there are no policies specifically relating to this matter.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses received which are addressed in Section 3 of this report, the letters of objection addressed in Section 4 of this report, the planning history and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation responses are detailed in the report and are considered to be supportive of the application.

Letters of Objection

6.3 The submitted letters of objection have been assessed and are not considered to raise issues of sufficient weight to justify refusal of the application in this case.

Amenity

6.4 The aspect of the amenity of the area has been assessed and it is considered that the proposals can be accommodated without any detrimental impact on the area.

Planning History

6.5 Planning Application 04/0652/FL for the erection of 28 dwellinghouses on the site to the east of Crookedholm was agreed by the Northern Area Local Planning Committee on 21 January 2005. This approval was subject to a Section 75 Agreement being concluded for the provision of additional parking spaces to relieve the traffic issues on Meadowside Road and Silverwood Road, a contribution to the Council's TLR 5 fund and the upgrading of the adjacent play facilities.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications for the Council in the determination of this application as the Council is the owner of the land which is the subject of the application.

8. CONCLUSIONS

8.1 As is indicated in Section 5 of the report the application is not in contravention of policies in the Development Plan. Therefore the greatest weight in determination of the application should be attached to the material considerations.

8.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of significant weight as would merit the refusal of the application.

9. RECOMMENDATION

9.1 It is recommended that the application for planning permission be approved subject to the conditions listed 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

31 May 2005
(CSI/MMM/RH)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of objection
5. Adopted East Ayrshire Local Plan
6. Approved Ayrshire Joint Structure Plan.
7. Planning History - 04/0652/FL.

Anyone wishing to inspect the above papers please contact Craig Iles on 01563 576772.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0440/FL

Site of Proposal:	Land at Silverwood Road and Meadowside Road Crookedholm KILMARNOCK KA3 6LS
Nature of Proposal:	Proposed Formation of 8 No. Off-Street Car Parking Bays
Name & Address of Applicant:	McTaggart Construction Tod House Templand Road DALRY KA24 5EU
Name & Address of Agent:	BSP Architects Ravenstone House Ravenstone Drive Giffnock GLASGOW G46 6AL

DPOs Reference: CSI/MMM

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

1. All construction relating to the parking bays and realignment of the public footpath shall be to adoptable road standards.

REASON In the interests of road safety.

2. Said parking bays shall be implemented prior to the occupation of the first house being constructed under planning consent 04/0652/FL.

REASON In the interests of road safety.

3. Prior to the commencement of the development, details of the retaining wall required for the Meadowside Road layby shall be submitted to and approved by the Planning Authority in writing and implemented thereafter as approved.

REASON In the interests of visual amenity.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**