

## **EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 19 MARCH 2004**

**03/1054/FL: PROPOSED CHANGE OF USE FROM FORMER LEISURE  
CENTRE AND ALTERATIONS AND EXTENSION TO FORM 6 NUMBER  
DWELLINGHOUSES  
AT FORMER MOSCOW LEISURE CENTRE, GROUGAR, MOSCOW  
BY MR JIM CUTHBERT**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 It is proposed to change the use of the existing building from a leisure centre to form 6 private dwellinghouses. The development will utilise the existing footprint of the existing building with minimal alterations and extensions involving a revised fenestration including dormer and rooflight windows for the upper floor bedroom accommodation proposed, and 6 entrance porches. The 6 dwellinghouses proposed all accommodate 2 bedrooms with 1 dwellinghouse incorporating the existing whirlpool, sauna, and steam room facilities within the building. 18 car parking spaces are proposed within the site which will be served from 2 separate access points from the adjacent public road.

1.2 The applicant has offered a financial contribution of 5% of the net sale proceeds of the former Leisure Centre, subject to a minimum figure of £11,000, and subject to planning permission being granted for the proposed development. Additionally the applicant has confirmed that he would transfer a piece of land, having an agreed value of £4,000 and an area of some 8780 square metres, to the community. This would be achieved by means of a separate legal agreement involving a third party.

#### **2. RECOMMENDATION**

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet, and that the issue of the decision notice be withheld until the Solicitor to the Council has concluded a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 addressing the matter itemised in paragraph 8.3 of the Report.

### **3. CONCLUSIONS**

3.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, however it is considered that the cumulative weight attached to these material considerations is not sufficient to justify refusal of the application contrary to the policies of the Adopted Local Plan.

3.2 It is accepted that the financial contribution offered by the developer to the Community Association is an appropriate material consideration to be taken into account when arriving at a decision and, to this end, it is necessary to formalise this issue by means of a Section 75 Agreement under the terms of The Town and Country Planning (Scotland) Act 1997. In addition, the agreed arrangement whereby the applicant transfers land to a third party in conjunction with that third party making land available to the Community Association, will require to be the subject of a separate legal agreement.

3.3 Any approval of the development should be subject to a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 to include the following obligation on the part of the developer:

#### **Section 75 Agreement**

- (i) the contribution of a sum to Moscow and Waterside Community Association representing 5% of the net sale proceeds of the former leisure centre, with the condition that this sum and shall be not less than £11,000 and that this sum shall be safeguarded solely towards the provision of a replacement Community Hall in the locality.

#### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee because such a decision would not represent a significant departure from development plan policy.

**Alan Neish**  
**Head of Planning and Building Control**

**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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BY MR JIM CUTHBERT**

### Report by Head of Planning and Building Control

#### 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 the application is the subject of objections.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site relates to the former Leisure Centre that was previously Grougar Primary School at Moscow. The site extends to an area of some 2670 square metres and is located outwith the settlement boundary of Moscow, as defined in the East Ayrshire Local Plan.

2.2 **Proposed Development:** It is proposed to change the use of the existing building from a leisure centre to form 6 private dwellinghouses. The development will utilise the existing footprint of the existing building with minimal alterations and extensions involving a revised fenestration including dormer and rooflight windows for the upper floor bedroom accommodation proposed, and 6 entrance porches. The 6 dwellinghouses proposed all accommodate 2 bedrooms with 1 dwellinghouse incorporating the existing whirlpool, sauna, and steam room facilities within the building. 18 car parking spaces are proposed within the site which will be served from 2 separate access points from the adjacent public road.

2.3 The applicant has offered a financial contribution of 5% of the net sale proceeds of the former Leisure Centre, subject to a minimum figure of £11,000, and subject to planning permission being granted for the proposed development. Additionally the applicant has confirmed that he would transfer a piece of land, having an agreed value of £4,000 and an area of some 8780 square metres, to the community. This would be achieved by means of a separate legal agreement involving a third party.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Legal Services Division has commented that there are title restrictions on the property which were imposed by the Council at the time of the disposal of the school property. These title restrictions serve to restrict the future use of part of the building. Whilst these are not valid planning considerations, the reasons given for refusal of an earlier application (Ref No 03/0023/FL) related to the potential for the continued use of the property on a leisure basis. Dependent on the outcome of the current application, the title issues will require to be addressed.

***Noted. With regard to the recent planning application at the site (Ref No 03/0023/FL) the Division made no objections to the development. The owner of the site was advised of the title restrictions obliging the owner to make certain areas of the centre available for community groups and as a polling station when required, and of the need to formally discharge these restrictions.***

3.2 The Scottish Environment Protection Agency (SEPA) has stated that all foul drainage from the site should be connected to the public sewer. Surface water from the site should be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000. In addition, any waste materials arising from this site should be disposed of at a suitably licensed site.

***Noted. An appropriately worded condition can be attached to any planning permission issued to ensure that a SUDS arrangement is implemented within the site to deal with surface water run-off to the requirements of SEPA.***

3.3 East Ayrshire Councils Roads and Transportation Division has commented that it has no objections to the proposed development provided that conditions are imposed to ensure that the current sightlines standard of x=2.5 metres and y=90 metres are maintained in both directions at both access points from the public road.

***Noted. The requirements of the Roads and Transportation Division can be achieved by the application of appropriately worded conditions, should planning permission be granted.***

3.4 East Ayrshire Councils Environmental Health and Waste Management Service has no objection in principle to the proposed development subject to the following comments :-

- (i) The works should be carried out at such times, and in such a manner as will not give rise to nuisance;

- (ii) Any noisy work on the site should be restricted to 7.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm on a Saturday, with no noisy work at all on a Sunday;
- (iii) All refuse from the site should be disposed of by means other than burning, to the satisfaction of the Waste Management Authority;
- (iv) All drainage should be completed to the satisfaction of SEPA and Scottish Water;
- (v) Suitable and sufficient storage facilities should be provided for refuse bins, including recycling bins. The advice of the Waste Management Authority should be sought in this regard;
- (vi) It is noted that the plant room for the whirlpool in house number 1 is immediately adjacent to the dining room and kitchen of house number 6. The possibility of noise nuisance from the plant room should be investigated and appropriate works carried out to prevent this.

***Noted. Members are referred to SEPA's comments in Section 3.2 of the Report and are also advised that if a decision is taken to grant planning permission, advisory notes and conditions as per Environmental Health's comments can be attached to any permission issued.***

3.5 Scottish Water has not raised any issues that would warrant the refusal of this planning application.

***Noted.***

3.6 Moscow and Waterside Community Council has objected to this application on the following grounds :-

- (i) If this building is not retained and the community given use of the same then the community will have no place to meet;
- (ii) Since the first school was established, the local authority has provided meeting facilities for the people of Moscow and the surrounding area. The Community Council is of the opinion that the Council has set a precedence of intent and it is the remit of the current authority to continue to do so. This was further established by East Ayrshire Council on the placing of a condition when the property was sold into the private sector when Moscow School was closed;
- (iii) We do not concur that the planning and legal aspects of this site are separate agenda items and cite the previous paragraph;

- (iv) The Community Council remain firmly of the view that there are significant financial implications attached to the application to withdraw the title conditions and that the community should be compensated for the complete loss of community facilities;
- (v) The whole crux of the issue is the continued requirement for the provision of community facilities in Moscow. Should the applicant formally address our reasons for this application being refused we are prepared to withdraw our objections.

***The loss of any community facility is regrettable. Whilst there is confusion in this objection about the weight to be attached to the titles which are a legal matter, the issue of the desirability of the retention of the existing use is a material consideration in the determination of this application. In attaching appropriate weight to this issue as a material consideration, an assessment requires to be made of the probability that refusal of the application would result in the continuity of the leisure use on the site. Moscow Leisure Centre closed in November 2002 and the applicants management accountant submitted information to substantiate that the premises were trading at a substantial loss each week. It has been noted that the owner has also unsuccessfully attempted to market the property for its use as a leisure centre. The above information was submitted following enforcement action by this Division relating to the non-completion of certain works. In addition, the applicants agent has stated that, in recognition of the loss of the leisure facility, his client would be willing to make a contribution from the sale of the former leisure centre, to the local community, subject to planning permission being granted for the proposed development. This amount would comprise 5% of the net sale proceeds of the former leisure centre with the proviso that the sum involved is not less than £11,000, to be used solely towards the provision of a replacement Community Hall.***

***The applicant has also agreed to transfer land to a third party whereby in conjunction, that third party would make land available for community facilities, all of this to also be achieved by means of a separate legal agreement.***

#### **4. REPRESENTATIONS**

4.1 In addition to the points of objection received from Moscow and Waterside Community Council, three letters of objection have been received, summarised below.

4.2 As long as Mr Cuthbert is willing to put something back into the community as per a 'Clause 75' being attached to any permission granted by the Council then I have no objection to this site being developed.

***The applicant has offered to contribute 5% of the net sale proceeds of the former Leisure Centre, subject to a minimum contribution of £11,000 to be held in a fund by East Ayrshire Council and specifically safeguarded for a community facility in the Moscow area. Any monies remaining after 5 years would be transferred to East Ayrshire Council's leisure and recreation fund for general use within the East Ayrshire Council area. Such a contribution would require to be the subject of a Section 75 Agreement under the terms of the Town and Country Planning (Scotland) Act 1997. At the same time, a separate legal agreement would require to address the transfer of land, (some 8780m<sup>2</sup>) between the applicant and a third party in order to establish a prospective location for a community facility.***

***Should planning permission be granted for the proposed development, then the aforementioned Section 75 Agreement would require to be concluded prior to formal planning permission being issued by the Council, and therefore prior to the commencement of development on the site.***

4.3 Moscow Community Association object to this application being granted. The Association Committee had been informed that an agreement had been reached, under the supervision of the Council's Planning and Legal Departments, between the applicant and the Community Council. This agreement has not been formalised, hence the lateness of this letter.

***See comments provided in Paragraph 4.2 of the Report.***

4.4 When East Ayrshire Council sold our school into private hands, they did so on the understanding that the former school hall would be available for community use. Indeed, title restrictions were imposed on the sale for this very purpose. Nothing has changed in this regard. Furthermore, our village has expanded considerably, giving rise to a greater requirement for a meeting place.

***See comments provided in Paragraph 3.6 of the Report.***

4.5 The owner of the leisure centre closed his business approximately one year ago and since then we have had no community facility in the village whatsoever. It is quite disgraceful for the owner to state that he will contribute to the provision of a replacement Community Hall subject to planning permission being granted. I am sure you can appreciate that this is tantamount to blackmail. I would therefore urge you to refuse planning permission for this development

until the community has a firm and legal offer from the owner of the former Moscow Leisure Centre with regard to his proposed contribution.

***See comments provided in Paragraph 4.2 of the Report.***

## **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 (2003).

### Ayrshire Joint Structure Plan

5.2 There are no structure plan policies directly relevant to this application.

***Noted.***

### East Ayrshire Local Plan

5.3 Policy RES7 encourages the rehabilitation or conversion of existing, and traditionally designed and constructed buildings to residential use, subject to a set of stated criteria being met, as follows;

- (i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;

***The building appears to be capable of conversion, being structurally intact and relatively new.***

- (ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building;

***The proposal meets all of the above criteria.***

- (iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;

***None of the consultees detailed in Section 3 of the Report have raised any issues that would justify the refusal of the application.***

- (iv) the proposal is fully in keeping with the character and appearance of the area within which it is located

***It is considered that the proposed development does not compromise the character of the existing building.***

- (v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and

***See the above comments.***

- (vi) the proposal does not damage the architectural integrity of the building and reuses wherever possible, any existing traditional building materials found on site.

***It is considered that the external alterations do not compromise the character of the existing building in terms of its architectural integrity and are therefore appropriate.***

5.4 Policy RES 22 is also of relevance and requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan. Schedule 4 states that a minimum of 70 square metres of garden ground per dwellinghouse should be provided, of a private secluded nature. Policy RES 22 also allows the standards quoted to be relaxed in respect of the conversion of existing properties to flats where this can be fully justified by the developer and where considered appropriate by the Planning Authority.

***Each proposed dwellinghouse has been provided with less than the required minimum of private open space per dwellinghouse. However, in this instance it is considered that an exception to this policy would be appropriate given that if larger areas of garden ground were to be provided, this would impact on the available parking area and also impinge upon the field adjacent to the rear of the site.***

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

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses, the representations received, the planning history of the site, and the Council's Design Guidance Note 2: New Residential Development.

## Consultations Responses

6.2 The issues raised by the consultees have been detailed in Section 3 of the Report. It is considered that none of the issues raised warrant the refusal of the application. The comments received from Moscow and Waterside Community Council in Section 3 of the Report require to be considered as representations.

## Representations

6.3 The points of objection raised have been detailed and addressed in Sections 3 and 4 of the Report. It is considered that the points of objection raised require to be assessed in the light of the fact that the applicant has stated an intention to provide a financial contribution towards the provision of alternative community facilities, in lieu of the loss of the existing facility.

## Planning History

6.4 Planning permission was granted on 13 November 1998 (Ref No 98/0591/FL) for the change of use of the former primary school to a community/leisure centre with car parking and a full-sized football pitch with four 5-a-side pitches at the former Moscow Primary School, Grougar, Moscow.

6.5 Planning permission was refused on 14 August 2003 (Ref No 03/0023/FL) for the proposed change of use from leisure centre, extensions and alterations to form 6 number dwellinghouses at Moscow Leisure Centre, Grougar, Moscow. The reason for the Councils refusal of the application was 'Notwithstanding the closure of the premises in November 2002, there remains a reasonable probability that the existing use could be continued on site and accordingly the loss of the community facility would be to the detriment of the amenity of the village of Moscow'.

## Design Guidance Note 2: New Residential Development

6.6 This document was approved by the Council in April 2001 with the aim of making East Ayrshire a more attractive place in which to live and invest. The document formulates a series of design policies in order to build on the best elements of the built environment. The design policies have been formulated not to restrict development but to ensure that all proposed developments are of the highest quality of design, in keeping with and sympathetic to the character and appearance of the area.

6.7 The Design Guidance states that all designs will be required to complement, conform and harmonise with the landscape character of the area, the design of surrounding buildings, and the general appearance of settlements in which the development site is located, particularly in terms of scale, form, materials, finishes and fenestration arrangements.

***The proposed development seeks to utilise an existing building and undertake alterations and limited extensions thereto. The alterations and extensions proposed are considered to be sensitively designed to integrate well with the existing building.***

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

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

7.2 In respect of legal implications, whilst not a material planning consideration, if approved, the title restrictions referred to in Section 3.1 of the Report will require to be amended, requiring the involvement of the Council's Legal Services Division. Further legal implications will arise through the requirement for a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997, with regard to the requirement contained within Section 8.3 of this report.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, however it is considered that the cumulative weight attached to these material considerations is not sufficient to justify refusal of the application contrary to the policies of the Adopted Local Plan.

8.2 It is accepted that the financial contribution offered by the developer to the Community Association is an appropriate material consideration to be taken into account when arriving at a decision and, to this end, it is necessary to formalise this issue by means of a Section 75 Agreement under the terms of The Town and Country Planning (Scotland) Act 1997. In addition, the agreed arrangement whereby the applicant transfers land to a third party in conjunction with that third party making land available to the Community Association, will require to be the subject of a separate legal agreement.

8.3 Any approval of the development should be subject to a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 to include the following obligation on the part of the developer:

## **Section 75 Agreement**

- (i) the contribution of a sum to Moscow and Waterside Community Association representing 5% of the net sale proceeds of the former leisure centre, with the condition that this sum shall be not less than £11,000 and that this sum shall be safeguarded solely towards the provision of a replacement Community Hall in the locality.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet, and that the issue of the decision notice be withheld until the Solicitor to the Council has concluded a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 addressing the matter itemised in paragraph 8.3 of the Report.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee because such a decision would not represent a significant departure from development plan policy.

**Alan Neish**  
**Head of Planning and Building Control**

11 March 2004  
(RD/MMM)

FV/DVM

## LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. East Ayrshire Council Approved Design Guidance.
8. Previous application Reference Number 98/0591/FL.
9. Previous application Reference Number 03/0023/FL.

Anyone wishing to inspect the above background papers should contact Robert Duncan on 01563 576 790.

***Implementation Officer: Dave Morris***

031054FL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/1054/FL

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Location	Former Moscow Leisure Centre Grougar MOSCOW
Nature of Proposal:	Proposed Change of Use from Former Leisure Centre and Alterations and Extension to Form 6 Number Dwellinghouses
Name and Address of Applicant:	Mr Jim Cuthbert 1 Grougar Moscow GALSTON KA4 8PW
Name and Address of Agent	Lawrence McPherson Associates 6 New Road AYR KA8 8EX

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DPO's Ref: D/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 21 November 2003 and the plans received by the Planning Authority on 21 November 2003.

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

2. The public road adjacent to the site shall be kept clear of mud or other deposited materials during construction by means of mechanical brushing or wheel washing as appropriate.

REASON In the interests of road safety.

3. All car parking spaces within the site shall be provided prior to the occupation of the first of the dwellinghouses and shall not be used for the parking of construction vehicles during the period of construction works on site.

REASON To ensure the provision of car parking spaces in the interests of residential amenity and road safety.

4. Notwithstanding the approved plans, details and samples of the access and car parking surfacing shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented as approved on site prior to the occupation of the first dwellinghouse.

REASON In the interests of visual amenity.

5. Notwithstanding the approved plans, details of refuse storage shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented on site prior to the occupation of the first dwellinghouse. Such details shall allow for the operation of separate bins to facilitate re-cycling.

REASON In the interests of residential amenity.

6. Prior to the commencement of any works on site, details of the location and formation of all boundary treatment shall be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented on site prior to the occupation of the first dwellinghouse, in accordance with the approved details.

REASON In the interests of the residential amenity of the area.

7. The external appearance of all materials to be used in the construction of the alterations and extensions shall match the materials of the existing building.

REASON To ensure that the extension matches the external appearance of the existing building and hereby maintain the visual quality of the area.

8. Prior to the commencement of any works on site, full details concerning the delineation of all garden areas for each dwellinghouse shall be submitted to and approved in writing by the Planning Authority and thereafter shall be formed prior to the occupation of the first dwellinghouse and maintained as approved.

REASON In the interests of the residential amenity of the dwellinghouses.

9. The foul drainage from the development shall be connected to the public sewer.

REASON In the interests of public safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any order or enactment replacing this, no extensions or garages (unless forming part of the approved layout plan) shall be erected on the site, unless a further specific planning application is submitted to and approved by the Planning Authority.

REASON To enable the Planning Authority to ensure that such structures are provided in a manner compatible with the visual amenity of the area.

11. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order revoking and/or re-enacting that order, no extensions or garages shall be erected on the site such that the approved off-street car parking provision is reduced (unless a further specific planning application is submitted to and approved by the Planning Authority).

REASON In the interests of road safety.

12. No surface water shall issue from the site onto the public road.

REASON To ensure the provisions and maintenance of a secure road surface in the interests of road and public safety.

13. Both proposed vehicle accesses/egresses shall be formed as detailed on the approved plans prior to the occupation of any of the dwellinghouses and maintained thereafter.

REASON To ensure appropriate access/egress to and from the site.

14. Prior to the commencement of works on site, sightlines shall be formed at the access and egress points into the site from the public road in both directions measuring 2.5 metres back from the public road edge by 90 metres in both directions. Thereafter, these visibility splay areas shall be maintained free from any obstructions greater than 1 metre in height.

REASON To ensure appropriate visibility splays are available, in the interest of road safety.

15. Any noisy construction work on site shall be restricted to between the hours of 7:00 am to 6:00 pm Monday to Friday, 8:00 am to 1:00 pm on a Saturday and not at all on a Sunday.

REASON In the interests of residential amenity.

## Notes to Applicant

1. The applicant is advised to make early contact with Scottish Water at 35 Glenburn Road, Prestwick, Tel 0845 601 8855.
2. The applicant is advised to have regard to the comments of the Council's Environmental Health and Waste Management Division which are as follows :-
  - (i) The works should be carried out at such times, and in such a manner as will not give rise to nuisance;
  - (ii) All refuse from the site should be disposed of by means other than burning, to the satisfaction of the Waste Management Authority;
  - (iii) All drainage should be completed to the satisfaction of SEPA and Scottish Water;
  - (iv) It is noted that the plant room for the whirlpool in house number 1 is immediately adjacent to the dining room and kitchen of house number 6. The possibility of noise nuisance from the plant room should be investigated and appropriate works carried out to prevent this.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
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