

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 19 MARCH 2004

**03/1069/FL: PROPOSED REMODELLING OF CONTOURS OF PLOT B
AT GLENDOUNE ESTATE, MAIN ROAD, CROOKEDHOLM
BY ARDGOUR PROPERTIES**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to form a 5.5 metre wide access from the existing driveway into land referred to as Plot B rising to within the site over a distance of approximately 36 metres. It is proposed to surface this access with 50mm of red chips on a base course. To the sides of this access, it is proposed to form flanking retaining walls with adjacent sloping land reduced to 45 degrees. Drainage is proposed at the base of Plot B where it adjoins the adjacent private driveway. It is proposed to form a new retaining wall 700mm high and gate piers on the eastern edge of the site bordering the existing driveway. It is proposed to alter the slope of the ground to the rear of this wall to an angle of 45 degrees, with the level of Plot B being formed 1.9 metres above the level of the adjacent driveway. Indicative landscaping has been shown within the site, albeit without details of species types or transplant sizes.

1.2 For purposes of clarification, it should be noted that planning permission is not required for the access itself into Plot B. The application has been submitted on the basis that excavation and engineering operations are involved. The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road does not require planning permission. The fact that development works have commenced on site is not a material consideration in determining this application, which requires to be determined on its own merits on the basis of what is proposed.

2. RECOMMENDATION

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

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 these material considerations are not considered to be of sufficient weight to justify refusal of the application.

3.2 It is not considered that the proposed wall and gate piers would negatively affect visual amenity nor look out of place given the domestic setting of the site and the fact that part of the wall remaining next to the site is constructed of brick. Should planning permission be approved for the proposal, and prior to the commencement of development, appropriate brick samples should be sought by means of an appropriately worded condition.

3.3 As discussed, the site is domestic in its setting. An appropriate scheme of landscaping is considered essential on this site in order to compensate for the tree and shrub cover lost by the actions of the applicant, to preserve the domestic character of the site, and enhance visual amenity. It is accepted that the current state of the site is detrimental to the visual amenity of the area. Should planning permission be approved for the proposed development, substantial and high quality indigenous landscaping should be sought by means of appropriately worded conditions.

3.4 With regard to the remodelling works proposed, these are considered to be acceptable in the context of the site. Should planning permission be approved for the proposed development, appropriately worded conditions would require to be imposed to ensure compliance with approved plans and the installation of the proposed drainage.

3.5 The applicant's reference to the site as "Plot B" should not be read as indicating that any acceptance of this proposal amounts to specific acceptance of the land for housing purposes.

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 it 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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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 subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 1250 square metres and is located to the west of Glendoune House, adjacent to the existing internal access drive. The site is elevated above the level of the adjacent driveway and is bounded to the north by a belt of mature deciduous trees between the site and Main Road, Crookedholm. These trees are protected under the terms of a Tree Preservation Order (Ref No TPO 2/1985). The western boundary of the site is defined by an established hedgerow onto open agricultural land. The site borders the grounds of Glendoune House to the south. At the time of writing the Report, the application site has been cleared of vegetation and substantially remodelled to facilitate vehicular access to the site in a cutting. A portion of the wall on the western side of the adjacent driveway has been removed. The banking to the western side of this driveway has also been the subject of excavation and remodelling works.

2.2 Prior to the commencement of works on site, it is understood that the site was occupied by an area of coppiced beech, lime, and ash trees. An area of established Rhododendron shrubs was situated bordering the driveway, above the flanking wall which has been partially removed.

2.3 This Division were made aware of earth-remodelling works being undertaken on the site on 24 October 2003. A site visit was undertaken by Officers of this Division on the same day. Works had been undertaken on the site comprising the removal of some trees and other vegetation, the removal of part of a retaining wall on the edge of the driveway, and substantial regarding works to facilitate the formation of a ramp to allow vehicles to access this area of

land. At this stage, the applicant was advised that planning permission would be required on the basis that an engineering operation had occurred. The applicant was advised to stop works on site, and submit a full planning application in respect of the proposal, in accordance with standard Divisional procedure. The applicant submitted this application on 25 November 2003.

2.4 Proposed Development: It is proposed to form a 5.5 metre wide access from the existing driveway into land referred to as Plot B rising to within the site over a distance of approximately 36 metres. It is proposed to surface this access with 50mm of red chips on a base course. To the sides of this access, it is proposed to form flanking retaining walls with adjacent sloping land reduced to 45 degrees. Drainage is proposed at the base of Plot B where it adjoins the adjacent private driveway. It is proposed to form a new retaining wall 700mm high and gate piers on the eastern edge of the site bordering the existing driveway. It is proposed to alter the slope of the ground to the rear of this wall to an angle of 45 degrees, with the level of Plot B being formed 1.9 metres above the level of the adjacent driveway. Indicative landscaping has been shown within the site, albeit without details of species types or transplant sizes.

2.5 For purposes of clarification, it should be noted that planning permission is not required for the access itself into Plot B. The application has been submitted on the basis that excavation and engineering operations are involved. The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road does not require planning permission. The fact that development works have commenced on site is not a material consideration in determining this application, which requires to be determined on its own merits on the basis of what is proposed.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Outdoor Services Section has commented that they have no objection to this application. Any maintenance or Community Service Account held land which may be damaged by this application should be reinstated to the satisfaction of the Outdoor Amenities Manager or his nominee.

Noted. The application does not affect any maintenance or Community Service Account held land.

3.2 The Scottish Environment Protection Agency (SEPA) has commented that it has no objection in principle to the proposal as it is deemed unlikely to significantly affect their interests.

Noted.

3.3 Scottish Water has stated that it has no comments to make on the application regarding any water or sewerage issues.

Noted.

3.4 Transco has forwarded a copy of its record plan showing the location of their plant. Whilst none of their apparatus is located within the application site boundary, a gas main is located in close proximity to the site.

Noted. A copy of the Transco consultation response can be forwarded to the applicant and an advisory note attached to any decision notice issued.

3.5 Hurlford and Crookedholm Community Council and The Coal Authority have not responded to their consultation letters.

Noted.

3.6 Network Rail has stated that they own land included in the area outline by the applicant and that this area belonging to Network Rail must not be interfered with in any way. Network Rail otherwise has no objection in principle to the proposed development.

Comparison with a plan submitted by Network Rail showing their landholding in the area and the submitted site plan demonstrates that the application site does not involve any land owned by Network Rail.

4. REPRESENTATIONS

4.1 Five letters of representation objecting to the proposed development have been received which are summarised below:-

4.2 We are concerned that the applicants intend to carry out further development of Plot B. We feel it is relevant that the only access to Plot B is over our private drive. We have it on legal advice that this cannot be done without our express consent. Given that we do not wish Plot B to be developed in the way envisioned by the applicants this consent will not be forthcoming. Therefore, even if the applicants were given permission to carry out further development of Plot B they would not be able to bring services onto the plot.

With regard to access rights, this is a civil matter not material to the current application for planning permission. The application is simply in respect of the re-modelling of contours.

4.3 The applicants have stated in the application that ‘...the existing embankment is crumbling away due to the slope being too steep...’. We would point out that prior to the applicants removing the shrubbery and part of the embankment there was no crumbling taking place. If there is any crumbling of the embankment it is due to the actions of the applicants.

Noted.

4.4 The applicants do not live at Glendoune House and treat it as nothing more than a commercial enterprise. Their actions have already destroyed the habitat of any number of birds and small wildlife. They appear to have no thought for the impact their plans and actions have on the environment. We would hope that they will not be allowed to further compromise the surroundings of Glendoune House.

Noted. The site does not have any formal conservation designation.

4.5 The dimensions of the proposed road onto the plot suggest that the applicants plan in the future to develop a small housing estate.

The current application, whether approved or refused, would not pre-judge or prejudice the separate consideration of any future applications for housing development on the site. Should the applicant be minded to apply for planning permission for dwellinghouses on this site, this would require to be dealt with as a separate matter, and assessed against the terms of development plan policy and the other material considerations applicable at that time.

4.6 The drawings submitted detail the construction of a road into Plot B. This would imply an expected increase in traffic to and from the site. This additional traffic can only result in increased congestion and a subsequent increase in the opportunity for traffic accidents both within the area of Glendoune and at the entrance/exit to Main Road.

It should be noted that planning permission is not required for the access to Plot B. Planning consent is required only for the excavation and engineering operations involved.

4.7 The decision by Ardgor Properties to level the site removing all trees and vegetation has significantly reduced the visual amenity of the area. Their actions have left little more than a brown wasteland which has a significant negative impact on the appearance of the area.

A decision requires to be taken on the basis of the development as proposed. Should planning permission be refused for the proposed

development, it would be appropriate for the Council to require that the applicant re-instate the site to its satisfaction. Should planning permission be approved for the proposed development, this Division would seek substantial and high quality indigenous landscaping by means of appropriately worded conditions. It is accepted that the current state of the site is detrimental to the visual amenity of the area.

4.8 Plot B was an area of woodland shrubs and trees forming part of the garden grounds of the house. As tenants and co-owners of Glendoune House we have received verbal assurances from the Planning Department over a period of time that this plot would only be garden ground.

The application does not in itself involve a change of use of the land.

4.9 The application submitted does not address the question of the work already carried out on the plot, and merely asks for permission to carry out further works, contrary to what we were told would be expected of the applicants. We are of the opinion that had the applicants applied for planning permission prior to carrying out the aforementioned work, this would not have been granted. Therefore, we believe that the conduct of the applicants has been highly cynical showing nothing but contempt and an utter disregard for the planning department and its regulations, not to mention the residents of Glendoune House who have been highly inconvenienced by this. It is also a very clear cut attempt to manipulate the planning process if planning permission is granted for work already carried out or further work to be done.

The recent planning history of the site has been summarised in Paragraph 2.3 of the Report. The fact that development works have commenced on site is not a material consideration in determining this application, which requires to be determined on its own merits on the basis of what is proposed. Nevertheless, it is accepted that the current state of the site is detrimental to the visual amenity of the area. Should planning permission be refused for the proposed development, it would be appropriate for the applicant to re-instate the site to the satisfaction of the Council.

4.10 On Friday, 24 October 2003, the applicants started to cut away the banking leading to the plot and formed a rough access road onto the plot. We advised the planning department of the work going on. The planning department representatives came to the site and subsequently advised the applicants that they would require planning permission for the work they had already carried out. The applicants had a meeting with the planning department on Wednesday, 29 October 2003. We were advised by the Enforcement Officer that, at that meeting, the applicants had accepted that they did require planning permission and that they would apply retrospectively for this. Despite this agreement, the

applicants returned to the plot late in the afternoon of Friday 31 October with heavy machinery and carried out further, far reaching excavation of the plot. Indeed they removed 20 tipper loads of soil. We again asked the Planning Department to intervene. They attended on site on Monday, 03 November 2003 and advised the applicants that they should immediately desist from carrying out any more excavation of the plot and apply for retrospective planning permission for the work they had already carried out. We were advised by the planning officers that it was extremely unlikely that the applicants would be granted retrospective permission for the work they had done.

Noted. The recent history of events on the site has been itemised in Paragraph 2.3 of the Report. The applicants were requested on 28 October 2003 to cease operations on site in the basis that planning permission was clearly required for the development being undertaken. It is known that works continued for a period of time following this date contrary to advice provided. This Division is not aware of any further works which have been undertaken since 03 November 2003. The current state of the site is detrimental to visual amenity and would indeed be unlikely to be acceptable. However the application is for works that are more than just what has been carried out thus far. The application requires to be determined on its own merits on the basis of what is proposed.

4.11 A single letter of representation signed by three parties supporting the proposed development has been received and is summarised below :-

4.12 Some of the residents at Glendoune have objected to the plans. We would collectively like to give support to this planning application. Ardgour Properties own two plots of land in this estate referred to as Plot A and Plot B. They have irredeemable rights of pedestrian and vehicular access on to these plots. Plot A has an established use verified by Council Officers for a store and yard. They (Ardgour Properties) use it as a builder's store and yard as did the previous owner for many years.

Noted. Regarding pedestrian and vehicular access rights, these are civil matters not material to the determination of this planning application.

4.13 A letter of representation has been received from the applicant which has been summarised below :-

4.14 We are not applying for planning permission for an access onto our land as in principle, and confirmed by the planning officers, planning permission is not required for an access from private to private ground.

Planning permission is required in this instance on the basis that engineering operations are involved. The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road does not require planning permission.

4.15 We are not applying for planning permission to clear this area of rotten tree stumps and debris as we applied in February 2002 (Planning application Ref. No. 01/0847/TP) and planning permission was granted.

Noted. Consent under Tree Preservation Order (Ref No 01/0847/TP) was granted on 4 February 2002 for the removal of epicormic growth from two lime trees and removal of dead stumps at Plot B, Glendoune House. During the processing of this application, a file note indicates that it was considered that the trees within the area did not merit TPO status on account of being coppiced growth. The epicormic growth on the lime trees justified their removal.

4.16 We are applying for planning permission to do what we thought we already had permission to do. It is in the opinion of your Mr Seawright and Mr Duncan that the forming of this access and clearing the area involves engineering works. Accepting the officers' authority we arranged for an engineer on site along with Mr Seawright and Mr Duncan. We are applying for the engineering works involved in doing the above.

See comments provided in Paragraphs 4.15 and 4.17 of the report.

4.17 It is our hope that as a Planning Committee you, after considering the objections, will ignore all derogatory insinuations regarding us and the supposed promises made by planning officers and concentrate deliberations on the application itself. With regard to our application being retrospective, we hope you can accept that it was not entirely out fault as a previous planning officer considered our application Ref No 01/0847/TP to be sufficient.

Noted. There is no written evidence available to this Division which suggests that advice was given that the works both as undertaken and as proposed were covered under the terms of Tree works application Ref No. 01/0847/TP.

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 ENV 8 states that the Council will actively encourage and support the improvement and enhancement of the natural and built environment in accordance with the Local Plan Environment Development Strategy.

5.4 Policy ENV 15 states that the Council will encourage developers, in formulating their development proposals, to ensure that their developments are landscaped to reflect and compliment their surroundings.

The site is domestic in its setting. An appropriate scheme of landscaping is considered essential on this site in order to compensate for the tree and shrub cover lost by the actions of the applicant, to preserve the domestic character of the site, and enhance visual amenity. It is accepted that the current state of the site is detrimental to the visual amenity of the area. Should planning permission be approved for the proposed development, it would be appropriate to seek substantial and high quality indigenous planting by means of appropriately worded conditions.

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, and the planning history of the site.

Consultations Responses

6.2 The Consultation responses do not indicate that the application should be refused. Appropriately worded conditions and notes to the applicant can address the issues raised, should planning permission be granted.

Representations

6.3 The points of representation received have been summarised in Section 4 of the Report.

Planning History

6.4 KL/E/79/246: Planning permission was granted for the change of use from a Hosiery factory to a dwellinghouse at Glendoune House on 24 August 1979.

6.5 KL/E/79/246A: Planning permission was granted for the division of Glendoune House into 6 flats on 24 January 1985.

6.6 KL/E/79/246B: Planning permission was refused for a proposed new access road and the erection of 8 flats adjacent to Glendoune House on 01 October 1985. The 2 blocks of flats proposed relate to the areas currently identified as Plot A and Plot B. This application was refused on the grounds that the proposal was contrary to the provisions of the then local plan, detrimental to residential amenity through loss of daylight and overlooking, over-development of the site, loss of mature trees to the detriment of the visual amenity of the area, and the proposed access was unsatisfactory to serve the proposed development. A subsequent appeal against this decision was dismissed on 17 November 1986.

6.7 KL/E/79/246C: Planning permission was refused for the erection of a dwellinghouse at Glendoune on 11 May 1987 on the grounds that the proposal was contrary to the provisions of the then local plan. The application site relates to the area currently identified as Plot A. A subsequent appeal against this decision was dismissed on 21 December 1987 by the Secretary of State for Scotland.

6.8 L/E/FL/79/246D: Planning permission was granted for the erection of a twin garage at 4 Glendoune House on 30 June 1989.

6.9 TPO 2/1995: A Tree Preservation Order (TPO) was confirmed on 25 January 1996 relative to several trees within the grounds of Glendoune House. Relative to the current application site, this TPO included an area of beech and ash trees within its boundaries

6.10 01/0361/OL: An application for outline planning permission for the proposed erection of a single dwellinghouse at Plot A, Glendoune was withdrawn on 14 June 2001.

6.11 01/0701/FL: An application for the proposed erection of 4 dwellinghouses at Plot A, Glendoune, was withdrawn on 02 December 2002.

6.12 01/0847/TP: Consent under Tree Preservation Order was granted on 04 February 2002 for the removal of epicormic growth from two lime trees and removal of dead stumps at Plot B, Glendoune House. During the processing of this application, a file note indicates that it was considered that the trees within the area did not merit TPO status on account of being coppiced growth. The epicormic growth on the lime trees justified their removal.

6.13 02/0954/FL: An application for the proposed erection of 3 dwellinghouses at Plot A, Glendoune was withdrawn by the applicant on 24 July 2003.

6.14 03/1033/FL: A current application for the erection of a dwellinghouse at Plot A, Glendoune House is being considered by this Decision.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

7.2 Should the application be refused and in the event of the applicant's not returning the land to its former, or some such other appropriate, condition, then the Division would be in a position to initiate enforcement action to that end.

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 these material considerations are not considered to be of sufficient weight to justify refusal of the application.

8.2 It is not considered that the proposed wall and gate piers would negatively affect visual amenity nor look out of place given the domestic setting of the site and the fact that part of the wall remaining next to the site is constructed of brick. Should planning permission be approved for the proposal, and prior to the commencement of development, appropriate brick samples should be sought by means of an appropriately worded condition.

8.3 As discussed, the site is domestic in its setting. An appropriate scheme of landscaping is considered essential on this site in order to compensate for the tree and shrub cover lost by the actions of the applicant, to preserve the domestic character of the site, and enhance visual amenity. It is accepted that the current state of the site is detrimental to the visual amenity of the area. Should planning permission be approved for the proposed development, substantial and high quality indigenous landscaping should be sought by means of appropriately worded conditions.

8.4 With regard to the remodelling works proposed, these are considered to be acceptable in the context of the site. Should planning permission be

approved for the proposed development, appropriately worded conditions would require to be imposed to ensure compliance with approved plans and the installation of the proposed drainage.

8.5 The applicant's reference to the site as "Plot B" should not be read as indicating that any acceptance of this proposal amounts to specific acceptance of the land for housing purposes.

9. RECOMMENDATION

9.1 It is recommended that the application 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 and Building Control, the application will not require to be referred to the Development Services Committee because it 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. Planning application reference KL/E/79/246.
8. Planning application reference KL/E/79/246A.
9. Planning application reference KL/E/79/246B.
10. Planning application reference KL/E/79/246C.
11. Planning application reference L/E/FL/79/246D.
12. Tree Preservation Order reference TPO 2/1995.
13. Planning application reference 01/0361/OL.
14. Planning application reference 01/0701/FL.
15. Tree works application reference 01/0847/TP.
16. Planning application reference 02/0954/FL.
17. Planning application reference 03/1033/FL.

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

03/1069/FL

Site of Proposal: Plot B
Glendoune Estate
Main Road
Crookedholm
KILMARNOCK KA3 6JZ

Nature of Proposal: Proposed Re-modelling of Contours of Plot B

Name & Address of Applicant: Ardgour Properties
Glendoune Estate
Main Road
Crookedholm
KILMARNOCK KA3 6JZ

Name & Address of Agent:

DPO's Reference: RD/MMM

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

1. Apart from where the conditions listed below require otherwise, the proposed development shall be carried out in accordance with the application form received on 25 November 2003 and the plans and details submitted on 25 November 2003, and completed to the satisfaction of the Council as Planning Authority within six months of the date of this permission.

REASON To ensure that the development is carried out in accordance with the approved details and in the interests of residential and visual amenity.

2. The drainage details shown on the approved plan shall be implemented within 3 months of the date of this permission, and prior to the completion of works on site. The drainage arrangement shown shall thereafter be maintained in an operational condition.

REASON To ensure adequate drainage provision and prevent damage to adjacent land.

3. Notwithstanding the terms of condition 1 above, a landscaping scheme for the site shall be submitted to the Council as Planning Authority within 3 months of the date of this permission, for approval in writing. This landscaping scheme shall include full details of species types, transplant sizes, planting densities, and location of transplants and shall comprise indigenous species. Should such a scheme prove to be unacceptable, a further scheme (or schemes) shall be submitted for the approval of the Council as Planning Authority within 2 months of the rejection of the earlier scheme.

REASON To ensure that adequate landscaping is provided and subsequently maintained in the interests of residential and visual amenity.

4. The landscaping scheme approved as part of Condition 3 above shall be implemented not later than the next appropriate planting season following its approval by the Council and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

REASON To ensure that adequate landscaping is provided and subsequently maintained in the interests of residential and visual amenity.

5. Notwithstanding the terms of condition 1 above, the external surface of the walls shall be constructed in either a facing brick or stone material. Details/samples of the exact materials to be used shall be submitted to and approved by the Planning Authority prior to the commencement of wall construction works on site.

REASON In order to ensure an appropriate finish to the wall, in the interests of visual amenity.

Note to Applicant

1. The applicant is advised to make early contact with Transco with regard to the presence of Transco plant in close proximity to the 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.**