

EAST AYRSHIRE COUNCIL

**NORTHERN AREA LOCAL PLANNING COMMITTEE:
02 SEPTEMBER 2005**

**05/0755/FL: PROPOSED ERECTION OF 75 DWELLINGHOUSES AND
ASSOCIATED WORKS AT LAND ADJACENT TO DALRY ROAD (B778)
STEWARTON
BY GEORGE WIMPEY WEST SCOTLAND LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought for the erection of 75 detached dwellinghouses, associated works and traffic calming on Dalry Road, Standalane and at Stewarton Cross. The proposal takes access from Dalry Road utilising a central spine road through the development serving eight culs-de-sac. The proposed layout incorporates two culs-de-sac serving three houses each which are set back from but front onto Dalry Road, while the central spine road also has various residential units fronting directly onto it.

1.2 An equipped play area providing junior and toddler play equipment is located within the area of open space at the northern end of the development. The proposal provides additional footpath linkage to Dalry Road at the south-east corner of the site.

1.3 Traffic Calming measures have been provided within the development as well as on Dalry Road. The proposal will require the extension of the thirty-mile an hour speed limit to the eastern end of the development to allow the development to utilise sightlines of 4.5m by 90m at the access to the development. Traffic calming is also proposed at various points on Dalry Road and Standalane. The revised Transport Assessment, received in June 2005, states that analysis of Stewarton Cross indicated a need for some improvement to offset development traffic impact. The impact of the proposed Dalry Road development is on the Lainshaw Street approach, however physical improvement of that approach was not possible due to on-site constraints. As a result, a junction improvement was put forward that gave additional capacity on the Rigg Street approach. This allowed the green time on Rigg Street to be reduced, and the time assigned to Lainshaw Street. This is a standard approach to improving traffic signals.

1.4 The proposal includes landscaping along the length of the spine road and an entrance wall feature is proposed at Dalry Road. All areas of open space will be bounded by landscaping providing a buffer between the area of open space and the adjacent housing units. The western and northern boundaries of the site will be provided with a fifteen metre wide tree buffer zone.

1.5 The Sustainable Urban Drainage System for the proposal will take the form of a below ground retention system in the south-west corner of the development with a final discharge outlet into the surface water sewer.

1.6 An emergency access road is proposed in the south-east corner of the proposal. Said route shall have collapsible bollards at either end of the route to prevent unauthorised use of the emergency route.

2. RECOMMENDATION

2.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet but that permission not be issued until the Solicitor to the Council has concluded a formal Agreement with the applicants under Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of the points raised in paragraph 7.1 of the report.

3. CONCLUSIONS

3.1 As is indicated in Section 5 of the report the application is considered to be in accordance with the Development Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of such 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 on the basis of the principle of residential use, it will require to be referred to the Development Services Committee, as there would a 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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NORTHERN AREA LOCAL PLANNING COMMITTEE: 02 SEPTEMBER 2005

05/0755/FL: PROPOSED ERECTION OF 75 DWELLINGHOUSES AND ASSOCIATED WORKS AT LAND ADJACENT TO DALRY ROAD (B778) STEWARTON BY GEORGE WIMPEY WEST SCOTLAND LTD

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 over 10 residential units and is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises an area of 13.92 acres of agricultural land to the west of Stewarton, to the north of the B778 Dalry Road. The application site is bounded to the north by a wood, to the west by agricultural land and to the east by the residential properties of Nairn Close, Muir Close and Kinloch Avenue. Proposed road widening and lane alterations are required to the Rigg Street approach at Stewarton Cross.

2.2 **Proposed Development:** Full planning consent is sought for the erection of 75 detached dwellinghouses, associated works and traffic calming on Dalry Road, Standalane and at Stewarton Cross. The proposal takes access from Dalry Road utilising a central spine road through the development serving eight culs-de-sac. The proposed layout incorporates two culs-de-sac serving three houses each which are set back from but front onto Dalry Road, while the central spine road also has various residential units fronting directly onto it.

2.3 An equipped play area providing junior and toddler play equipment is located within the area of open space at the northern end of the development. The proposal provides additional footpath linkage to Dalry Road at the south-east corner of the site.

2.4 Traffic Calming measures have been provided within the development as well as on Dalry Road. The proposal will require the extension of the thirty mile an hour speed limit to the eastern end of the development to allow the development to utilise sightlines of 4.5m by 90m at the access to the development. Traffic calming is also proposed at various points on Dalry Road and Standalane. The revised Transport Assessment, received in June 2005,

states that analysis of Stewarton Cross indicated a need for some improvement to offset development traffic impact. The impact of the proposed Dalry Road development is on the Lainshaw Street approach, however physical improvement of that approach was not possible due to on-site constraints. As a result junction improvement is proposed which gives additional capacity on the Rigg Street approach. This allows the green time on Rigg Street to be reduced, and the time assigned to Lainshaw Street. This is a standard approach to improving traffic signals.

2.5 The proposal includes landscaping along the length of the spine road and an entrance wall feature is proposed at Dalry Road. All areas of open space will be bounded by landscaping providing a buffer between the area of open space and the adjacent housing units. The western and northern boundaries of the site will be provided with a fifteen metre wide tree buffer zone.

2.6 The Sustainable Urban Drainage System for the proposal will take the form of a below ground retention system in the south-west corner of the development with a final discharge outlet into the surface water sewer.

2.7 An emergency access road is proposed in the south-east corner of the proposal. Said route shall have collapsible bollards at either end of the route to prevent unauthorised use of the emergency route.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the proposal subject to the attachment of the appropriate planning conditions to the grant of any planning consent, in particular, in relation to the Sustainable Urban Drainage System, traffic calming, provision of sightlines, road works to Stewarton Cross and the extension of the 30mph speed limit prior to the commencement of the development .

Conditions can be attached to any grant of planning consent relating to these matters.

3.2 East Ayrshire Council's Outdoor Services Division have no objection to the proposal subject to the attachment of appropriate conditions to any grant of planning consent in relation to the provision and implementation of play equipment and landscaping details.

Conditions can be attached to any grant of planning consent relating to the provision and implementation of play equipment and landscaping details.

3.3 Scotland Gas Networks have no adverse comments to offer on the proposals.

Noted.

3.4 Scottish Water have no objection to the proposal.

Noted.

3.5 Scottish Environment Protection Agency (SEPA) have indicated that the surface water drainage should be treated in accordance with the requirements of the Sustainable Urban Drainage System Design manual for Scotland and Northern Ireland.

The issue of the Sustainable Urban Drainage System can be addressed through the attachment of an appropriate planning condition to the grant of any planning consent.

3.6 Scottish Wildlife Trust have no objection to this proposal.

Noted.

3.7 West of Scotland Archaeology Service have indicated that as the site is situated on previously undeveloped land the potential for significant unrecorded sub surface archaeological deposits is possible. Therefore, they request that if the Planning Authority are minded to approve the proposal, a suspensive condition be attached to any grant of planning consent addressing this archaeological aspect.

A condition can be attached to any grant of planning consent in relation to the above matter.

3.8 East Ayrshire Council Education Department have no objection to the proposal however indicate that they cannot guarantee school provision at the local schools for the children from this proposed development.

Noted.

3.9 Stewarton and District Community Council do not object to the proposal however raise the following matters:

The owner of plot ten will require to take care when entering or leaving his property due to proximity of one of the control bollards.

The Council's Roads and Transportation Division have no objection to the location of the emergency access.

3.10 Between plots 49 and 50 the service road still appears to extend beyond the boundary line and into other ground.

It is proposed that the area of land referred to by the Community Council be deleted from the proposal through the attachment of a condition to any grant of planning permission for this development as it is not required for the development.

3.11 The Community Council is disappointed that no attempt has been made to provide any houses which might be suitable for first time buyers.

The site is not identified within the East Ayrshire Local Plan to provide any level of affordable housing. The Developer has chosen to provide larger family homes within the development.

3.12 The impact of another 75 houses, in addition to all the other ones recently approved for Stewarton will be negative for the community.

The application site is identified within the East Ayrshire Local Plan as being a suitable location for a housing development, following an assessment of its suitability by the Reporter to the East Ayrshire Local Plan Inquiry (2002).

3.13 It is hoped that Wimpey are making a contribution to the TLR5 fund.

As indicated in section 5 of the report Wimpey have indicated that they are willing to contribute (£48,000) to the TLR5 fund.

4. REPRESENTATIONS

There are 9 letters of objection, including one from the Community Council, in relation to this proposal. The issues raised are as follows:-

4.1 This site will lead to additional problems in Stewarton relating to parking, schools, health and dental services, fire and police

The application site is identified within the East Ayrshire Local Plan as being a suitable location for a housing development, following an assessment of its suitability by the Reporter to the East Ayrshire Local Plan Inquiry (2002).

4.2 Ground water floods from the site into the adjacent housing.

The proposed development will reduce the surface water drainage which currently discharges onto the adjacent houses.

4.3 Stewarton cannot cope with this level of traffic.

The Traffic Assessment indicates that due to the increased traffic from the proposed development, improvements to Stewarton Cross would be required.

4.4 The work at Stewarton Cross will result in the footpath being reduced, which I find unacceptable, as it is too narrow already. Rigg Street should be widened using the paved area on the opposite side of Rigg Street.

4.5 The proposal will restrict access to my client's yard on Rigg Street. After turning left at the lights my client needs to turn immediately right.

Forming the junction as shown will force my client to stop within the carriageway which will effectively stop cars turning left at the lights.

The exact nature of the proposed works on the Rigg Street approach to Stewarton Cross are currently under discussion between the Council's Roads and Transportation Division and the Developer's transport engineers. Should the Committee be minded to approve the proposed planning application a condition can be attached to any grant of planning permission requiring that prior to the commencement of the development the developer shall submit for approval of the Planning Authority in conjunction with the Road's Division details of junction improvements. The junction improvements, if approved, thereafter would then require to be implemented prior to occupation of any of the houses in order to achieve improvement of the junction capacity.

4.6 43 Kinloch Avenue Stewarton will be overshadowed by the proposed development.

It is considered, due to the position and separation distance between the objector's property and the proposed dwellinghouses adjacent, that the proposal will not significantly overshadow the objector property.

4.7 Who will responsible for the maintenance of the fence between the development and 43 and 64 Kinloch Avenue Stewarton.

The maintenance of boundary fences is the responsibility of those parties upon whose land the fences are located.

4.8 Access from the new proposed housing site via a new pathway will open up Kinloch Avenue Stewarton.

It is not proposed as part of this application that a footpath link be provided from the development site into Kinloch Avenue as the land required to provide said footpath link is not in the control of either the Council or the Developer.

4.9 When Rush and Tomkins built this estate they had to provide two roads into Dalry Road. Is this addressed within the plans re George Wimpey?

The Council's Roads Division have no objection to the current road layout proposed for the development. The provision of an emergency access is noted.

4.10 Household projections 2003-2006 numbers issued by East Ayrshire Council 590 houses. At least 400 of these new homes have been built in Stewarton

The application site is a designated site within the East Ayrshire Local Plan and accounted for in the housing projections for the district.

4.11 I object to the possible overcrowding that another new development will cause to Stewarton Academy.

East Ayrshire Council Education Department have no objection to the proposal however indicate that they cannot guarantee school provision at the local schools for the children from this proposed development.

4.12 I object to the proposed speed bumps on Dalry Road, this will cause chaos as residents presently parking on Dalry Road will narrow the road for flow of traffic, we have this problem at the bottom of Dalry Road (Stanalane). Also I feel this would not be very respectful for the people who are attending a funeral at the local cemetery on Dalry Road.

The proposed traffic calming improves at these locations are provided in order to improve road safety within the locality and are acceptable to the Roads Division. The location of speed bumps in proximity to the cemetery has been assessed by the Council's Outdoor Services Division who are satisfied that their proposed location takes due regard of the cemetery.

4.13 Stewarton does not have any amenities for the young from Toddlers to the Youth of the town. We have watched with trepidation the youth gather at every street corner during the school holidays and in the evening because there is nothing for them to do, but this can be very intimidating to anyone walking past them. Obviously more young would be coming into the town this is the last thing we need at present.

The proposal includes the provision of a toddler and junior play area within the site and the developer has indicated a £48,000 contribution to the SLR Fund.

4.14 I also object to the fencing that the Developer has proposed as this will block the present light we have. I am sure this must come under the Right to Light.

It is considered that any proposed boundary fencing will not have a significant detrimental impact on the neighbouring properties.

4.15 The proposed development does not provide affordable housing and is against Planning Advice Note 74.

The site is not identified within the East Ayrshire Local Plan to provide any level of affordable housing therefore the proposal is not inconsistent with the requirements of Planning Advice Note

74, “Affordable Housing”. The Developer has chosen to provide larger family homes within the development.

4.16 The number of houses proposed exceeds that stated in the Local Plan.

The site is identified in the East Ayrshire Local Plan for 60 houses however this is a notional figure. The developer has shown that the site can accommodate a higher number of houses whilst still meeting the requirements of the Local Plan for access, landscaping, open space and garden ground.

4.17 There is a general lack of industrial commercial land within Stewarton and this application will make the matter worse.

The application site is an identified housing site within the East Ayrshire Local Plan and therefore industrial development on this site would not have been appropriate, nor is it considered that it impacts adversely on industrial land provision.

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).

Ayrshire Joint Structure Plan

5.2 As the proposal is an identified housing site within the East Ayrshire Local Plan it accords with the requirements of the Ayrshire Joint Structure Plan.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy RES1 encourages and supports the residential development of those Development Opportunity Sites identified for housing purposes on the individual Local Plan maps and reserves them for residential and associated recreational and amenity open space development.

As an identified residential development opportunity site the principle of residential development at this location is acceptable. In the Reporters recommendations to the East Ayrshire Local Plan Inquiry (July 2002), the site at Dalry Road was allocated for 60 houses, with the understanding that some form of visual containment should be provided at an early date along the Western site boundary. A 15 metre wide planted boundary is shown on the proposals. The Local Plan states that a Section 75 Agreement will be requested from the developer of the site with

regard to the phasing of the development with 20 houses per annum over a three year period, the provision of a landscaping scheme on the western boundary and the provision of appropriate traffic calming and roads improvements. Within this application, it is proposed to erect 75 houses, 15 houses more than the 60 identified in the Local Plan. However, 75 is considered to be an acceptable amount given sight of the layout and design of the proposal and accordingly the annual completion rate should be raised to 25.

The developer has agreed to enter into a Section 75 Agreement in relation to the phasing of the scheme, traffic calming, road improvements and landscaping buffer zone.

5.4 Policy RES 22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan.

The proposal accords with the requirements of Schedule 4 of the Local Plan.

5.5 Policy TLR5 of the Adopted Local Plan confirms that developers will be requested to enter into an agreement with the Council to make contributions to the provision of appropriate leisure and recreational facilities in the local area.

The applicant has indicated that they wish to contribute £48,000, based on 1% of the construction costs of £4,800,000, to the Sports, Leisure and Recreation Fund as referred to in Policy TLR5.

5.6 Policy ENV3 of the East Ayrshire Local Plan indicates that Council will encourage the retention and preservation of archaeological and industrial resources and ensure that in cases where the primary aim of preserving archaeological sites cannot be achieved, developers carry out appropriate investigations and recording of remains within a proposed development site, prior to the development being commenced.

Following the views of the West of Scotland Archaeology Service it is proposed that a condition be attached to any grant of planning permission addressing the issue of archaeological investigation of the site prior to the commencement of development.

5.7 Policy ENV7 of the EALP advises that all developers will be expected to fully comply with the Council's Design Guidance and policy documents relating to and advising on the particular type of development proposed. The design guidance for new residential development states that house types for

individual or small-scale residential developments must reflect and respect the built form of the surrounding area by reflecting the existing buildings in terms of design, storey height, scale, density and external finishes. Furthermore, the Design Guidance also states that any new housing development shall not result in unacceptable overlooking or have a visually intrusive impact.

It is considered that the proposed development accords with the requirements of this policy.

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 as detailed in the report and are generally 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.

Impact on Amenity

6.4 The aspect of the amenity of the area has been assessed and it is considered that the proposed residential development can be accommodated without any significant detrimental impact on the area. The proposed housing meets the requirements of the Council's Design Guidance, as well as private and public open space standards and the requirements of the Council's Roads Division

Planning History

6.5 Planning application 04/0715/FL for the erection of 75 houses at Dalry Road was refused by the Northern Area Planning Committee on the 10th June 2005.

6.6 A Planning Application 04/0049/FL for the erection of 101 dwellinghouses at Dalry Road was withdrawn by Wimpey Homes on 28th June 2004.

6.7 Planning Application 00/0636/OL for a residential development by Hope Homes at Dalry Road was withdrawn on 11th December 2003.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. The Applicant will require to enter into a Section 75 Legal Agreement in relation to the phasing of the development, provision of traffic calming, appropriate landscaping to the western boundary of the site, and a contribution to the Sports, Leisure and Recreation Fund.

8. CONCLUSIONS

8.1 As is indicated in Section 5 of the report the application is considered to be in accordance with the Development Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of such 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 but that permission not be issued until the Solicitor to the Council has concluded a formal Agreement with the applicants under Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of the points raised in paragraph 7.1 of the report.

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 on the basis of the principle of residential use, it will require to be referred to the Development Services Committee, as there would be a significant breach of Council Policy.

Alan Neish
Head of Planning, Development and Building Standards

(CSI/IMB)

FV/DVM
24 August 2005

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 04/0049/FL and 00/0636/OL. 04/0715/FL

Anyone wishing to inspect the above papers please contact Craig Iles, Senior Planning Officer, on 01563 576772.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0755/FL

Site of Proposal: Land adjacent to Dalry Road B778
STEWARTON

Nature of Proposal: Proposed Erection of 75 dwellinghouses
and Associated works

Name & Address of Applicant: George Wimpey West Scotland Ltd
Trident House
Renfrew Road
PAISLEY PA3 4EF

Name & Address of Agent:

DPOs Reference: CSI/IMB

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 11/7/05 and the amended plans received by the Planning Authority on 3/8/05, 12/8/05 and Traffic Assessment dated 3rd August 2005.

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

(2) A landscaping scheme including the treatment of the boundary of the site, areas for public open space and play areas shall be submitted to and approved by the Planning Authority prior to commencement of any development. Said approved landscaping shall be implemented not later than the next appropriate planting season after the development has been completed. The scheme shall include details of the provisions to be made for the maintenance of soft and hard landscaped areas, and shall be maintained thereafter in accordance with these details.

REASON To ensure that adequate provision of public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interest of residential and visual amenity.

(3) Notwithstanding the plans hereby approved written details and samples of all external materials to be used for the houses shall be submitted to and approved by the Planning Authority prior to the commencement of the development. Thereafter all approved materials shall be implemented within the development.

REASON In the interests of visual amenity.

(4) Prior to the commencement of the development details of the play equipment within the agreed play area and its subsequent maintenance shall be submitted to and approved by the Planning Authority. Thereafter said approved play equipment shall be installed to the satisfaction of the Planning Authority prior to the occupation of the first dwellinghouse on site.

REASON In the interests of residential amenity.

(5) There shall be no commencement of development on site prior to an Order, relating to the relocation of the 30mph speed limit beyond the site boundary, having been implemented to the satisfaction of the Planning Authority.

REASON In the interests of road safety.

(6) Prior to the commencement of the development details of the proposed junction improvement at Stewarton Cross shall be submitted to and approved by the Planning Authority in conjunction with the Road's Division. Said approved junction improvements would then require to be implemented prior to the occupation of any of the houses hereby approved.

REASON In the interest of road safety

(7) Prior to the occupation of the first dwellinghouse, the requirements of the Traffic Impact Assessment i.e. traffic calming to Dalry Road and Standalane shall have been implemented to the satisfaction of the Planning Authority.

REASON In the interests of road safety.

(8) Notwithstanding the submitted plans, visibility splay areas of 4.5 metres by 90 metres shall be provided at the junction of the access to the development with the public road with no obstruction to visibility greater than 1 metre in height being allowed within these areas. Said visibility splays shall be provided prior to the occupation of the first dwellinghouse.

REASON To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

(9) Prior to the occupation of the first dwellinghouse a two metre wide footpath shall be provided over the Dalry Road frontage of the site to the satisfaction of the Planning Authority.

REASON In the interests of road safety.

10) No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has received the prior approval of the Planning Authority and which is fully compliant with the Terms of Reference which will be issued by the West of Scotland Archaeology Service on behalf of the Planning Authority.

REASON To ensure that appropriate archaeological work is undertaken before the development commences.

(11) Prior to the commencement of works on site details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved in writing by the Planning Authority. Prior to the occupation of any dwellinghouse within the site, the SUDS arrangement approved under the terms of this condition shall be installed and be fully operational.

REASON To ensure for the provision of adequate surface water drainage within the site

(12) External construction works shall take place only between the hours of 8.00am to 6.00pm Monday to Friday and 9.00 am to 1.00 p.m. Saturday and at no time on a Sunday.

REASON In the interests of residential amenity.

(13) Prior to the commencement of the development details of how construction traffic will access the development site shall be submitted to and be approved by the Planning Authority. Only said approved details shall be implemented thereafter.

REASON In the interest of residential amenity.

(14) Notwithstanding the approved plans details of the plot boundaries are not hereby approved. Prior to the commencement of the development revised plans shall be submitted for approval by the Planning Authority detailing the plot boundaries for the housing units.

REASON In the interest of residential amenity

(15) Notwithstanding the approved plans details of all fences, walls, including entrance features and pillars within the development shall be submitted to and approved by the Planning Authority prior to the commencement of the development and implemented thereafter as approved.

REASON In the interest of residential amenity

(16) Notwithstanding the approved plans the hedge on the north west boundary of the site shall be retained to the satisfaction of the Planning Authority.

REASON In the interest of residential amenity

(17) Notwithstanding the approved plans the area of fencing and spine road outwith the site boundary in the north east corner of the site is not part of the approved scheme.

REASON The area of road and fence are outwith the application site and not part of the development.

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