

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 25 JUNE 2004**

**04/0477/FL : PROPOSED HOUSING DEVELOPMENT PHASE 3 – 24  
DETACHED HOUSES ASSOCIATED ROADS AND SERVICES AT PART OF  
FORMER CARAVAN PARK, BURNTON ROAD, DALRYMPLE**

**APPLICATION BY EASSDA LIMITED**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to construct twenty four detached units as Phase 3 of the development. The development comprises a mix of bungalows and two storey units in the same style as the earlier phases. The houses would have a brown/grey tile for the roof and a white roughcast with brown facing brick for the external wall finish.

1.2 Access to the site would be taken off Morton Road into the west end of the site and would culminate in a hammerhead at the east end of the site with the plots set out either side of the road. The access would also link to the internal road in Phase 1 between Plots 32 and 33.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

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 and these do not indicate that the application should be refused.

3.2 The proposed development is the third phase of a residential development currently under construction at the former Silver Birch Caravan Park on the Burnton Road in Dalrymple. Phase 1 (01/0623/FL) was approved in May 2003

for fourteen units and some of these units are now occupied. Phase 2 (03/0932/FL) was approved in January 2004 for fourteen units and is currently under construction. The third phase therefore would provide for a total of fifty two units and the site has been allocated in the local plan for up to fifty four units. The proposal is considered to be acceptable on that basis.

3.3 The proposed site layout makes provision for public open space for the whole residential development and the developer intends to install four items of children's play equipment along with a litter bin and bench. This area shall require to be surfaced in an appropriate material and enclosed by a suitably designed perimeter fence.

3.4 The design scheme is the same as that for Phases 1 and 2 and is therefore found to be acceptable. There are no other material planning considerations which would indicate the application is not acceptable as currently proposed.

#### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, and should that refusal be based on the principle of residential development, then the application will require to be referred to the Development Services Committee because it would be a significant departure from the development plan.

**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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FORMER CARAVAN PARK, BURNTON ROAD, DALRYMPLE**

**APPLICATION BY EASSDA LIMITED**

**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 due to its scale.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site encompasses an elongated area of land which lies on the northern side of Phases 1 and 2 of the former Silver Birch Caravan Park residential development. Agricultural land lies beyond the site to the north and existing residential properties at Maxwell Place lie east of the site. An existing residential development at Morton Drive lies on the west side of the site.

2.2 There are no significant features on this area of land which is undulating in nature with a rise to the east end of the site. Phase 1 is completed and Phase 2 is currently under construction. The Primpton Burn runs south of these two phases but outwith the actual development.

2.3 **Proposed Development:** It is proposed to construct twenty four detached units as Phase 3 of the development. The development comprises a mix of bungalows and two storey units in the same style as the earlier phases. The houses would have a brown/grey tile for the roof and a white roughcast with brown facing brick for the external wall finish.

2.4 Access to the site would be taken off Morton Road into the west end of the site and would culminate in a hammerhead at the east end of the site with the plots set out either side of the road. The access would also link to the internal road in Phase 1 between Plots 32 and 33.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 The Council's Roads and Transportation Division has no objection to the proposed development subject to the following conditions :

- (i) access to the site will require to be taken via internal roads which comply with the Roads Development Guide 1996;
- (ii) junction visibility splay areas of 2.5m by 35m will be required at all internal road junctions;
- (iii) 3 number off road parking spaces will require to be provided internally for each 4 bedroom dwelling with 2 number off road parking spaces for each 3 bedroom dwelling;
- (iv) 5 number on road visitor parking spaces will require to be provided within Phase 3 of the development;
- (v) any garages must be set back a minimum distance of 6m from the rear of the footway;
- (vi) the private driveway will require to be paved for a minimum distance of 2m from the rear of the footway;
- (vii) driveway manoeuvrability will be required on the shared surface section of road with widened driveways;
- (viii) any gates will require to open inwards away from the public road.

***It is considered acceptable to impose all of the above as conditions on the planning consent if the Committee are minded to approve the application.***

***For the Roads Division's responsibilities regarding flood risk assessment, it has been confirmed that the flooding issues were addressed as part of Phase 1 of the development. There are no concerns affecting this phase of the wider development.***

3.2 Scottish Water has been consulted but had not responded at the time of writing this report.

***If the Committee are minded to approve the application it would be appropriate for a note to be attached to any consent requiring the developer to make early contact with Scottish Water regarding the provision of and connection to foul drainage infrastructure.***

3.3 Scottish Environment Protection Agency has advised that all foul drainage from the site should be connected to the public sewer. Further additional information regarding the disposal of surface water drainage is also requested and the finished floor levels should be as agreed in cognisance with the Flood Risk Assessment submitted for the whole site.

***Confirmation of finished floor levels can be sought as a suspensive condition on the consent if the Committee are minded to approve the application.***

3.4 Transco has no objection to the proposed development.

***Noted.***

3.5 Power Systems has no objection to the proposed development.

***Noted.***

3.6 Dalrymple Community Council has been consulted but no response had been received at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 The application has not attracted any third party letters of representation.

#### **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 policies contained within the structure plan which are especially relevant to this application.

##### East Ayrshire Local Plan

5.3 Policy RES1 states that the Council will encourage and support the residential development of those Development Opportunity Sites identified for housing purposes on the individual Local Plan maps. The sites identified will be reserved for residential and associated recreational and amenity open space development.

***The proposed erection of 24 detached houses is acceptable in terms of Policy RES1 as the site is identified in the Local Plan for residential development.***

5.4 Policy RES19 requires all housing developers to provide areas of recreational and amenity open space as an integral part of their development proposals and to make provision for the future maintenance of these areas, once formed, to the satisfaction of the Council. Developers will be expected to pay due regard to the indicative basic standards set out in Schedule 3 of the Local Plan in preparing their proposals, although the precise type, size, location and design of the open space will be dependent on the extent of existing open space provision in the vicinity and the recreational and amenity needs of the wider area.

***The basic standards set out in Schedule 3 of the Local Plan regarding the provision of public open space within the development have been satisfied. The developer has submitted details of children's play equipment to be installed and this is found to be satisfactory and therefore complies with Policy RES19.***

5.5 Policy RES22 requires developers to observe the minimum private open space criteria and standards detailed in Schedule 4 of the Local Plan.

***The developer has submitted a site layout demonstrating that each plot meets the minimum amount of private open space as required and therefore complies with Policy RES22.***

5.6 Policy ENV7 requires all developers to comply fully with the Council's existing and emerging Design Guidance and Policy documents relating to and advising on the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

***The erection of 24 detached houses at the former caravan site along Burnton Road, Dalrymple, is in keeping with the style of housing that already exists in the area. The development therefore fully complies with Policy ENV7.***

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

6.1 The principal material considerations relevant to the determination of the application are the consultation responses.

## Consultations Responses

6.2 None of the consultees have raised any objections to the proposed development.

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

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

## **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 and these do not indicate that the application should be refused.

8.2 The proposed development is the third phase of a residential development currently under construction at the former Silver Birch Caravan Park on the Burnton Road in Dalrymple. Phase 1 (01/0623/FL) was approved in May 2003 for fourteen units and some of these units are now occupied. Phase 2 (03/0932/FL) was approved in January 2004 for fourteen units and is currently under construction. The third phase therefore would provide for a total of fifty two units and the site has been allocated in the local plan for up to fifty four units. The proposal is considered to be acceptable on that basis.

8.3 The proposed site layout makes provision for public open space for the whole residential development and the developer intends to install four items of children's play equipment along with a litter bin and bench. This area shall require to be surfaced in an appropriate material and enclosed by a suitably designed perimeter fence.

8.4 The design scheme is the same as that for Phases 1 and 2 and is therefore found to be acceptable. There are no other material planning considerations which would indicate the application is not acceptable as currently proposed.

## **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, Development and Building Standards, and should that refusal be based on the principle of residential development, then the application will require to be referred to the Development Services Committee because it would be a significant departure from the development plan.

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

14 June 2004  
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).

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

**Implementation Officer: Dave Morris**

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 04/0477/FL

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Location	Part of Former Caravan Park Burnton Road DALRYMPLE KA6 6QB
Nature of Proposal:	Proposed housing development Phase 3 – 24 detached houses, associated roads and services
Name and Address of Applicant:	EASSDA Limited 745 Antrim Road TEMPLEPATRICK BT39 0AP
Name and Address of Agent	Fleming Muir Architects 20 St. Quivox Road PRESTWICK KA9 1LJ

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DPO's Ref: Nicola Monroe  
PPO's Ref: Hugh Melvin

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

1. No construction or preparation works shall take place on site before 0800 hours and after 1800 hours on Mondays to Fridays, before 0800 hours and after 1200 hours on Saturdays and not at any time on Sundays.

REASON – In the interests of residential amenity.

2. Access to the site will require to be taken via internal roads which comply with the Roads Development Guide 1996 to the satisfaction of the Planning Authority in consultation with the Head of Roads and Transportation.

REASON – In the interests of road safety.

3. Junction visibility splay areas of 2.5m by 35m will be required at all internal road junctions to the satisfaction of the Planning Authority.

REASON – In the interests of road safety.

4. Prior to the occupation of each dwellinghouse 3 number off road parking spaces will require to be provided internally for each 4 bedroom dwelling with 2 number off road parking spaces for each 3 bedroom dwelling to the satisfaction of the Planning Authority.

REASON – In the interests of road safety.

5. Prior to the occupation of the last dwellinghouse to be completed 5 number on road visitor parking spaces will require to be provided within Phase 3 of the development to the satisfaction of the Planning Authority.

REASON – In the interests of road safety.

6. Any garages must be set back a minimum distance of 6m from the rear of the footway.

REASON – In the interests of road safety.

7. Prior to the occupation of each of the dwellinghouses the private driveways will require to be paved for a minimum distance of 2m from the rear of the footway to the satisfaction of the Planning Authority.

REASON – To avoid the overcarry of loose material onto the public road to ensure a secure road surface.

8. Driveway manoeuvrability will be required on the shared surface section of road with widened driveways to the satisfaction of the Planning Authority.

REASON – In the interests of road safety.

9. Any gates will require to open inwards away from the public road.

REASON – In the interests of road safety.

10. Prior to the occupation of the last dwellinghouse to be completed on site the developer shall install four items of children's play equipment, litter bin and bench within the area as hatched in green on the plans hereby approved to the satisfaction of the Planning Authority. Details of the proposed maintenance of the public open space areas, equipment and play area shall be submitted to and approved by the Planning Authority prior to the commencement of development

REASON – In the interests of the amenity of the development.

11. Prior to the commencement of development the developer shall submit details of the surface and perimeter fencing to be installed for the children's play area for the further written approval of the Planning Authority.

REASON – In the interests of the amenity of the development.

12. The finished floor levels of the houses to be constructed in Phase 3 shall be in accordance with the recommended levels as stated in the Flood Risk Assessment submitted for the whole site when planning consent (01/0623/FL – Phase 1) was granted to the satisfaction of the Planning Authority.

REASON – In the interests of public health and safety.

NOTE TO APPLICANTS

1. The applicant should make early contact with Scottish Water and the Scottish Environment Protection Agency to discuss the provision of, and connection to, surface water and foul drainage infrastructure relative to the development site.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
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