

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 07 OCTOBER 2005

05/0851/FL: PROPOSED ERECTION OF 34 DETACHED DWELLINGHOUSES AND ASSOCIATED WORKS AT HOLMHEAD ROAD, CUMNOCK

APPLICATION BY GEORGE WIMPEY WEST SCOTLAND LIMITED

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of 34 detached dwellings within the application site comprising the following house types:

- (i) 4 Ash: 6 apartment, two storey dwelling with integral garage;
- (ii) 9 Birch: 6 apartment, two storey dwelling with integral garage (one with a double garage);
- (iii) 4 Cedar: 6 apartment, two storey dwelling with integral garage;
- (iv) 5 Elm: 6 apartment, two storey dwelling with integral garage
- (v) 3 Rowan: 7 apartment, two storey dwelling with integral double garage;
- (vi) 4 Type 1: 4 apartment, single storey dwelling; and
- (vii) 5 Type 1a: 4 apartment, single storey dwelling with integral garage

1.2 All of the dwellings will be finished externally in a combination of dry dash render and facing brick with additional contrasting brick detailing. All single storey dwellings will be finished externally in a render with facing brick details. All dwellings will have either grey or red concrete tile roof finishes. The proposed development will require the completion of a loop residential access road, linking Bute Road with Stepend Road and all dwellings will be accessed from the new loop road.

1.3 The road layout also provides for appropriate traffic calming measures and provides for a link to the Kings Homes residential development site at the north eastern part of the development site. A small open space area is provided to the south of the application site, together with a narrow strip of open space lying between plots 26 to 34 and the existing rail line to the north of the development site. The layout also provides for single storey development on the highest part of the site to limit visual impact on the hillside.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

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. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are also generally supportive of the proposed development.

3.2 The site is identified as a Development Opportunity Site for residential purposes and is the subject of an extant planning consent for residential development.

3.3 The proposed development in terms of its layout, scale, design and use of finishing materials is considered to be acceptable for this location subject to the imposition of appropriate conditions. The development of this site will also greatly improve the visual and general amenity of this area given the present vacant scrubland condition of the application site.

3.4 Although Scottish Water has objected to the proposed development, it is considered that the criteria on which the objection is based are matters for the developer to resolve with Scottish Water and SEPA.

3.5 It is further considered that the representations received are either not of sufficient weight to justify refusal of the application or are not valid in respect of the proposed development. It is considered that some of the points raised can be addressed through the imposition of appropriate conditions in any consent granted for the proposed development.

3.6 While it is agreed that previous commitments in respect of open space provision have not been implemented, this proposed revised development again represents an opportunity to complete the residential development at this location that has been outstanding for in excess of 20 years.

CONTRARY DECISION NOTE

Should the Committee agree to refuse the application contrary to the recommendation of the Head of Planning, Development and Building Standards and in terms of the principle of the proposed development, the application would require to be referred to the Development Services

Committee as such a decision would represent 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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05/0851/FL: PROPOSED ERECTION OF 34 DETACHED DWELLINGHOUSES AND ASSOCIATED WORKS AT HOLMHEAD ROAD, CUMNOCK

APPLICATION BY GEORGE WIMPEY WEST SCOTLAND 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 the scale of the proposed development and as it is subject to letters of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The site lies at the end of Stepend Road in Holmhead in Cumnock and lies to the east of residential properties on Rigg Crescent and Roseburn Drive. The site also lies to the south of the Kilmarnock – Dumfries railway line. To the east of the application site lies the Kings Homes private residential development site, although development has not yet taken place on the land immediately adjoining the application site.

2.2 The application site extends to approximately 1.9 hectares and is presently undeveloped vacant open space relating to the former Baird Homes private residential development site. The topography of the site is such that the site levels rise quite markedly from the south to north.

2.3 The application site has remained undeveloped since the late 1980s due to the liquidation of the former developer, Baird Homes.

2.4 **Proposed Development:** Full planning permission is sought for the erection of 34 detached dwellings within the application site comprising the following house types:

- (i) 4 Ash: 6 apartment, two storey dwelling with integral garage;
- (ii) 9 Birch: 6 apartment, two storey dwelling with integral garage (one with a double garage);
- (iii) 4 Cedar: 6 apartment, two storey dwelling with integral garage;
- (iv) 5 Elm: 6 apartment, two storey dwelling with integral garage
- (v) 3 Rowan: 7 apartment, two storey dwelling with integral double garage;
- (vi) 4 Type 1: 4 apartment, single storey dwelling; and

(vii) 5 Type 1a: 4 apartment, single storey dwelling with integral garage

2.5 All of the dwellings will be finished externally in a combination of dry dash render and facing brick with additional contrasting brick detailing. All single storey dwellings will be finished externally in a render with facing brick details. All dwellings will have either grey or red concrete tile roof finishes. The proposed development will require the completion of a loop residential access road, linking Bute Road with Stepend Road and all dwellings will be accessed from the new loop road.

2.6 The road layout also provides for appropriate traffic calming measures and provides for a link to the Kings Homes residential development site at the north eastern part of the development site. A small open space area is provided to the south of the application site, together with a narrow strip of open space lying between plots 26 to 34 and the existing rail line to the north of the development site. The layout also provides for single storey development on the highest part of the site to limit visual impact on the hillside.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has no objections to the proposed development.

Noted.

3.2 Transco has no adverse comments to make on the proposed development.

Noted.

3.3 East Ayrshire Council's Roads and Transportation Division states that it has no objections in principle to the proposed development subject to the following conditions:

1. Junction visibility spays of 2.5m by 35m will require to be formed at all internal road junctions with no object greater than 1m in height allowed within these splay areas.
2. Access to the site will require to be taken via internal roads that comply with the Roads Development Guide 1996 and will require Construction Consent. This consent would cover details such as road widths, footways, road construction, traffic calming street lighting, drainage etc.
3. No surface water must be allowed to discharge onto the public road.
4. A minimum of 10 number off-road parking spaces will require to be provided.
5. Any garages must be set back a minimum distance of 6 m from the rear of the footway.

6. The private driveways will require to be paved for a minimum distance of 2 metres from the rear of the footway to avoid overcarry of loose material onto the public road.
7. Any gates will require to open inwards, away from the public road.
8. Drainage details and in particular the use of SUDS will require the approval of East Ayrshire Roads and Transportation Division and SEPA as part of the Construction Consent.
9. The proposed private driveways should not be less than 4.8 metres in length by 2.5 metres in width.
10. The road adjacent to plots 25 and 26 is to be continued to the boundary of the development for connecting to the adjacent development. The footway is not to be returned across the end of the road but two bollards are to be temporarily located at the end of the road.

Conditions can be attached to any planning consent granted for the proposed development to meet the requirements of the Roads and Transportation Division.

3.4 Scottish Water objects to the proposed development but the objection can be deemed to be withdrawn if the Council as Planning Authority attaches the following conditions to any consent it grants:

1. No development shall commence until evidence is exhibited to the Planning Authority that an agreement has been reached by the applicant with Scottish Water for the provision of a drainage and/or water scheme to serve the development.
2. If the connection to the public sewer/water main requires to be laid through land outwith the applicant's ownership, then the applicant must provide evidence of formal approval from the affected landowner(s) through whose ground the connection to the public wastewater system/water main must pass.
3. There are currently constraint issues at the wastewater network system in this area. Therefore, Scottish Water objects to this application. Scottish Water will remove its objection if the developer can demonstrate that the development will not have an impact on SW assets or that suitable infrastructure can be put in place to support the development.
4. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water supports the principal of a sustainable urban drainage system (SUDS) and the developer should consider utilising this in the surface water drainage design. It is important to note that Scottish Water will not adopt surface water drainage systems that require water to be pumped.
5. If the existing sewer connection is to be utilised, the developer will be required to verify that it conforms to current Scottish Water specification and is adequate to serve the proposal. Any necessary repairs or upgrading of this sewer connection will be at the expense of the developer.

6. The developer should contact SW Planning and Development Services Department to discuss whether the existing water supply may need upgrading in view of the alterations proposed in this application.

A note can be attached to any consent granted for the development to advise early contact with Scottish Water regarding service provision and drainage of the site.

3.5 The Scottish Environment Protection Agency states that it has no objections in principle to the proposals provided the drainage arrangements are to its satisfaction. All foul drainage from the development site must be connected to the public sewerage system in accordance with Scottish Water requirements. The development must not entail the use of dual manholes for connections to the existing sewage system, either in the public sewers or within the curtilage of the development. SEPA request a condition requiring the applicant to install a surface water treatment system designed and constructed in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual published by CIRIA. Soils in this area may not be suitable for infiltration systems and therefore surface treatment structures may be more appropriate. All waste materials generated by this development that require to be removed such as construction, demolition wastes and surplus excavated material, must be removed from the site by licensed waste carriers. Waste must be removed to a site that has either an appropriate waste management licence or is registered with SEPA as exempt from licensing.

A note can be attached to any consent granted for the proposed development advising the applicant to make early contact with SEPA regarding drainage of the site and disposal of waste materials. A condition can be attached to any consent granted in respect of the requirement for a SUD system to serve the development site.

- 3.6 Power Systems has no objections to the proposed development.

Noted.

4. REPRESENTATIONS

4.1 Apart from the objection received from Scottish Water, seven letters of representation with 10 signatories have been received regarding the proposed development. The main points of objection are summarised as follows:

4.2 It is not clear from the plans if there is to be a no-mans land / corridor adjacent to the gardens of Roseburn Drive. If so, who would be responsible for the maintenance?

The area of land that the objector refers to lies within the application site and will form part of the amenity space associated with the proposed residential development. The responsibility for maintenance of these areas will rest with the developer and appropriate conditions will be attached to any consent granted to ensure that the areas of open space are laid out and maintained to acceptable standards.

4.3 The proposed two storey buildings would be out of character with the existing bungalows at the top level of the existing development detracting from the amenity of the area.

The layout of the site is now such that all dwellings to the north of the new residential loop road are restricted in height to single storey in order to alleviate concerns of visual impact on the highest part of the development site.

4.4 The increased volume of traffic on Bute Road due to the extra houses would be an added hazard on an already dangerous road, particularly where Roseburn Drive and Bute Road converge. This could give rise to accidents with the increased flow of traffic. I see no traffic calming measures on the plans.

The Roads and Transportation Division has not raised any significant concerns regarding the layout of the residential roads in terms of traffic volume or safety. A number of traffic calming measures will be provided as part of the new road layout and are shown on the submitted plans.

4.5 There needs to be another road out of Holmhead. One exit and entrance is not sufficient.

Noted.

4.6 The proposed development sits at the top of a large embankment adjacent to the rear of my property. I have concerns and reservations in relation to the general intrusion of privacy. Plots 15 and 16 relate to two storey dwellings and have clear visual access onto the rear of my property, compromising the privacy of rooms to the rear of my property. It will compromise the privacy of my garden area that has taken years to establish.

The proposed dwellings in question lie approximately 52 metres from the objectors' properties and while the difference in relative height of the respective dwellings is noted, it is not considered that the loss of privacy suggested by the objector would be of such significance that would merit refusal of the application.

4.7 It is inappropriate for two storey houses to be built at the highest elevation of the site near the railway line. All other houses at this elevation are

single storey and to build the proposed houses would be an aesthetic clash of house types.

Amended plans have been submitted for the area to the north of the loop road indicating the replacement of two storey houses with single storey bungalow type dwellings.

4.8 The proximity of the plots means that the fronts of the proposed houses look directly onto my conservatory.

The objector's property lies at the current limit of development at Stepend Road but the garden ground of properties in Rigg Crescent lie between the objectors house and the proposed development site. It is not considered that the proposed development will have any significant overlooking or privacy issues as the nearest proposed dwellings do not directly face onto the objector's property and lie some 27 metres away from it.

4.9 It is proposed that Stepend Road becomes a through road joining with Bute Road. Stepend Road will become a main thoroughfare for the development and as a result the level of traffic in the street is bound to increase given that most households have at least one car. This represents a major disturbance of the peace and quiet enjoyed by the residents in Stepend Road.

While noting the comments of the objector, it should be noted that development proposals approved for this area over a considerable period of time have provided for a residential distributor road forming a loop taking in Bute Road and Stepend Road.

4.10 Another point of concern is for the provision of public transport. With the increase in residents caused by the proposed development, this could mean that the local bus service would need to be re-routed to cover the increased residential area. The operators may therefore use Bute Road/ Stepend Road to provide a service to the new residents in the name of convenience but at the cost of peace and quiet.

It is not considered that this point is of any material consideration in the determination of the present application.

4.11 Given the size of the proposed development, there will be considerable construction traffic and Stepend Road will be used for heavy construction traffic access causing increased levels of noise disruption and general annoyance to the residents.

It is accepted that there will potentially be disturbance to nearby residents through construction noise and traffic. However, construction works are temporary nature and it is not considered that any significant long term impacts will arise from the

development. Conditions can be attached to any consent granted for the development to ensure that construction is carried out during reasonable hours to reduce disturbance to nearby properties.

4.12 I note from the previous approved plans that a children's play area is to be provided. From the new plans, no such area has been included and the only suitable area for this facility would appear to be at the south of the development between Stepend Road and Holmhead Road. The inclusion of a children's play area means that trouble often comes hand in hand with the youth element that such play areas attract. Indeed the residents of Stepend Road have already had to approach the Council to resolve a previous problem with youths loitering in and around a disused garage.

Given the scale of the proposed development an area of active recreational open space is required as part of the development proposals. This will require to be provided within the identified amenity open space area located to the north of the proposed dwellings. Other locations within the development site would result in the play area being located adjacent to a main residential distributor road that could have implications for road safety, albeit that this road will be traffic calmed. It is likely that the area of open space at the southern part of the development site will be utilised for a SUD system and therefore inappropriate for use as a play area.

4.13 There is a significant issue of surface water run-off from this site and I have had concerns over drainage since entry to my house some 14 years ago. My back garden is currently saturated with water from this site.

It is noted that the undeveloped nature of the application site has resulted in previous complaints regarding surface water run-off into the lower lying properties at the southern part of the site. It is considered that with the development of the site and the installation of appropriate drainage systems, this problem can be alleviated. The applicant will require to provide appropriate drainage systems to deal with surface water arising from the development site.

4.14 There is currently a large soil bund behind my property on this site.

In order to implement the development it is likely that this bund will require to be removed or spread across the development site. It is understood that this soil bund was created to try to alleviate problems of surface water run-off.

4.15 I am concerned that the footway from Rigg Crescent leading to Stepend Road as it leads into the garden of a new dwellinghouse.

A condition can be attached to any consent granted to ensure that the existing footpath links appropriately to the footpath network in the locality.

4.16 Clothes lines or rotary dryers should not be close to any boundary fencing of existing properties. Garden sheds should not be close to any boundary fencing of existing properties. Better fencing and screening should be provided by the developer.

It is not considered that these points of objection raise any significant adverse impacts on the objectors' property.

4.17 Any extensions or conservatories on the proposed new build should not be close to the boundary fencing of existing properties and should take into consideration distance from any existing extensions and conservatories and significant impact or loss of privacy to existing properties.

The application requires to be considered on its merits and the impact of possible future extensions is not relevant to the determination of this application.

4.18 Any new dwellings behind 14 Rigg Crescent should not have any main lounge or sitting room area looking onto this property.

The proposed dwellings directly behind the objectors' property have principal rooms on the ground floor, as is normal for dwellings. These principal rooms are generally located to the front of the property although one house type does have a sitting room located to the rear. However, given the existing screen fencing between the proposed dwellings and the objectors' property, it is not considered that there will be any significant loss of privacy resulting from the proposed development. It is considered that the proposed layout of the new development is such that there will be no significant impact on existing properties through loss of privacy.

4.19 The existing main sewerage drainage system is in place with the original road and plan from Baird's build. Why is this not being incorporated into the roads as King's Homes is doing? This planned new build would leave the main drain and sewerage behind some of the properties in gardens with no access and maintenance.

It is for the developer, in consultation with Scottish Water, to address issues of site drainage and to ensure that appropriate access is available for maintenance purposes. While Scottish Water has objected to the proposed development, no issues have been raised regarding the location of the existing sewerage system.

4.20 We object to the placement of a public footpath adjacent to 62 Holmhead Road which will be a problem in relation to security of our property.

There are no proposals as part of the application under consideration to provide such a footpath. The area referred to by the objectors is outwith the application site and outwith the control of the developer.

4.21 The top of Bute Road leading to the new development area is highly congested with parked vehicles every night and early morning. This is causing significant danger accessing and exiting Rigg Crescent. Any new traffic from the new loop road will significantly increase further danger to motorists and pedestrians.

The Roads and Transportation Division has not raised any significant concerns regarding the layout of the residential roads in terms of traffic volume or safety. A number of traffic calming measures will be provided as part of the new road layout.

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 (1999) 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 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.

The application site comprises part of housing development opportunity site 015H as identified in the Adopted East Ayrshire Local Plan. The residential development of the area is therefore considered to comply with the policy and is acceptable in planning policy terms.

5.4 Policy RES19 requires all housing developers to provide areas of recreational and amenity open space in their developments to the indicative

basic standards set out in Schedule 3 of the Local Plan. The policy states also that the precise type, size, location and design of the open space required is dependent on the extent of existing open space provision in the vicinity and the recreational and amenity needs of the wider area.

The proposal meets the public open space standards as set down in Schedule 3 of the Local Plan. However the area of open space allocated along the railway line is not located in the best position to encourage or facilitate its use by residents of the area. The land is tucked away behind existing houses and comprises, essentially, a buffer strip between the houses and the railway line. However, other locations within the development site would result in the play area being located adjacent to a main residential distributor road that could have implications for road safety, albeit that this road will be traffic calmed. It is likely that the area of open space at the southern part of the development site will be utilised for a SUD system and therefore inappropriate for use as a play area. Therefore the location of the open space is considered to be acceptable given these circumstances.

Given the scale of the proposed development an area of active recreational open space is required as part of the development proposals and a condition should be attached to any consent granted for the development to ensure such a provision is made.

5.5 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan. The policy also allows those 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.

The proposal meets the minimum private open space standards detailed in Schedule 4 of the local plan.

5.6 Policy TLR5 requests that all developers of residential sites comprising four or more houses enter into a Section 75 Agreement with the Planning Authority for contributions towards the provision of appropriate leisure and recreational facilities within the area to which the development relates.

At the time of writing this report, the developer has not yet indicated whether or not they are prepared to contribute at the appropriate rate to the SLR Fund.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation replies, representations received and the planning history of the site.

Consultation Replies

6.2 The consultation replies would generally indicate that approval of the application would be appropriate. The issue of drainage is a matter for the developer to resolve with Scottish Water and SEPA.

Representations

6.3 The representations received do raise points of material consideration in the determination of this application. It is considered that some of the points raised can be satisfactorily addressed by the imposition of appropriate conditions. On balance, the representations received are not of sufficient weight to justify refusal of the application.

Planning History

6.4 A full planning application for the erection of 70 new dwellings, on a larger site including the current application site, was approved by the former Cumnock and Doon Valley District Council on 27 August 1979 (Ref. No: CD/79/145). This consent was partly implemented.

6.5 A subsequent full application for the erection of 36 dwellings on the current application site was approved on 11 April 1980 (Ref. No: CD/80/53). Again this consent was partly implemented and consequently this consent remains extant at this time

6.6 A full application for the substitution of house types on the current application site was refused on 01 February 1991 (Ref. No: CD/90/384). This was refused due to the proposal for two storey development on the top part of the development site, north of the proposed residential loop road.

6.7 A further full application for the erection of 21 dwellings on the current application site was refused on 05 November 1991 (Ref. No: CD/91/231). This was also refused due to the proposal for two-storey development on the top part of the development site, north of the proposed residential loop road. This decision was subsequently appealed but the appeal was dismissed.

6.8 More recently, a detailed application for the erection of 37 dwellings on this site was approved on 10 September 2004 (Ref. No: 04/0241/FL). This current application is in essence for a change in house types to be constructed within the site and for a reduced number of dwellings overall, with 34 now being proposed.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications may arise in terms of a potential Section

75 Agreement in respect of any contributions to the Sports and Leisure Recreation Fund should the applicant so agree.

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. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are also generally supportive of the proposed development.

8.2 The site is identified as a Development Opportunity Site for residential purposes and is the subject of an extant planning consent for residential development.

8.3 The proposed development in terms of its layout, scale, design and use of finishing materials is considered to be acceptable for this location subject to the imposition of appropriate conditions. The development of this site will also greatly improve the visual and general amenity of this area given the present vacant scrubland condition of the application site.

8.4 Although Scottish Water has objected to the proposed development, it is considered that the criteria on which the objection is based are matters for the developer to resolve with Scottish Water and SEPA.

8.5 It is further considered that the representations received are either not of sufficient weight to justify refusal of the application or are not valid in respect of the proposed development. It is considered that some of the points raised can be addressed through the imposition of appropriate conditions in any consent granted for the proposed development.

8.6 While it is agreed that previous commitments in respect of open space provision have not been implemented, this proposed revised development again represents an opportunity to complete the residential development at this location that has been outstanding for in excess of 20 years.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree to refuse the application contrary to the recommendation of the Head of Planning, Development and Building

Standards and in terms of the principle of the proposed development, the application would require to be referred to the Development Services Committee as such a decision would represent a significant departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

26 September 2005
HM/HM
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Letters of representation.
5. Adopted East Ayrshire Local Plan (1993).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Previous applications CD/79/145, CD/80/53, CD/90/384, CD/91/231 and 04/0241/FL

Any person wishing to inspect the background papers listed above, should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Site of Proposal:	Stepend Road, off Holmhead Road, CUMNOCK KA18 1ES
Nature of Proposal:	Proposed residential development comprising 34 individual dwellings
Name & Address of Applicant:	George Wimpey West Scotland Limited Unit C Cirrus Building Glasgow Airport Business Park Marchburn Drive Abbotsinch, PAISLEY PA3 2SJ
Name & Address of Agent:	N/A

PPOs Reference: Hugh Melvin

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

1. The proposed development shall be carried out in accordance with the plans received by the Planning Authority on 22 June 2005 as amended by the site layout plan (Drawing. No.AL9)02Revision E) and House Type plans (Drawing Option 1 and 1a) received on 27 September 2005 and the amended planning application form received by the Planning Authority on 27 September 2005.

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

2. A minimum of two off-road parking spaces shall be provided internally for each dwelling.

REASON – In the interests of public road safety.

3. The private driveways shall be paved for a minimum distance of 2 metres from the rear of the footway/edge of the public road carriageway.

REASON – To avoid overcarry of loose material onto the public highway in the interests of maintaining a secure road surface.

4. Any gates shall open inwards away from the public road.

REASON – To prevent obstruction of the public highway in the interests of pedestrian and road safety.

5. No surface water shall be allowed to egress onto the public highway.

REASON – In the interests of maintaining a secure road surface.

6. Any garages shall be set back a minimum of 6 metres from the rear of the footway.

REASON – To prevent obstruction on the public highway in the interests of pedestrian and road safety.

7. The developer shall provide for junction visibility splays of 2.5m by 35m to be formed and maintained at all internal junctions with no object greater than 1m in height allowed within these splay areas.

REASON – In the interests of road safety.

8. The proposed driveways shall be not less than 4.8 metres in length and 2.5 metres in width.

REASON – In the interests of public road safety and residential amenity.

9. Notwithstanding the plans hereby approved and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any domestic garages associated with the development shall be of a permanent construction and finished in the same materials as the dwellinghouse to which they relates.

REASON – To ensure that any future domestic garages within the site are an appropriate match with the approved dwellinghouses in the interests of visual amenity.

10. Construction works on site shall not be carried out prior to 0800 hours and after 1700 hours on Mondays to Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

11. A minimum of 10 no visitor parking spaces shall be provided within the development site.

REASON – In the interests of public road safety and residential amenity.

12. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed roof tiles to be used in the roof finish of the proposed dwellinghouses.

REASON – In the interests of visual amenity.

13. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed facing brick(s) and render to be used in the external wall finish of the proposed dwellinghouses.

REASON – In the interests of visual amenity.

14. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no front boundary walls shall be constructed along the frontage of each plot without the prior written approval of the Planning Authority.

REASON – In the interests of visual amenity and to ensure continuity and uniformity of boundary treatment.

15. Prior to the commencement of development on site, the applicant shall submit to and have had approved by the Planning Authority a landscaping plan for the development site. The plan shall provide details of the numbers, species and sizes of trees and

shrubs to be planted in all areas of open space within the development site. The details shall also provide for an equipped play area in the open space located at the northern part of the development site. In particular, the applicant shall provide details of the treatment of the area of land to the west and south west of plots 15 and 16. The submitted information shall include details of the timing of the provision of all the foregoing as well as proposals for the future maintenance of these open space areas.

REASON – In the interests of visual amenity.

16. Prior to the commencement of development the developer shall submit the details of the Sustainable Urban Drainage system (SUDs) to be installed and shall specify a programme for the future management and maintenance of the scheme. The details shall also include measures to address surface water run-off from the proposed development site to prevent discharging onto adjacent residential properties.

REASON – To ensure an appropriate means of surface water runoff in the interests of public health and safety.

17. The existing footpath leading from Rigg Crescent to Stepend Road shall be retained and shall be linked to the existing footpath network at this location without passage through private garden ground in Plot 13.

REASON – In the interests of residential amenity and public safety.

NOTES TO APPLICANT

1. East Ayrshire Council Roads and Transportation Division has advised that Construction Consent will be required for the construction of the residential roads and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555330. The internal roads must comply with the Roads Development Guide 1996. This consent would cover details such as road widths, footways, road construction, street lighting, drainage, traffic calming, internal junction visibilities etc.
2. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm the request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
3. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.
4. The applicant should make early contact with Power Systems and Transco with regard to the protection or diversion of apparatus that may be affected by the proposed development.
5. All waste to be removed from the site (construction waste etc.) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.

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