

EAST AYRSHIRE COUNCIL

SPECIAL CENTRAL LOCAL PLANNING COMMITTEE: 1 AUGUST 2003

**OVERVIEW REPORT RELATING TO PLANNING APPLICATIONS
(03/0313/OL, 03/0434/OL, 02/0992/FL) AT MOORFIELD, KILMARNOCK**

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to provide an overview of issues which relate to all three planning applications at Moorfield, Kilmarnock which are to be considered by the Local Planning Committee. This report should be read in conjunction with the reports for the individual applications (3,4 and 5 on the agenda).

2. PLANNING APPLICATIONS AT MOORFIELD

2.1 **02/0992/FL:** Proposed 4 arm roundabout to serve both the industrial and residential sites to the east and west of B7064.

2.2 **03/0313/OL:** Outline planning consent sought for residential development and improved joint access to the east of B7064.

2.3 **03/0434/OL:** Outline planning consent sought for industrial and business development to the west of B7064.

3. ACTION PLAN

3.1 The Action Plan which relates to the Moorfield/Mount House was presented to the Development Services Committee of 21st November 2000. The purpose of the Action Plan was to progress and re-enforce the principles of the East Ayrshire Local Plan and ensure the delivery of the industrial site at Moorfield North and greenfield housing development at Mount House/Springhill Farm by integrating the provision of services and infrastructure. The Action Plan stated that this could be achieved through a S75 agreement.

4. FINDINGS OF REPORTER – INQUIRY INTO EAST AYRSHIRE LOCAL PLAN

4.1 The Springhill Farm/Mount House housing site was considered by the Reporter at the public inquiry into the local plan. The Reporter accepted that the residential development site would be crucial in bringing to fruition within

5 years the strategic industrial site (ref.158B) without detriment to the delivery of the housing site (ref.145H). He noted that the Ayrshire Joint Structure Plan requires that a 30 hectare strategic industrial site be identified in Kilmarnock and that Moorfield North meets this requirement and can be developed without detriment to the residential development of Springhill Farm/Mount House. He also noted the benefit of cross subsidisation between the housing and industrial site in terms of the provision of services and infrastructure and that this would enable early development of the industrial site.

4.2 The Reporter acknowledged that there would be a need for a legal agreement with the prospective developer of site 145H to facilitate the development of the industrial site 158B. He accepted that high costs of industrial development can only realistically be secured with the assistance of other associated development e.g. housing. He noted that both sites are developable and that significant advantages regarding the implementation of Moorfield North could be obtained if the provision of infrastructure (water, sewers, gas and electricity), access and landscaping were integrated. He noted that such an approach is fully in accordance with sustainability as well as national planning principles. He also accepted that the wider economic objectives of East Ayrshire Local Plan would be achieved by the proposal, which would be in line with the advice in NPPG2 and the integrated approach recommended in NPPG1 and 3.

5. SECTION 75 LEGAL AGREEMENT

5.1 In order to meet the terms of the findings of the Reporter and the objectives of the East Ayrshire Local Plan a legal agreement is required to facilitate the development of the industrial site and ensure the provision of other matters which cannot be controlled by conditions. The Section 75 agreement relates to all three planning applications. The main heads of agreement are as follows:

- Construction and implementation of the new roundabout prior to the commencement of house building on the housing site and not before the ERDF application has been determined (no later than 31 March 2004).
- Upgrading of sewerage and water supply infrastructure, gas and electricity services and internal access roads to the industrial site and not to commence until determination of the ERDF application and implemented during construction of the roundabout.
- A requirement for the applicant to use their best endeavours to assist the Council in securing the development of the industrial site.
- Adequate servicing provision of the housing site by public transport.

- Provision of a road connection to the edge of the adjacent proposed housing site within Mount House.
- The construction of pedestrian and cycle links including a network of footpaths for leisure purposes.
- The construction of a pedestrian footpath linking the housing site with Laburnum Road and Dundonald Road.
- Proposed undergrounding of electricity cables.
- Landscaping scheme for the existing Moorfield Roundabout.
- Provision, phasing and implementation of the Housing Development site, strategic open space, strategic play area, football pitch (with changing facilities if required) and structural planting.
- The implementation of a design brief addressing housing layout, density, materials, the provision of strategic open space and play area and structural planting.

6. RECOMMENDATION

6.1 It is recommended that the Committee agree to consider Sections 3, 4 and 5 of the report in their determination of the three planning applications (03/0313/OL, 03/0434/OL, 02/0992/FL) before them.

Alan Neish
Head of Planning and Building Control

23 July 2003
(PC/SA)

LIST OF BACKGROUND PAPERS

1. Report into Objections to the East Ayrshire Local Plan Volume 2 Housing.
2. Development Proposals at Moorfield North Industrial Site Development Services Committee: 20 May 2003.
3. Moorfield/Mount House Action Plan Development Services Committee: 21 November 2000.
4. Planning Application Nos: 02/0992/FL; 03/0313/OL; 03/0434/OL.

Anyone wishing to inspect the above papers please contact Pamela Clifford on (01563) 576772.

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