

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 19 NOVEMBER 2002

02/0097/FL: PROPOSED NEW PRIMARY SCHOOL INCLUDING ASSOCIATED PARKING AND ROAD ALTERATIONS AND UPGRADING OF EXISTING FOOTBALL PITCHES AT WESTERN ROAD, RIVERSIDE ROAD, MEADOWSIDE ROAD, LADYTON DRIVE, BOYD STREET, GALSTON BY EAST AYRSHIRE COUNCIL, HOMES AND TECHNICAL SERVICES

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development aims to provide a single storey primary school incorporating a nursery school, associated parking, relocation of two football pitches and associated traffic calming measures to adjacent residential streets.

1.2 The scheme aims to provide a new roundabout at the junction of Titchfield Street and Riverside Road and the subsequent widening of Riverside Road providing a two lane road with off street parking for the residents of Riverside Road. In addition to this, traffic calming measures are proposed on adjacent streets. The proposed roads improvement measures include the provision of an Armco Roadway safety crash barrier between the northern site boundary and the A71.

1.3 A landscaped bund is proposed at the north west corner of the site to reduce the visual impact of the proposal and to screen the proposal from the petrol station.

1.4 It is proposed that the area of the site between the A71 road and the proposed school building will be landscaped to provide screening to the school from the A71 and a play area for the nursery school. The primary school site is proposed to be bounded by a 1.8 metre high boundary chainlink fence with the football pitches being bounded by a post and wire stockproof fence on the southern and western boundaries of the site, when adjacent to the agricultural fields. Where the football pitch is being relocated closer to the housing on Western Road it is proposed to install a 4 metre high wiremesh fence to reduce the impact of the football activity on the residents of Western Road.

1.5 The primary school building is single storey with pitched roofs incorporating apex lantern skylights. It is proposed to finish the building in facing brick with contrasting brick banding (colours are to be agreed). It is proposed to install roller shutters on the windows and door openings which will be closed to prevent vandalism to the school while it is not being occupied.

1.6 The proposal also provides car parking to the Western Road side of the proposed primary school making provisions for vehicle turning within the site as well

as dropping off points and parking provisions for staff and visitors. The parking will be available for use by the users of the football facilities outwith school hours.

2. RECOMMENDATION

2.1 It is recommended that a Notice of Intention to Develop be submitted to the Scottish Ministers in accordance with the Development by Planning Authorities Regulations 1981-1984. This proposal is considered to be acceptable subject to further details being agreed with the Head of Planning and Building Control as indicated on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated at Section 5 above, the application is considered not 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 refused unless material considerations indicate otherwise.

3.2 However, as is indicated at Section 6 above, there are material considerations relevant to this application and these are generally supportive of the proposed development. The proposed works are in keeping with the East Ayrshire Local Plan (Finalised Version with Modifications). The provision of a new primary school would provide modern facilities for Galston while maintaining the current level of sporting facilities provided within the town of Galston.

S Chorley
Director of Development Services

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.

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 19 NOVEMBER 2002

02/0097/FL: PROPOSED NEW PRIMARY SCHOOL INCLUDING ASSOCIATED PARKING AND ROAD ALTERATIONS AND UPGRADING OF EXISTING FOOTBALL PITCHES AT WESTERN ROAD, RIVERSIDE ROAD, MEADOWSIDE ROAD, LADYTON DRIVE, BOYD STREET, GALSTON BY EAST AYRSHIRE COUNCIL, HOMES AND TECHNICAL SERVICES

Report by Director of Development Services

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application which is to be considered by the Development Services Committee under the scheme of delegation because it is a Notice of Intention to Develop application requiring referral to the Scottish Ministers.

2. APPLICATION DETAILS

2.1 **Site Description:** The proposed site is located to the western side of Galston adjacent to the A71 road and Western Road. The site is currently used for sporting facilities providing three Council maintained football pitches on Western Road, Galston. The proposed development site includes the residential streets of Western Road, Riverside Road, Meadowside Road, Ladyton Drive and Boyd Street, Galston which would be subject to traffic calming measures.

2.2 **Proposed Development:** The proposed development aims to provide a single storey primary school incorporating a nursery school, associated parking, relocation of two football pitches and associated traffic calming measures to adjacent residential streets.

2.3 The scheme aims to provide a new roundabout at the junction of Titchfield Street and Riverside Road and the subsequent widening of Riverside Road providing a two lane road with off street parking for the residents of Riverside Road. In addition to this, traffic calming measures are proposed on adjacent streets. The proposed roads improvement measures include the provision of an Armco Roadway safety crash barrier between the northern site boundary and the A71.

2.4 A landscaped bund is proposed at the north west corner of the site to reduce the visual impact of the proposal and to screen the proposal from the petrol station.

2.5 It is proposed that the area of the site between the A71 road and the proposed school building will be landscaped to provide screening to the school from the A71 and a play area for the nursery school. The primary school site is proposed to be bounded by a 1.8 metre high boundary chainlink fence with the football pitches

being bounded by a post and wire stockproof fence on the southern and western boundaries of the site, when adjacent to the agricultural fields. Where the football pitch is being relocated closer to the housing on Western Road it is proposed to install a 4 metre high wiremesh fence to reduce the impact of the football activity on the residents of Western Road.

2.6 The primary school building is single storey with pitched roofs incorporating apex lantern skylights. It is proposed to finish the building in facing brick with contrasting brick banding (colours are to be agreed). It is proposed to install roller shutters on the windows and door openings which will be closed to prevent vandalism to the school while it is not being occupied.

2.7 The proposal also provides car parking to the Western Road side of the proposed primary school making provisions for vehicle turning within the site as well as dropping off points and parking provisions for staff and visitors. The parking will be available for use by the users of the football facilities outwith school hours.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division have confirmed that they have no objection to the proposed development provided conditions are attached to any grant of planning consent regarding the road infrastructure and internal car parking arrangement.

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

3.2 East Ayrshire Council Outdoor Services have expressed concerns regarding the type and position of the trees proposed for the development.

A condition can be attached to any grant of planning consent relating to the provision and position of the landscaping within the development site.

3.3 Scottish Environment Protection Agency (SEPA) have indicated that the development lies within the historical floodplain of the River Irvine and lies within the centre for Ecology and Hydrology indicative '100 year flood envelope (ie that event with a 1% risk of occurrence in any one year). It would appear from SEPA's records that the site flooded during the December 1994 flood event on the River Irvine.

This development would appear to be contrary to NPPG7' Planning and Flooding which advises that planning authorities should seek to avoid increasing the flood risk by refusing permission where appropriate.

SEPA is aware of other development proposals locally which will impact upon the local flood storage. Therefore, if the Council is minded to improve the application, a flood risk study will be required and mitigation measures implemented to both ensure

that the school is secure from flooding and that the flood risk elsewhere is not exacerbated.

Suspensive conditions can be attached to any grant of planning consent requiring the appropriate flood risk study to be carried out and any necessary measures required to be implemented prior to the occupation of the school building. This is entirely appropriate because this proposal is a development by a Planning Authority and the flood prevention works if required, are also within the control of the Council.

3.4 Scottish Water have indicated that they object to the proposed development draining to the public sewerage system due to the cost of providing infrastructure to serve the site being out-with this Authorities "reasonable cost" contribution.

However, if the developer promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and is to the satisfaction of the Authority, then we would consider removing the objection.

It is understood that Scottish Water have indicated that they will agree to connection of the sewerage system for the new primary school to their system on the basis of two conditions: that surface water drainage, including roof water, is all taken into a sustainable urban drainage system which is separate from the Scottish Water system and that use of the existing school site at Glebe Road, Galston for any purposes requiring sewage or drainage is discontinued until the capacity of the sewerage system is increased. It is further noted that the closure of the existing school is proposed for 2004/05, by which time there is a possibility that further investment in the Galston sewerage system will have been undertaken as a result of the re-appraisal of constraints in the system currently being undertaken by Scottish Water. Therefore it is considered that two suspensive conditions can be attached to any grant of planning consent relating to this matter.

3.5 Galston Community Council have indicated that they have concerns regarding the open plan nature of the classroom layout.

The internal layout of the school is not relevant to the planning process, however, this information has been forwarded to the Education Department.

3.6 East Ayrshire Council Homes & Technical Services Department have indicated that they have no objection or observations to make relating to this proposed development.

Noted.

3.7 The Coal Authority have indicated that proposed development is within the likely zone of influence on the surface from workings in 5 seams of coal at 40 metre

to 130 metre depth the last date of working being 1931. Ground movement from these past coal workings should by now have ceased.

A note can be added to any grant of planning consent relating to these matters.

3.8 Transco have indicated that they have no objection to the proposals however have indicated that the development should take full account of the Transco guidelines "Measures to protect Transco Plant".

A note can be attached to any grant of planning consent making the developer aware of this matter.

3.9 East Ayrshire Council Environmental Health and Waste Management have no objection in principle to the proposed development.

Noted.

3.10 Ayrshire Joint Structure Plan and Transportation Committee have indicated that the development does not raise matters of strategic concern.

Noted.

3.11 Strathclyde Fire Brigade have indicated that they have no comments to make regarding the layout of the proposed development.

Noted.

3.12 Health and Safety Executive have indicated that they have no remit to comment on this application, as it is not a notifiable installation.

Noted.

3.13 East Ayrshire Council Community Services Department Trading Standards Service have indicated that they have no objection to the proposed development providing suitable boundary treatment is provided between the proposed school and the existing petrol station to prevent school children from utilising the petrol station shop which may result in dangerous congregations of school children on the forecourt of the petrol station.

A condition can be attached to any grant of planning consent addressing landscaping and boundary treatment.

3.14 Strathclyde Police have indicated that they have no objection to the current proposal providing a condition is attached regarding the position of pedestrian barriers within the car park.

A condition can be added to any grant of planning consent regarding the position of pedestrian barriers within the car park area.

3.15 Scottish Power have no objections to the proposals. Nevertheless, they have indicated that the developer should adhere to the Scottish Power advice note “Avoiding Dangers from Underground Services” and “Avoidance of Danger from Overhead Lines”.

Notes can be attached to any grant of planning consent making the developer aware of these matters.

3.16 Sport Scotland have indicated that the development will not have a negative impact on the sporting provision of the local residents providing the proposed pitches are maintained in a reasonable condition and the additional playing field is provided and maintained in a reasonable condition at St Mary’s Holm in Galston. Sport Scotland note the Council has provided an additional football pitch St Mary’s Holm, Galston which is available for rent by members of the public thus addressing the loss of the football pitch at the Western Road site.

Conditions can be attached to any grant of planning consent regarding the maintenance and availability of the pitches at Western Road, Galston. The Council has given written commitment to maintaining the pitch at St Mary’s Holm in a playable condition during the football season.

3.17 West of Scotland Archaeology Service have indicated that it is unlikely that the area contains any archaeological remains however they recommend that a condition be attached to the grant of any planning consent requiring the investigation of the possible archaeology remains.

A condition can be attached to any grant of planning consent to address this matter.

4. REPRESENTATIONS

The application has been subject to 26 individual letters of objections (one of which is from Scottish Water and is detailed in section 3.4 of the report) and a petition containing 62 signatures (16 of which have written individual letters).

4.1 The ground is low lying and subject to flooding.

Suspensive conditions can be attached to any grant of planning consent relating to the possible flood risk to the site and the necessary flood prevention works required to address such issues.

4.2 The proposed school is located very close to the A71, which is a constantly busy main road with heavy traffic.

The development proposes to have fencing along its northern boundary to prevent passage between the proposed school site and the A71. In addition to this an amco road barrier is also proposed adjacent to the A71 along the length of the development site to prevent vehicles leaving the road and entering the school site in the event of an accident on the road.

4.3 The proposed development will relocate the school from the centre of Galston to the edge of the town which will result in an increase in traffic and pedestrians to the area. The roads are inadequate for existing traffic and even with planned improvements congestion will be ridiculously high. Western Road should be widened to allow for parking, especially during football games. The erection of a new school would add increasing traffic volume to an area which at present can be highly unsafe area for children to play at present, and even with the new road calming speed bumps this only helps reduce speed at each humps and does nothing to reduce traffic volumes.

The Roads and Transportation Division have indicated that various measures will be required to be carried out to ensure that the proposed development does not have a significant detrimental impact on the residents and pedestrians in the immediate area. The school car park will be available for users of the football pitches during non school hours, thus reducing the impact of the football traffic on Western Road.

4.4 The proposed development is located near a disused fishing lake that could be a hazard for children.

The proposed development is approximately 350 metres across the A71 from the disused fishing pond. These ponds are closer to the town centre of Galston than they are to the proposed development site therefore the risk of children going to the ponds from the development site is less than it would be from the town centre of Galston.

4.5 The widening of Riverside Road will result in the loss of six mature trees and a large number of daffodils, these trees and flowers provide a very attractive entrance to Galston.

A condition can be attached to any grant of planning consent relating to the landscaping of the approach to Galston from Kilmarnock.

4.6 The proposed development will result in an increase in pollution and noise in the area.

It is accepted that the proposed development will result in an increase in the number of people in the immediate vicinity of the development site at certain times of day and therefore may lead to an increase in the noise and pollution in the immediate area. However, it is viewed that these would not be significant enough to outweigh the benefits to the overall community of the proposed development.

4.7 The proposed development will result in a loss of privacy.

The proposed development does not impact on any private garden ground however will result in an increase in the numbers of individuals frequenting the Western Road area during the school terms.

4.8 The proposed development will result in a loss of footballing facilities. The proposal is contrary to the government issued guidelines for the development of sports grounds. The proposal is contrary to East Ayrshire's Policy on promotion of sport. The development will have a huge impact on football in the Galston area. During the construction phase there will be insufficient pitches for teams to fulfil their league commitments. The proposed alternative pitches are grossly substandard.

As indicated in Section 3, the proposed development will not result in a loss of footballing facilities in the Galston area as the Council has installed a football pitch at St Mary's Holm and aims to relocate two of the existing pitches within the development site. A condition can be attached to any grant of planning consent relating to the maintenance of the pitches and during the proposed construction works to ensure there are adequate footballing facilities available for regular users of the pitches.

4.9 The proposed area is very prone to flooding when it rains. During rainfalls the sewer cannot take the excess water as a result water and raw sewerage comes up through the manhole covers. The drainage of the site will prove, if not impossible, then certainly costly due to water table level being higher than the site itself. Development within the Galston area has been delayed by the lack of capacity in the public sewer this school will add to the problem. Is the water authorities system capable of coping with the additional surface water from playing areas and car parks, as well as sewerage, which would have a big extra increase on the demands of the sewerage system?

As indicated in Section 3 above, Scottish Water have objected to the proposed development as the drainage system in the immediate vicinity is not capable of carrying the additional capacity. Consequently, a suspensive condition relating to the connection of the foul drainage system from the proposed development can be attached to any grant of planning consent to address this matter.

4.10 This will spoil my outlook and view.

Within the planning decision making process the loss of a view from an individuals property does not constitute a material planning consideration.

4.11 The proposed primary school is very close to the petrol station and that would be a danger. The petrol station shop will provide an unnecessary magnet for school children and they would walk along the pavement of the busy A71 road. The petrol station is a potential fire hazard.

The East Ayrshire Council Safety Officer who deals with petroleum issues has indicated in Section 3 above that there is no threat to the primary school from the petrol station. However, the Safety Officer did indicate that there should be no direct access to the petrol station from the proposed school site thus preventing the migration of children to the petrol station shop. A planning condition can be attached to any grant of planning consent requiring the erection of fences around the development.

4.12 Due to the relocation on the football pitches a goal area is significantly closer to numbers 44 to 46 Western Road. As every goal attempt is not on target the balls will inevitably end up on the road or in these properties causing damage to cars and the properties. The relocation of the goalmouth will result in a road safety hazard as cars will have to avoid stray footballs.

As indicated in Section 3 above, it is proposed to erect a 4 metre high fence along Western Road to the rear of the goalmouth to prevent footballs leaving the sports area and entering the public highway and private garden ground.

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 Ayr County Development 1953.

5.2 Clearly the Adopted Ayr County Development Plan is considerably out of date. Given the age of this plan, its relevance to this application is negligible and as a consequence, significant weight must be attached to a more recent expression of policy.

The Ayr County Development Plan indicates that this area is designated as agricultural land, therefore the proposal fails to accord with the Development Plan.

Approved Ayrshire Joint Structure Plan

Policy ADS3 of the Approved Ayrshire Joint Structure indicates that new residential, economic, commercial, cultural, educational and community developments shall be directed to, and located within settlements as defined by local plans.

The proposed development does not fully accord with this policy as a section of agricultural land (0.397 hectares) which is outwith the Galston

settlement boundary is required to relocate the footballing facilities. However, as stated in Section 3 of this report the Ayrshire Joint Structure Plan Committee have no objection to this proposal as it is not of strategic significance.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan (Finalised Version 1999), Government Policy, consultations and representations.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan Finalised Version (EALP) should be considered a prime material consideration.

East Ayrshire Local Plan (Finalised Version with Modifications)

6.3 Proposal 29 of the EALP indicates that the Council will provide a new primary school at Western Road to replace the existing Galston Primary School and retain the remainder of the site for playing field usage.

The proposed development is in accordance with this Proposal.

6.4 Policy SD2 indicates that there will be an overriding presumption that all new developments will be located within the East Ayrshire settlements, unless the development is acceptable to the Council in terms of Policy SD3.

Policy SD3 indicates that within Rural Protection Area, development proposals relating to land located outwith settlement boundaries will be acceptable to the Council only where the development:

(iii) can be fully justified in terms of social and economic benefit to the community.

The proposed development involves a minor extension outwith the Galston settlement boundary and therefore would be partially contrary to Policy SD2 unless the proposal is of social and economic benefit to the community. As the proposed development relates to the provision of a new primary school for Galston it is considered that the proposal meets the requirements of Policy SD3 and therefore is in accordance with the Local Plan.

6.5 Policy CS1 indicates that the Council will, subject to necessary finance being available, respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisation.

The applicant has indicated that the existing school facility at Galston is not suitable for redevelopment due to constraints of the site and therefore it is considered that the proposed development accords with Policy CS1.

6.6 Policy TLR9 states that the development of both private and public recreational or amenity open space for purposes other than those described in Policy TLR8 (formalisation of sporting facilities on amenity space) will be permitted only in exceptional circumstances where:

- (i) the retention or enhancement of the facilities can best be achieved by the redevelopment of part of the site and where the development would not adversely affect the overall sporting, recreational and amenity value of the site itself; or
- (ii) alternative provision of equal community benefit and accessibility can be made within close proximity to the site; or
- (iii) there is a clear, long terms excess of pitches, playing fields and amenity open space in the wider area.

The proposed development aims to relocate two of the three existing football pitches principally within the existing site, a section of the adjacent agricultural field has been incorporated into the development to allow the formation of the both pitches. As the Council is the developer for this proposed development it has also provided an alternative football pitch at St Mary's Holm at Glebe Road, Galston. The Council has given an undertaking that the new pitch at St Mary's Holm will be maintained in playable condition. Therefore, the proposed development accords with Policy TLR9 as the two existing pitches will be incorporated on the existing site and in addition, the new pitch at St Mary's Holm will provide a provision of equal benefit and accessibility which will be made available within close proximity to the site.

National Planning Policy Guidelines (NPPGs)

6.7 NPPG7, Planning and Flooding indicates that susceptibility of land to flooding is a material consideration in deciding a planning application. Planning Authorities should assess the risk of the flood and the use of the proposed development. To this end flood prevention assessments should be carried out to gauge the severity of the flood risk to the development and surrounding areas.

Suspensive conditions can be attached to any grant of planning consent relating to the carrying out of a flood risk assessment and the necessary flood prevention measures required thereafter.

6.8 NPPG11 Sport, Physical Recreation and Open Space indicates that development proposals affecting open space, especially playing fields, must be considered carefully if they would be likely to adversely affect the community value of

the open space and whether the space is to be replaced with an alternative provision giving similar community benefits.

The proposed development accords with the NPPG as the Council aims to provide alternative playing field provisions with the local community as well as relocating two of the existing playing fields within the development of the site.

Consultations

6.9 The Consultation responses have been highlighted in Section 3 of this report. The comments from Scottish Water have indicated that they object to the proposal however it is considered that these matters can be addressed by the attachment of suspensive planning conditions to any grant of planning consent. All other consultees have responded positively to this development proposal subject to appropriate planning conditions.

Representations

6.10 The comments of the objectors have been highlighted in Section 4. The issues raised by the objectors have all been addressed in Section 4 above and are not considered to be of significant weight as to merit the refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial and legal implications for the Council in the determination of this application as the Council is the owner of the land and is the body carrying out the development proposal.

7.2 The Council is required to notify the Scottish Executive under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 as planning authorities are obliged to submit to the Scottish Ministers an application for a Notification to Develop where they have received objections to their advertised proposals.

8. CONCLUSIONS

8.1 As is indicated at Section 5 above, the application is considered not 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 refused unless material considerations indicate otherwise.

8.2 However, as is indicated at Section 6 above, there are material considerations relevant to this application and these are generally supportive of the proposed development. The proposed works are in keeping with the East Ayrshire Local Plan (Finalised Version with Modifications). The provision of a new primary school would

provide modern facilities for Galston while maintaining the current level of sporting facilities provided within the town of Galston.

9. RECOMMENDATION

9.1 It is recommended that a Notice of Intention to Develop be submitted to the Scottish Ministers in accordance with the Development by Planning Authorities Regulations 1981-1984. This proposal is considered to be acceptable subject to further details being agreed with the Head of Planning and Building Control as indicated on the attached sheet.

Alan Neish
Head of Planning and Building Control

12 November 2002

(CSI/MS)

FV/AN

List of Background Papers

1. NPPG7: Planning and Flooding.
2. NPPG11: Sport, Physical Recreation and Open Space.
3. Representations.
4. Application Forms and Plans.
5. Statutory Consultations.
6. East Ayrshire Local Plan Finalised Version with Modifications.
7. Approved Ayrshire Joint Structure Plan.
8. Ayr County Development Plan.

Anyone wishing to inspect the above papers contact Craig Iles on 01563 576770.

Implementation Officer: Alan Neish

I:DevServ/020097FL

TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0097/LA

Location: Galston Primary School
Western Road
GALSTON

Nature of Proposal: Proposed New Primary School including
Associated Parking and Road Alterations and
Upgrading Existing Football Pitches

Name & Address of Applicant: Director of Educational & Social Services
East Ayrshire Council
Council Headquarters
London Road
KILMARNOCK KA3 7BU

Name & Address of Agent: Design Services Manager
H.A.T.S.
East Ayrshire Council
Council Offices
Lugar
CUMNOCK KA18 3JQ

DPO's Ref: CSI/MS

The above Local Authority 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 8 May 2002 and the amended plans received by the Planning Authority on 31 May 2002 and 5 July 2002.

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

2. Notwithstanding any details shown on the submitted plans, a landscaping scheme, including the boundary treatment of the site shall be submitted to and approved by the Planning Authority prior to commencement of any development and shall be implemented no later than the next appropriate planting season, after the development has been carried out. This shall include landscape treatment to the Meadows Road.

REASON In the interest of visual amenity.

3. Notwithstanding the submitted plans, details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

4. Notwithstanding the approved plans a boundary fence shall be erected between the development site and both the A71 and the petrol station. Details of the design and construction of the boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of the development, and implemented on site prior to the occupation of the school.

REASON To prevent direct access of school children to the A71 road/petrol station.

5. Notwithstanding the approved plans, a boundary fence 4 metres high shall be erected between the football pitches and the housing on Western Road. Details of the design and construction of the fence shall be submitted to and approved by the Planning Authority prior to the commencement of the development and implementation on site, prior to the use of the repositioned football pitch.

REASON To reduce the detrimental impact of the sporting activity on the residents at Western Road, Galston.

6. Notwithstanding the approved plans, the roofing material, wall finish, window and door types, shutters and rainwater goods are not hereby approved. Details and samples of proposed materials to be used should be submitted to and approved by the Planning Authority prior to the commencement of the development.

REASON In the interest of visual amenity.

7. Notwithstanding the approved plans, a scheme for car parking, details of the access road, pedestrian barriers and armco barrier shall be submitted to and approved by the Planning Authority before any such development commences on the site. The approved details shall then be implemented prior to the occupation of the School.

REASON In the interest of road safety.

8. Before any work commences on site, details of a sustainable urban drainage system and its maintenance following installation shall be submitted to, and approved by the Planning Authority. The sustainable urban drainage system shall thereafter be installed on site, prior to the occupation of the School.

REASON To ensure that adequate drainage is provided.

9. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, this scheme to be submitted for approval by the Planning Authority following consultation and agreement with the West of Scotland Archaeology Service.

REASON To ensure that any archaeological deposits, which would be damaged, destroyed or disturbed by ground breaking for foundation and services trench, are recorded prior to commencement of development or during it.

10. No development shall commence on site until authorisation has been given by Scottish Water for connection of the foul drainage system to the public sewer. Confirmation of the authorisation to connect shall be provided to the Planning Authority for approval before commencement of the development.

REASON In the interests of public safety.

11. A schedule of operations shall be submitted to and approved by the Planning Authority ensuring the availability of the football pitches during the construction of the Primary School and the maintenance of the pitches thereafter.

REASON In the interest of public amenity.

12. No construction works involving the infill or raising of the level of any part of the development shall take place until any necessary compensatory flood storage mechanisms have been installed to the satisfaction of the Head of Planning and Building Control as part of the development or as part of a flood prevention scheme for Galston.

REASON To ensure that the risk of flooding of properties elsewhere is not increased as a result of the development.

13. The proposed school shall not be occupied until a flood prevention scheme for Galston has been completed to the satisfaction of the Head of Planning and Building Control.

REASON To ensure that risk to public safety and consequential risk of flooding to other properties are minimised.

Notes to Applicant

1. The applicant should contact Scottish Power and Transco regarding their safety requirements for the proposed development prior to the commencement of the development.

2. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA