

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 30 AUGUST 2002**

**99/0829/FL: ERECTION OF 17 NEW HOUSES AND  
REFURBISHMENT AND CONVERSION OF LISTED BUILDING  
TO FORM 5 FLATS  
AND 01/0426/LB: REFURBISHMENT OF LISTED BUILDING  
TO FORM 5 FLATS  
AT 22 MAIN ROAD, WATERSIDE  
BY MR JOHN MILLAR**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to demolish the operating sawmill and clear the remainder of the site other than the Listed 'Old' Mill building, thereby creating a residential development. The mill is proposed to be converted to form five flatted dwellinghouses. It is also proposed to erect 17 new houses. The new build houses are presented in several designs, certain of which are proposed to complement the mill conversion. A new access is proposed off Main Road, Waterside, which will require to be formed in a graded ramped arrangement to facilitate a safe access to the main road. Both sides of the ramp will be landscaped.

1.2 The mill will be converted to five flats varying in size with an allocation of communal garden ground attached to rear and side. At the foot of the ramp and facing the mill a row of three terraced houses are proposed abutting the new internal footpath. Travelling deeper into the site there is a proposal to formalise an existing private access to the rear of one of the existing houses on Main Road, Waterside. This access will be taken off the main cul-de-sac road which continues back into the site with an initial grouping of two pairs of detached single storey cottages then ten detached houses.

Listed Building Consent is sought for the conversion of the mill to the five flats.

**2. RECOMMENDATION**

**2.1 It is recommended that the application for Listed Building Consent be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997; and that the application for Full Planning Permission be approved subject to the conditions listed on the attached sheet.**

### **3. CONCLUSIONS**

3.1 As is indicated in paragraph 5 of the report the planning application is in part in accordance with the Development Plan. The development plan in terms of Sections 25 and 37(2) gives partial support to the development of this site, however, as indicated in Section 6 of the report there are material considerations relevant to these applications. These considerations are considered to be generally supportive of the applications. The submitted letters of objection are noted but are not in themselves of sufficient weight to justify an unfavourable recommendation.

#### **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications will not require to be referred to the Development Services Committee as such a refusal would not represent a significant departure from policy.

**Alan Neish**  
**Head of Planning and Building Control**

**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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BY MR JOHN MILLAR**

**Report by Head of Planning and Building Control**

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to present for determination an application for detailed Planning Permission and a Listed Building application which are to be considered by the Local Planning Committee under the scheme of delegation because they involve in excess of four houses and have been the subject of objections.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located within Waterside Village and is centred on this industrial building and land, and buildings attached. The site is lower than the Main Road and includes part of a Category B Listed Mill on the north of the site. Otherwise the site is fairly extensive and follows the south side of the Craufurdland Water for 200 metres and extends to 90 metres in width at its widest point.

Vehicular and pedestrian access to the site is achieved from Main Road, Waterside. The main parking area sits adjacent to the access point in front of the main operational building and the 'Old' Mill. Behind the main building the site widens and rises to the south.

2.2 **Proposed Development:** It is proposed to demolish the operating sawmill and clear the remainder of the site other than the Listed 'Old' Mill building, thereby creating a residential development. The mill is proposed to be converted to form five flatted dwellinghouses. It is also proposed to erect 17 new houses. The new build houses are presented in several designs, certain of which are proposed to complement the mill conversion. A new access is proposed off Main Road, Waterside, which will require to be formed in a graded

ramped arrangement to facilitate a safe access to the main road. Both sides of the ramp will be landscaped.

2.3 The mill will be converted to five flats varying in size with an allocation of communal garden ground attached to rear and side. At the foot of the ramp and facing the mill a row of three terraced houses are proposed abutting the new internal footpath. Travelling deeper into the site there is a proposal to formalise an existing private access to the rear of one of the existing houses on Main Road, Waterside. This access will be taken off the main cul-de-sac road which continues back into the site with an initial grouping of two pairs of detached single storey cottages then ten detached houses.

Listed Building Consent is sought for the conversion of the mill to the five flats.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 The Scottish Environment Protection Agency has confirmed that it has no objection to the proposal in principle. It has advised that the foul drainage will require to receive full biological treatment and be further polished with a reed bed such that the final effluent consistently complies with a quality which satisfies the Agency's requirements.

In addition, surface water from the site should be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000.

SEPA hold no record of flooding or flood risk at this location. The site is located adjacent to the Craufurdland Water and therefore may be at some risk of flooding. Whilst the plans indicate that the development would appear to be some 5m above river bed level, the northern section of the development would appear to be significantly lower and may be at some flood risk.

***Noted. The proposal does include the provision of a sewage treatment plant although this may require to be upgraded further to meet with SEPA's satisfaction. Conditions can also be attached to any grant of planning permission regarding SUDS and the requirement to carry out a flood risk assessment.***

3.2 Scottish Water has advised that the proposal can be serviced by an existing public water main adjacent to the site. It has additionally raised the lack of sewers as specifically mentioned by SEPA above. Any septic tank should be sited in such a manner as to allow easy access for emptying by tanker.

***Noted. A condition can be attached to any grant of planning permission relating to the siting of a septic tank.***

3.3 The Coal Authority has confirmed that its records indicate that there is one mine entry in the area. Accordingly it has advised that it would be prudent for the developer to seek appropriate technical advice prior to commencing work on site.

***Noted. This particular aspect can be addressed by means of a condition if the Committee is of a mind to approve the application.***

3.4 Moscow and Waterside Community Council has stated that some form of traffic calming to control the speed of vehicles through the village is essential if this development ever proceeds and that in the absence of any such proposals the Community Council wish to register their formal objections.

***The proposals now before the Committee provide the necessary sightlines within the application site, consequently off site traffic calming is not considered necessary by the Council's Roads Division.***

3.5 The Scottish Civic Trust has advised that it objects to the proposal on the basis of the following points:-

- the density of the proposed conversion is too high;
- the new build proposals are not reflective of the vernacular of the area and do not improve the setting of the mill.
- the articulation of the new build and the finishing materials are relatively considered to be poor.

***The current proposal has been presented in an attempt to strike a balance between an achievable marketable proposal that does introduce quality to the area by restoring and improving the setting of the mill. The detailing of the cottage type houses nearer the mill has been designed to complement the mill and in general is considered to be successful. It is acknowledged that as the proposed roadway gets deeper into the site a more conventional detached design has been introduced. It is considered that the relative distance from the mill and its immediate surroundings allow this relaxation with no detriment to the mill's setting.***

***The point of detailing and finishing materials is taken on board and can be addressed by means of a condition.***

3.6 The Architectural Heritage Society of Scotland has responded on three areas as follows:-

#### The Mill

- generally sympathetic conversion and appropriate number of units;
- window detailing should be retained and maintained;
- roof should be in natural Scottish slate, any new roof lights should be of conservation design.

***It is considered that the concerns raised in respect of the design matters can be addressed by condition if the Committee are of a mind to approve the application.***

#### The Terraced Houses

- terraced units are sympathetically designed but inappropriate materials could compromise these gradings.

***Noted. A conditional requirement could secure appropriate finishes.***

#### The Detached Houses

- inappropriate in that they do not sufficiently acknowledge the design qualities of the mill and the terraced units.

***The changes in the house design from those in the immediate environs of the mill are considered acceptable due to the distance involved and the alignment of the proposal which does afford opportunities to screen the detached units from within the site. Suitable materials can be sought by condition.***

- the impact of the actual numbers of units on a small village could be significant.

***Noted. This is agreed, however, the context of the site is such that it is considered that this impact will be acceptable with no significant detrimental effect.***

- The internal vertical partitioning of the mill involves interference with window ingoes that could be avoided.

***Noted. These aspects can be addressed by means of conditions as it would involve only a slight movement of those elements.***

3.7 Historic Scotland is generally supportive of the application and has commented as follows:-

It acknowledges and welcomes that the mill proposed to be converted will not be extended on its west side as in an earlier proposal.

***Noted.***

It requested larger scaled plans of the alterations to the mill.

***The applicants, although aware of the request, have not submitted this information. It is anticipated that that information could be sought by conditions.***

Historic Scotland confirm that it is mainly concerned with the new housing across from the mill. It has confirmed that subject to appropriate finishes and detailing for example to the window design it is satisfied with the arrangement.

***Noted.***

3.8 The Council's Environmental Health Service has confirmed that it has no objection to the proposal but has advised that a condition limiting hours of construction work would be appropriate.

***Noted. A condition limiting the hours of construction can be attached to any grant of planning permission.***

3.9 The Council's Education and Social Services advised that they have no objections to the proposal.

***Noted.***

3.10 Scottish Power has confirmed that in principle, the company would have no objection to the proposed development. However, the applicant must be advised that Scottish Power has apparatus within/adjacent to the site which may require alteration or protection, depending on the extent of the development.

***Noted.***

3.11 The Roads and Transportation Division has confirmed that the sightlines indicated on the submitted drawings are to the standard required for this location ie x = 2.5m and y= 90m.

In addition, the following comments have also been provided regarding flood risk issues:

- “1. CCTV survey and report with resultant recommendations may be conditioned including upgrading of inlet screen.
2. Way-leave for access has been noted on the drawings however, the developer must provide reasonable access arrangements for inspection and maintenance purposes which should be conditioned in the planning consent.
3. The construction details of the flood barrier should be submitted at this stage for consideration.
4. Road drainage arrangement will be dealt with at Construction Consent stage.
5. SUDS system will be responsible for SEPA and Scottish Water. The response from Scottish Water indicates that the future maintenance of the SUDS systems will lie with the property owners, and I would ask for this to be a condition of the planning consent.
6. There has been no comment with regard to possible effect of river erosion at strategic locations along the watercourse and consideration of protection measures, although the measures may be conditioned in planning consent.

It is the decision of the Planning Section if it is appropriate to condition any of these issues as part of the Planning consent”.

***The sightline requirement and flood risk issues can be attached as conditions to any grant of planning permission.***

#### **4. REPRESENTATIONS**

In addition to the objections from the Scottish Civic Trust, Moscow and Waterside Community Council and the Architectural Heritage Society for Scotland representations have been submitted by 3 local residents. The grounds of objection vary as follows:

- 4.1 A traffic calming proposal is well overdue for Waterside but the proposal associated with the application is not appropriate in terms of its details and is not being promoted in a manner acceptable to the community.

***The traffic calming proposals associated with the development have now been withdrawn from the application as a result of discussions with the Roads Division. However, the objection on this issue has not been withdrawn.***

4.2 There is no provision for public open space in the proposal. The village needs an area for football.

***Noted. The provisions of public amenity space within the red lined site is over 1000 sq. m, exceeding the required policy requirements. The potential for a kickabout area on site is restricted due to the topography of the site.***

## **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that the 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 Ayrshire Joint Structure Plan and the Adopted Stewarton Local Plan 1987.

5.2 The planning application site is partly within the Waterside urban boundary and partly in countryside as defined by the Adopted Local Plan. Consequently, the proposal in this respect is in part in accordance with the Adopted Local Plan.

5.3 Policy 4.8.1 confirms design criteria that are applicable to residential proposals in the Local Plan area.

***It is considered that the application meets the terms of this policy.***

5.4 Policy 4.7.13 confirms the presumption against any development which in the opinion of this Planning Authority is detrimental to the character of Listed Buildings.

***The applications involve the re-use, conversion and alteration of a vacant Listed Building. It is considered that the alterations will not have a detrimental effect on the building indeed the application is in part welcomed as it brings the listed building back into beneficial use. Certain detailed aspects will require addressing by means of a condition.***

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

6.1 The other principal material considerations relevant to the determination of these applications are the East Ayrshire Local Plan Finalised Version with Modifications, the consultations, representations and the impact of the proposal on the amenity of the area and immediate neighbours.

## East Ayrshire Local Plan (Finalised Version with Modifications)

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

6.3 The relevant policies in the EALP against which the proposal requires to be assessed are RES 4, 7 and ENV 1, 2, 4 and 7 and IND 8.

- Policies RES 4 and 7 refer to proposals for the infill, or redevelopment of sites within settlements and the conversion of existing traditional buildings respectively.

These policies were formulated to bring vacant/derelict areas into active use, to consolidate the built environment and to maximise the contribution existing properties can make to meeting housing demand.

***The applications have been assessed and found to be acceptable against the relevant criteria.***

- The purpose of Policies ENV 1, 2, 4 is to assist in maintaining high standards of design and to minimise any adverse impact of proposals affecting Listed Buildings.

***The proposals have been assessed against the above criteria and, on balance, have been found to be acceptable, subject to the application of a number of conditions. These conditions relate in the main to matters of window detailing and arrangement, external finishes and boundary treatment/landscaping.***

- ENV 7 specifically refers to the Council's design guidance and was prepared to ensure a high standard for new developments.

***The proposals have been assessed against those terms and found to be acceptable.***

- IND 8 confirms the criteria where a proposal includes the loss of an existing industrial use.

***This policy was formulated to bring redundant industrial areas back into acceptable alternative uses. The applications meet two of the three criteria listed in IND8. Additionally the industrial use appears to have been on the decline for sometime, the semi-derelict condition of the***

***bulk of the site reflects this state. Furthermore the proposals will not have a significant detrimental effect on the adjacent uses.***

#### Consultations

6.4 The consultation responses received are supportive of the applications although certain matters will require addressing by condition.

#### Representations

6.5 The issues raised by the objectors have been assessed and considered to be of insufficient weight to justify the refusal of the applications in this case.

#### Impact on the Amenity of the Area

6.6 The circumstances of the site are such that it is considered that the proposals could be accommodated as detailed with no detriment to the area.

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

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

### **8. CONCLUSIONS**

8.1 As is indicated in paragraph 5 of the report the planning application is in part in accordance with the Development Plan. The development plan in terms of Sections 25 and 37(2) gives partial support to the development of this site, however, as indicated in Section 6 of the report there are material considerations relevant to these applications. These considerations are considered to be generally supportive of the applications. The submitted letters of objection are noted but are not in themselves of sufficient weight to justify an unfavourable recommendation.

### **9. RECOMMENDATION**

**9.1 It is recommended that the application for Listed Building Consent be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997; and that the application for Full Planning Permission be approved subject to the conditions listed on the attached sheet.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications will not require to be referred to the Development Services Committee as such a refusal would not represent a significant departure from policy.

**Alan Neish**  
**Head of Planning and Building Control**

25 July 2002

(IW/MMM/MS)

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultations.
4. Letters of objection.
5. Adopted Stewarton Local Plan.
6. East Ayrshire Local Plan (Finalised Version with Modifications).
7. Approved Ayrshire Joint Structure Plan.
8. Approved Strathclyde Structure Plan.
9. Memorandum of Guidance of Listed Buildings and Conservation Areas.

Anyone wishing to inspect the above papers please contact Ian Walker on 01563 576769.

***Implementation Officer: Dave Morris***

990829FL&010426LB

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

99/0829/FL

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Site of Proposal: 22 Main Road, WATERSIDE

Nature of Proposal: Erection of 17 New Houses and Refurbishment  
And conversion of Listed Building to Form 5  
Flats

Name & Address of Applicant: Mr W Millar  
Glenlea  
Glasgow Road  
KILMARNOCK

Name & Address of Agent: Thomson Dawes Architects  
21 Portland Road  
KILMARNOCK KA1 2BT

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DPOs Reference: IW/MMM/MS

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

1. The proposed development shall be carried out in accordance with the application form received on 16 May 2002 and the amended plans received by the Planning Authority on:

Location Plan	16 May 2002
Drawing No 65400/2R1	28 March 2002
Drawing No 65400/DR16	16 May 2002
Drawing No 65400/4R4	14 March 2002
Drawing No 65400/5R4	16 May 2002
Drawing No 65400/7R2	14 March 2002
Drawing No 65400/9R3	14 March 2002
Drawing No 65400/10	14 March 2002
Drawing No 65400/11	14 March 2002
Drawing No 65400/12	14 March 2002
Drawing No 65400/18	18 May 2002

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

2. Notwithstanding the plans hereby approved details/samples of all external finishing and surfacing materials to be used shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interests of visual amenity and preserving the character of a Listed Building.

3. Details submitted in pursuance of Condition No 2 above shall provide for all external walls to be wet-dash harled and painted in a colour to be agreed with the exception of the banding around windows, which shall be painted in a contrasting colour to be agreed in writing by the Planning Authority prior to the commencement of development.

REASON To ensure that the development is compatible with the character and appearance of the nearby properties.

4. Notwithstanding the submitted details, the dwellinghouses shall be roofed in natural slate and details of the skews shall be submitted to and approved by the Planning Authority prior to the commencement of works on site.

REASON To ensure the development is compatible with the character and appearance of the nearby properties.

5. Unless otherwise agreed in writing by the Planning Authority all windows shall be of white painted timber sash and case construction and details of their design and means of opening shall be submitted at a scale of 1:50 for the approval of the Planning Authority.

REASON To ensure the development is compatible with the character and appearance of the nearby properties.

6. Details to be submitted in pursuance of Condition No 5 above shall provide for an alternative window arrangement and alignment for those windows indicated on the north east elevation of the listed building as shown on approved plan, drawing no. 65400/2R1.

REASON In the interests of visual amenity.

7. Notwithstanding the details hereby approved, and unless otherwise agreed by the Planning Authority, the front doors of the proposed houses and flats shall be finished in painted timber, details of same to be submitted to and approved by the Planning Authority prior to the commencement of works on site.

REASON In the interests of visual amenity.

8. Construction details of the eaves of the proposed houses shall be submitted to and approved by the Planning Authority prior to the commencement of works on site.

REASON In the interests of visual amenity.

9. Full details of the design and construction of all fences, walls and railings 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.

10. No development shall be carried out until a programme plan, showing the phases by which the site will be developed, has been submitted to and approved by the Planning Authority.

REASON In order to ensure a properly programmed development, taking account of the adjacent listed building.

11. A landscaping scheme including the treatment of the boundary of the site/areas for public open space shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be implemented not later than the next appropriate planting season after the development has been carried out.

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

12. Details to be submitted in pursuance of Condition 9 above shall provide for the erection of walls along the boundaries coloured blue on the approved plan, drawing no. 65400/4R4.

REASON In the interest of visual amenity.

13. A scheme showing in detail the provision to be made for the disposal of refuse shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interests of visual amenity.

14. Details of the proposed levels and banking retention works along the north western boundary of the site and adjacent to the Craufurdland Water shall be submitted to and approved by the Planning Authority prior to commencement of any development on site. The submitted details shall be implemented on site once approved prior to the occupation of any of the dwellings hereby consented. The details shall also be accompanied by a flood risk assessment or similar professional confirmation in writing that the development will not be liable to flooding during a one in two hundred year flood event.

REASON In the interests of residential and visual amenity.

15. Prior to the commencement of development on site the applicant shall have submitted to and have approved by the Planning Authority, details confirming the suitability of the site for construction purposes and for the accommodation of residential properties.

REASON To ensure that due regard is taken of the previous use of the land.

16. Construction works shall not be undertaken on site outwith the hours of 08.00 hours to 18.00 hours Monday to Friday, and 09.00 hours to 16.00 hours on Saturday and not at any time on Sunday.

REASON In order to protect the amenity of neighbouring properties.

17. Public roads adjacent to the site shall be kept clear of mud or other deposited materials at all times by means of mechanical brushing as appropriate.

REASON In the interests of road safety.

18. Notwithstanding the submitted plans, visibility splay areas of 2.5 metres by 90 metres shall, prior to the commencement of development on site, be provided at the junction of the access to the development with the public road with no obstruction to visibility greater than 1 metre in height being allowed within these areas. The sightlines shall be maintained free from such obstruction at all times thereafter.

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

19. Notwithstanding the plans hereby approved, any septic tank provided to serve the development shall be sited in such a position as will enable it to be emptied by the tanker.

REASON In the interests of public safety.

20. The foul drainage from the development will require full biological treatment and further treatment via a reed bed prior to discharge to the receiving watercourse and details of same shall be submitted to and approved by the Planning Authority prior to the commencement of any works on site. Drainage shall thereafter be implemented in accordance with the details as agreed.

REASON In the interests of public health/residential amenity.

21. 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 in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the occupation of any of the dwellings.

REASON To ensure that adequate drainage is provided.

22. The location of plant, equipment, containers and site compound buildings during the construction phase of the development hereby approved shall be agreed with the Planning Authority prior to the commencement of development.

REASON To protect the amenity of adjacent residential properties and in the interests of public safety.

Notes to Applicant:

1. The developer shall make early contact with the Scottish Environment Protection Agency and Scottish Water to confirm their 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.
2. 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.

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

01/0426/LB

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Site of Proposal:	22 Main Road, WATERSIDE
Nature of Proposal:	Refurbishment of Listed Building to Form 5 Flats
Name & Address of Applicant:	Mr W Millar Glenlea Glasgow Road KILMARNOCK
Name & Address of Agent:	Thomson Dawes Architects 21 Portland Road KILMARNOCK KA1 2BT

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DPOs Reference: IW/MMM

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

1. The proposed development shall be carried out in accordance with the application form received by the Planning Authority on 16 May 2002 and the location plan received by the Planning Authority on 20 June 2001 and Drawing Nos 65400/1, 65400/2R1, 65400/3R10, 65400/4R4 and 65400/11.

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

2. Notwithstanding the plans hereby approved details/samples of all external finishing and surfacing materials to be used shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interests of visual amenity and preserving the character of a Listed Building.

3. Details submitted in pursuance of Condition No 2 above shall provide for all external walls to be wet-dash harled and painted in a colour to be agreed with the exception of the banding around windows, which shall be painted in a contrasting colour to be agreed in writing by the Planning Authority prior to the commencement of development.

REASON To ensure that the development is compatible with the character and appearance of the nearby properties.

4. Notwithstanding the submitted details, the dwellinghouses shall be roofed in natural slate and details of the skewes shall be submitted to and approved by the Planning Authority prior to the commencement of works on site.

REASON To ensure the development is compatible with the character and appearance of the nearby properties.

5. Unless otherwise agreed in writing by the Planning Authority all windows shall be of white painted timber sash and case construction and details of their design and means of opening shall be submitted at a scale of 1:50 for the approval of the Planning Authority.

REASON To ensure the development is compatible with the character and appearance of the nearby properties.

6. Details to be submitted in pursuance of Condition No 5 above shall provide for an alternative window arrangement and alignment for those windows indicated on the north east elevation of the listed building as shown on approved plan, drawing no. 65400/2R1.

REASON In the interests of visual amenity.

7. Notwithstanding the details hereby approved, and unless otherwise agreed by the Planning Authority, the front doors of the proposed houses and flats shall be finished in painted timber, details of same to be submitted to and approved by the Planning Authority prior to the commencement of works on site.

REASON In the interests of visual amenity.

8. Full details of the design and construction of all fences, walls and railings 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.

9. No development shall be carried out until a programme plan, showing the phases by which the site will be developed, has been submitted to and approved by the Planning Authority.

REASON In order to ensure a properly programmed development, taking account of the adjacent listed building.

**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**