

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 22 DECEMBER 2000**

**00/0194/FL: PROPOSED ERECTION OF 5 TERRACED HOUSES AND 3  
FLATS WITH 130% CAR PARKING AT 13-19 TITCHFIELD STREET,  
GALSTON  
BY MR PETER BROWN**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 The proposal involves the erection of five, two storey terraced properties to the Titchfield Street elevation with a service road serving the three unit, two storey flatted development at the rear of the site. Vehicular parking is provided within the site to accommodate all the properties and visitors. It is proposed to use wet dash render to the walls and dark grey replica slate to the roof of the terraced properties. The flatted development to the rear comprises off white dry dash render and slate coloured concrete interlocking tiles.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

3.1 The age of the development plan indicates that the material policy consideration when determining the application must be the Finalised East Ayrshire Local Plan.

3.2 The proposal accords with the policies of the Finalised East Ayrshire Local Plan and is therefore considered to be acceptable subject to appropriate conditions.

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

#### 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 because it is a larger application which accords with the Development Plan.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The site is a gap site on the northern side of Titchfield Street, Galston adjacent to the Galston Outstanding Conservation Area. The gap site, formerly a petrol station and car garage, is located in a terraced row of properties. The southern side of Titchfield Street is made up of two storey terraced properties of mixed use. The north of the development adjoins the rear of a modern development at Gas Lane.

2.2 **Proposed Development:** The proposal involves the erection of five, two storey terraced properties to the Titchfield Street elevation with a service road serving the three unit, two storey flatted development at the rear of the site. Vehicular parking is provided within the site to accommodate all the properties and visitors. It is proposed to use wet dash render to the walls and dark grey replica slate to the roof of the terraced properties. The flatted development to the rear comprises off white dry dash render and slate coloured concrete interlocking tiles.

#### 3. CONSULTATIONS AND ISSUES RAISED

3.1 West of Scotland Water have no adverse comments to make on this application.

***Noted.***

3.2 The Coal Authority have no adverse comments to make on this application.

***Noted.***

3.3 The Scottish Environment Protection Agency have no objection to this application.

***Noted.***

3.4 The Roads & Transportation Division have no objections to this application as amended.

***Noted.***

3.5 Historic Scotland are satisfied with the amended application however, the Inspectorate hopes that the applicant will specify chimney pots that are buff or red in colour, rather than the modern black-coloured type commonly specified for new housing.

***Noted. A condition regarding the colour of the chimney pots can be attached to any grant of planning permission.***

3.6 The Architectural Heritage Society of Scotland states that the proposed amendments will help considerably to enhance the contextual and aesthetic value of this development although the absence of chimneys and skews results in the roofline being very bland.

***It is considered that as only part of a small section of one of the gardens is within the Galston Outstanding Conservation Area, the design of the amended proposal is acceptable in that context.***

3.7 Galston Community Council have not responded at the time of writing.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 There are no representations to the application.

## 5. DEVELOPMENT PLAN STATUS

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the Adopted Joint Ayrshire Structure Plan and, in the case of Galston, the Ayr Country Development Plan. The latter is considerably out of date and as a consequence, significant weight must be attached to a more recent expression of policy.

5.2 The relevant policy document is therefore the Finalised East Ayrshire Local Plan. This has been agreed by the Council as a prime material consideration and the main policy base for the determination of development proposals. The proposal lies within the urban boundary of Galston and Policy RES1 and ENV4 are applicable:

### 5.3 Policy RES1

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

**The proposal is in accordance with this policy and is an identified housing site (106H) in the Finalised East Ayrshire Local Plan.**

### 5.4 Policy ENV4

“The Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.”

**A small part of the proposal is within the Outstanding Conservation Area. The majority of the proposal is adjacent to the Galston Outstanding Conservation Area and it is considered that it has been designed to be sympathetic to and compatible with that conservation area.**

## 6. OTHER PLANNING CONSIDERATIONS

## 6.1 Planning History

There was a previous planning approval KL/E/79/131D for this site relating to five private houses granted on 1/12/88 by Kilmarnock and Loudoun District Council.

## 7. FINANCIAL AND LEGAL IMPLICATIONS

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

## 8. CONCLUSION

8.1 The age of the development plan indicates that the material policy consideration when determining the application must be the Finalised East Ayrshire Local Plan.

8.2 The proposal accords with the policies of the Finalised East Ayrshire Local Plan and is therefore considered to be acceptable subject to appropriate conditions.

## 9. RECOMMENDATIONS

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

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

13 December 2000

(CSI/MS)  
FV/DVM

**LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Amendments to the application.
5. Correspondence from/to the applicant.
6. East Ayrshire Council Legal Plan (Finalised Version).

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

**Implementation Officer: Dave Morris**

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EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0194/FL

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Site of Proposal	13-19 Titchfield Street, Galston
Nature of Proposal	Proposed Erection of 5 Terraced Houses and 3 Flats with 130% Car Parking
Name & Address of Applicant	Mr P Brown 5 Boston Avenue GLASGOW G44 3JJ
Name & Address of Agent	Maxwell Design Consultants 8 Park Quadrant GLASGOW G3 6BS

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DPO's Reference CSI/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 17 March 2000 and the amended plans received by the Planning Authority on 9 November 2000.

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

2. Notwithstanding the plans hereby approved, details of the chimney pots are not approved. Further details shall be submitted to and approved by the Planning Authority prior to the commencement of development on site, confirming that the chimney pots will be buff or red in colour.

REASON In the interest of visual amenity.

3. No houses shall be occupied until all roads and footpaths are completed to base course level and any road drainage system is installed. The road and footpath wearing surfaces shall be completed immediately all the houses are occupied, all to the satisfaction of the Planning Authority.

REASON In the interest of highway safety and residential amenity.

4. Details/samples of all external materials, including roof material and window bands shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON In the interest of visual amenity.

5. There shall be access available through the site at all times during construction to the properties at Gas Lane. Such access shall be free from obstruction and open to use at all times to the satisfaction of the Planning Authority.

REASON To ensure continued right of access by the public through the site.

6. During construction the developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other materials carried from the site by construction and any other vehicles.

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

Note:

1. Any damage to the existing footway fronting the development will be the responsibility of the developer.

2. There is a public sewerage system to which a connection may be made. The developer should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a reasonable gradient.

**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**