

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 24 NOVEMBER 2000**

**00/0337/FL: PROPOSED RESIDENTIAL DEVELOPMENT  
AT TOWERHILL, KILMAURS  
BY TAURUS CONSTRUCTION**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to construct nine detached houses in the plots at the end of a cul-de-sac on the west side of the development. The proposed houses are presented in three options, predominantly 4 apartment in a basic single storey design with attic bedroom accommodation, finished in facing brick and concrete tiles. Off street parking and private garden ground is made available to accord with the Councils requirements having been the subject of amended drawings..

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

3.1 It is considered that the proposed development is acceptable. It represents the near completion of the overall plotted development and the houses proposed can be accommodated on site with no significant detriment to the adjacent area or properties.

**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 an 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 and is of area significance.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site in this instance is an area of remaining plots within a development approved in May 1997 under East Ayrshire Council Ref: 97/0205/FL. A sizeable extension to Towerhill estate has been developed over the last three years with fifteen of the plots remaining undeveloped from the thirty five approved. To date the development has been characterised by a mix of detached houses in varying styles.

2.2 **Proposed Development:** It is proposed to construct nine detached houses in the plots at the end of a cul-de-sac on the west side of the development. The proposed houses are presented in three options, predominantly 4 apartment in a basic single storey design with attic bedroom accommodation, finished in facing brick and concrete tiles. Off street parking and private garden ground is made available to accord with the Councils requirements having been the subject of amended drawings..

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have confirmed that they are satisfied with the details as submitted and have confirmed requirements for traffic calming and a bollard arrangement to prohibit casual use of the emergency access to the original Towerhill Avenue.

***Noted. These requirements can be attached by condition to any issued planning consent.***

3.2 Scottish Environment Protection Agency have advised that they have no objection to the proposal as detailed.

***Noted.***

3.3 The Coal Authority have advised that they do not anticipate any ground stability issues which would prevent the proposal from proceeding.

***Noted.***

3.4 West of Scotland Water have raised no objection to the proposed development confirming there is a public sewerage system available for connection. The proposal would require a separate drainage system and West of Scotland Water have advised that the developer should contact their office to discuss the matter.

***Noted. A note can be attached to any planning consent.***

3.5 The Community Services Department have advised on the necessary clearance area around existing hedges and trees within the site and recommend the insertion of an impenetrable barrier along certain elevations of the proposed houses to minimise problems from root intrusion.

***Noted. The hedge most likely to be affected has been deleted from the proposed consent.***

3.6 Kilmaurs Community Council have not responded to the consultation at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 No letters of objection or representation have been submitted in respect of this application.

## **5. DEVELOPMENT PLAN STATUS**

5.1 It is the policies contained in the Finalised East Ayrshire Local Plan which have been agreed for determination purposes by the Council and to which the greatest weight should be attached.

5.2 The proposal is in accordance with policy RES1 of the above document being within an area specifically identified for residential development.

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 Impact on amenity of area and adjacent properties.

It is considered that whilst the design of the proposed houses is different from the majority currently on site, (being chalet type gable fronted in form), the pattern of existing development is sufficiently varied to allow the change in design. In addition they are proposed around a distinct and separate cul-de-sac.

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

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

## **8. CONCLUSION**

8.1 It is considered that the proposed development is acceptable. It represents the near completion of the overall plotted development and the houses proposed can be accommodated on site with no significant detriment to the adjacent area or properties.

## **9. RECOMMENDATION**

**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**

6 November 2000

(IW/MS)  
FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory certificates.
3. Consultation replies.
4. East Ayrshire Council Local Plan (Finalised Version).

Anyone wishing to inspect the above papers should please contact Ian Walker On (01563) 576769.

**Implementation Officer: Dave Morris**

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0337/FL

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Site of Proposal	Towerhill, KILMAURS KA3 2TS
Nature of Proposal	Proposed Residential Development
Name & Address of Applicant	Taurus Construction Smillie Place KILMARNOCK KA2 0LY
Name & Address of Agent	Chris Dobson 48 Fullarton Street KILMARNOCK KA1 2JJ

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DPO's Reference IW/MMM

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 and plans received on 08 May 2000 and the amended location plan and house details received by the Planning Authority on 6 November 2000.

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

2. 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.

3. Details/samples of facing materials and roof tiles (one brick type, one roof tile and roughcast/render) shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON In the interests of visual amenity.

4. Details of the design and construction of all fences and walls and including bollards (circled blue on the application site plan) to be erected on the site shall be

submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interests of visual amenity.

5. The footpath along the north boundary of the site shall remain free from obstruction and open to use by the public at all times to the satisfaction of the Planning Authority.

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

6. Existing hedges along all boundaries of the site shall be retained and additional infill hedge planting along the southern boundary of the site shall be introduced in accordance with details to be agreed by the Planning Authority prior to the commencement of development. This existing and proposed hedging shall be maintained on site thereafter to the satisfaction of the Planning Authority.

REASON In the interests of visual amenity.

7. The means of delineating the access to Plot No 35 coloured green on the approved plans shall be submitted for the approval of the Planning Authority, prior to the commencement of development.

REASON In the interests of visual amenity.

8. Details of a traffic calming feature on the internal site road shall be submitted for the approval of the Planning Authority and thereafter implemented prior to the completion of the development.

REASON In the interests of road safety.

9. Prior to the commencement of works on site, the applicant shall satisfy himself as to the suitability of the site for construction purposes.

REASON In the interests of public safety.

10. Prior to the development of each house, details of existing and finished site levels and ground floor levels shall be submitted to and approved by the Planning Authority and thereafter implemented in accordance with such agreed details.

REASON In the interests of residential amenity and road safety.

11. 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 to Applicants:

1. The applicants are advised to contact West of Scotland Water to discuss the drainage system for the site.

**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**