

AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 16 MAY 2003

99/0863/OL: OUTLINE PLANNING PERMISSION FOR THE ERECTION OF HOUSES AT OLD
GLASGOW ROAD, STEWARTON
BY C & G KNITWEAR LTD

EXECUTIVE SUMMARY SHEET**1. DEVELOPMENT DESCRIPTION**

1.1 Outline planning consent is sought for the principle of residential use on the site with no specific number of units indicated. (A previous reference to 25 units when first the application was submitted, has been removed at the request of the applicant). Vehicular access to the site will be provided from the existing frontage with Old Glasgow Road. Additionally, to provide the site with an appropriate pedestrian link to Stewarton, the application site extends to areas on either side of Old Glasgow Road, to facilitate the formation of formal footways and traffic management mechanisms. This element will involve various areas of treatment some within the existing road surface and verges. In places, the treatment would involve the widening of the road verges into areas owned by other parties.

1.2 In support of and to compliment the application, the applicants have confirmed a commitment to the formation of a community woodland to the south of the main body of the site.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to the conditions on the attached sheet and that the issuing of the Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed in Section 6.4 of the report.**

3. CONCLUSIONS

3.1 As is indicated in Section 5 of the report, the application is considered 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 approved unless material considerations indicate otherwise. As is indicated in Section 6, there are material considerations relevant to this application. It is considered that these considerations add weight to the presumption in favour of the plan. Consequently, it is considered that the development of the site for residential purposes is acceptable subject to the conditions and the Legal Agreement as discussed above.

CONTRARY DECISION NOTE

Should Members be of the view that the application should be refused, it will be necessary for the application to be referred to the Development Services Committee as it would represent the refusal of an application the principle of which is in accordance with the Adopted East Ayrshire Local Plan.

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.

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 16 MAY 2003

99/0863/OL: OUTLINE PLANNING PERMISSION FOR THE ERECTION OF HOUSES AT OLD
GLASGOW ROAD, STEWARTON
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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 an outline application which is to be considered by the Local Planning Committee under the scheme of delegation because it represents a larger application which accords with the Adopted East Ayrshire Local Plan, is of area significance and has been the subject of objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises an area of land to the north east of Stewarton, south east of Old Glasgow Road. It extends to approximately 6 Ha of grazing land which falls down to the Annick Water. The site has a main street frontage of approximately 185m between existing houses on Old Glasgow Road and extends beyond that in a south westerly direction where it incorporates ground to be utilised for a public footpath. This extension encroaches into an area covered by a Tree Preservation Order.

2.2 **Proposed Development:** Outline planning consent is sought for the principle of residential use on the site with no specific number of units indicated. (A previous reference to 25 units when first the application was submitted, has been removed at the request of the applicant). Vehicular access to the site will be provided from the existing frontage with Old Glasgow Road. Additionally, to provide the site with an appropriate pedestrian link to Stewarton, the application site extends to areas on either side of Old Glasgow Road, to facilitate the formation of formal footways and traffic management mechanisms. This element will involve various areas of treatment some within the existing road surface and verges. In places, the treatment would involve the widening of the road verges into areas owned by other parties.

2.3 In support of and to compliment the application, the applicants have confirmed a commitment to the formation of a community woodland to the south of the main body of the site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads & Transportation Division have confirmed that they have no objections to the proposal provided the following matters are secured:

- (i) A single access point from Old Glasgow Road will be required to service the site. No frontage development onto Old Glasgow Road to be permitted.
- (ii) The sight line standard for the new access point should be $x = 2.5$ metres and $y = 90$ Metres.

- (iii) The access road serving the site shall be 5.5 metres wide and constructed in accordance with the standards specified in the Roads Development Guide.
- (iv) Pedestrian access will be by the formation of a footway on the development side extending to the existing public footway at Darlington Bridge. This footway will nominally be 2.0 metres wide but should not be less than 1.8 metres at any point.
- (v) The formation of a footway on the opposite side of the road to serve the existing dwellings is not a condition required by the Roads Division on road safety grounds but would be useful if the public footway were ever to be extended on that side of the road.
- (vi) The formation of both footways requires the use of existing public road space which will be given provided the carriageway width is not reduced to less than 6.3 metres.

Noted. These matters can be addressed by means of conditions or agreement if the Committee are of a mind to approve the application. The particular issues of remote works, i.e. formation of new footways outwith the existing road/verge limits could be secured by means of a condition.

3.2 The Scottish Environment Protection Agency (SEPA) have advised of no objection to the proposed development on the understanding that foul drainage is connected to the public sewer as proposed.

SEPA have requested that a condition be attached to ensure that surface water from the site is treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland.

Additionally SEPA have advised that any developer should have regard to work practice guidelines published by their office concerning the proximity to the watercourse.

Noted. These matters can be addressed by Conditions and Notes to the applicants on any planning consent.

3.3 Scottish Water have confirmed that there is a public sewerage system available for connection, and a separate application for this connection must be made to that office.

Additionally, the proposed development can be serviced from an existing public water main adjacent to the site.

Noted.

3.4 The Coal Authority have confirmed that they do not anticipate any ground stability problems in this proposal.

Noted.

3.5 Scottish Natural Heritage have advised that they have no formal objection to the proposed development.

Noted.

3.6 Scottish Wildlife Trust does not object to the proposal and has responded confirming a preference for retaining hedges, minimising tree loss and augmentation of the site with new planting using native species.

Noted. Such issues can be secured by means of conditions.

3.7 Stewarton and District Community Council have not responded at the time of writing this report.

Noted.

3.8 East Ayrshire Council Education Department advise that they have no objection to the proposed development. They have advised that school children of secondary school age could not be guaranteed accommodation at Stewarton Academy. If this occurs then the Council would be required to maintain its statutory duties by redirecting pupils to alternative schools.

Noted. Additionally it should be noted that the Reporter in considering the objections to the Local Plan found the following in respect of Stewarton Academy.

“6.225 Stewarton Academy is a relatively new, successful and attractive facility which has already had extra classrooms added. The evidence is that ordinary classroom timetabling is running at about 70% capacity; that potential over-capacity only relates to the teaching of some specialist subjects; that future problems may well be overcome by e.g. rezoning pupils from Kilmaurs to Kilmarnock or Grange Academies; that housing developments on brownfield sites will not be turned down by EAC on grounds of over-capacity; that in any event the capacity problem is due to ‘peak’ this year and thereafter decline; and that children from whatever housing sites are allocated following this inquiry would not be going there until after this year. In these circumstances, while there is no need to withdraw proposed modification no. 52, the implications for Stewarton Academy do not seem so severe for the period after 2002 that they should be used to significantly limit the amount of housing land allocated in EALP”.

3.9 The Department of Community Services, Outdoor Services have advised that to create a new footpath would mean the loss of several hawthorn trees and at least one semi-mature ash tree within the Tree Preservation Order (TPO) area.

It would appear from a site inspection that there is sufficient space between the roadside and the edge of the banking to accommodate the proposed 2 m wide footpath. However, to the northern end of the TPO area some infill will be required unless the path is built on metal or concrete supports.

In conclusion, a new footway should not interfere with any of the more mature trees on the site.

Noted. Details of works required to provide the footpath can be attached to any grant of planning permission. Such details shall provide for minimum loss of trees within the TPO area.

4. REPRESENTATIONS

34 letters of objection have been submitted in respect of this application.

4.1 The majority of the objectors reside in Old Glasgow Road, and the grounds of objection raise various matters, certain of which pertain to the principle issue of whether the site is considered

appropriate for residential purposes in terms of the East Ayrshire Local Plan. The Local Plan has now been adopted by the Council and this site has been identified for housing, (northern portion) and for Open Space, (southern section). The grounds of objection raised with regard specifically to the application are as follows:-

4.2 The proposal will result in an increased use of Glasgow Road by both vehicular and pedestrian traffic with a corresponding increase in potential hazards to all concerned. Excessive speeds are being witnessed on this road at present without the addition of extra cars which would only increase the dangers. The inclusion of a mini roundabout will only serve to create another hazard.

Noted. The current proposal including the alterations to the road and footway provisions towards the town centre have been assessed by the Council's Roads Division. They have confirmed, subject to conditions, that they are satisfied that the proposal can be accommodated with no detriment to road or pedestrian safety. In addition the Council has re-located the 30 mph limit such that the proposed junction and a greater stretch of Old Glasgow Road, are now within the 30 mph zone. The reference to a roundabout appears to relate to an historic proposal. Current correspondence with the Roads Division has confirmed no such development.

4.3 The existing sewerage system in this area of Stewarton is already at capacity and currently overflows on occasions. This proposal will only exacerbate this problem due to additional loading.

Noted. Scottish Water and SEPA have not advised of any current problems in the area and have confirmed that, subject to conditions, they have no objections to the proposed development.

4.4 The main body of the site is a valuable wildlife habitat with several interesting species in evidence, and therefore should not be developed.

Noted. The Scottish Wildlife Trust's response to the application is addressed in Para 3.6 above. It should be noted the site is not listed as having any particular value as a habitat.

4.5 The rural amenity of this area of Stewarton and the particular more local aspect from residents adjacent to the site will be significantly affected. The development would attract undesirables, ie drink and drug fuelled teenagers to the area with nothing else to do.

All aspects of the suitability of this site have been considered within the context of identifying the site for housing purposes in the Adopted East Ayrshire Local Plan. It is not accepted that a residential development on this site will generate the public disorder problems as suggested.

4.6 The proposal if it goes ahead will reduce the value of my property.

This aspect is not a material planning consideration.

4.7 The existing amenity facilities and schooling in Stewarton are already either inadequate or stretched to capacity and this proposal will only exacerbate those inadequacies.

As noted in para 3.8 above the Education Department do not have any objections to the proposed development. If school children of secondary school age could not be accommodated at Stewarton Academy, the education authority would maintain its

statutory duties by re-directing pupils to an alternative provision. The applicants are proposing the provision of a community woodland and regeneration area on land in their ownership to the south of the site

4.8 The proposed development is a form of ribbon development and would lead to a spreading of the town's built up area, by what appears to be uncoordinated developments. The proposed development bears no relation to the existing houses nearby. This proposal would create an infill which may lead to a greater built up area by way of further developments. This development would create a dangerous precedent for other areas of countryside up and around the Old Glasgow Road to be absorbed into the Town Plan at some future date.

This site has been identified for housing purposes in the Adopted East Ayrshire Local Plan following careful and lengthy consideration of alternative sites and in pursuit of the Council's obligation to make available sufficient future housing land. The full details of the house types and layout will be brought forward in a Reserved Matters or Full application.

4.9 The provision of a footpath linking the proposed development with Nether Robertland will be of no assistance to existing residents as they will have to cross an even busier road to gain access. The path and bridge will also be an eyesore on the landscape. This footpath introduces a maintenance burden in perpetuity for its construction and lighting. It will be a public safety hazard to persons using it as it is in a quiet secluded area.

This comment was directed at the initial submission which detailed the provision of a pedestrian bridge to Nether Robertland. That element was subsequently deleted when the application site boundary was amended in May 2000. Accordingly these comments are no longer relevant.

4.10 The proposed footpath on the south of Old Glasgow Road is only to serve the new development. Its introduction will result in the loss of visual amenity by removing an attractive stone wall at the entrance to the town as well as mature trees and planting which is covered by a Tree Preservation Order. Any trees removed or even replaced would take many years to recover.

The Department of Community Services, Outdoor Services have stated in their consultation response (para 3.9 above) that the proposed new footway should not interfere with any of the more mature trees on the site. The proposal will result in the loss of several hawthorn trees and a semi-mature ash tree. As regards the existing wall, full details of the treatment along these sections will be sought in the context of a full or reserved matters application. A condition can be attached to any Outline Consent requiring that a similar replacement feature is provided.

4.11 The loss of privacy and daylight to existing houses would be unacceptable.

As this is an outline application these matters cannot be fully assessed. They would be fully investigated upon the submission of a detailed application subsequent to the grant of any outline planning consent. At that detailed stage, the maintenance of both privacy and daylight would be important considerations.

4.12 The proposed footbridge is in the flood plain of the river.

As per item 4.9 above, this comment was directed at the initial submission which at that time detailed the provision of a pedestrian bridge to Nether Robertland.

4.13 There is an existing right of way through the field.

There is no recorded Right of Way in this area.

4.14 This is the third application on this site since 1982. The first two applications were refused (5 houses refused – 28/02/91, 7 houses refused – 11/03/93). The issues relating to these applications are also applicable to the current proposal.

The previous applications were considered in light of the Development Plan at that time. In both cases, the site was outwith the urban boundary and therefore did not accord with the policies of the Local Plan.

The current application site is now within the urban boundary in terms of the Development Plan and is identified for housing in the Adopted East Ayrshire Local Plan. The proposal is therefore in accordance with the Development Plan.

4.15 A large housing development in this area would be unnecessary in terms of the housing demand for the area and will only harm and affect the aesthetic outlook of this part of Stewarton.

Stewarton had an average number of house completions of 33 houses per annum during the period 1993-2000. The Council's March 2000 Audit of housing land indicated that in Stewarton there was an effective supply of housing land for 138 units, excluding new greenfield sites identified in the Local Plan. This supply would last, on the basis of previous levels of demand for just over half of the seven year Local Plan period. There was therefore a clear need for all of the housing land identified in the Finalised East Ayrshire Local Plan as Modified to be made available. Additionally, the site is specifically designated for High Amenity Housing for which there is a shortage in the East Ayrshire Council Area.

It is agreed that the physical development of the site will have some visual impact on the essentially rural nature of this eastern fringe of Stewarton. However, the visual impact of the development can be minimised through the provision of a substantial area of tree planting as an integral part of the development proposals, this particular element is being pursued by the additional means of a Section 75 Legal Agreement (see paragraph 6.4).

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 Adopted East Ayrshire Local Plan (2003).

5.2 With regard to the Approved Ayrshire Joint Structure Plan, the proposal is compliant with Policies G1 and G5 in that they encourage development within settlement boundaries. Since the site is within the urban boundary of Stewarton in terms of the Adopted East Ayrshire Local Plan and is an

identified housing site (in part), the proposal is therefore compliant with the Approved Ayrshire Joint Structure Plan.

5.3 The EALP is now adopted. In the Adopted Plan, the application site lies entirely within an extension of the settlement boundary of Stewarton. The application site is designated Development Opportunity Site under Policy RES 1 which states that 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”.

5.4 In Volume 2 of the Local Plan, Settlement Development Opportunities, the site is identified as a Housing Development Opportunity Site with a notional capacity of 25 houses. The Local Plan also states that an Agreement, under Section 75 of the Town and Country Planning (Scotland) Act 1997 (Section 75 Agreement), will be required for the formation of footpaths outwith the development site and the securing of the site for high amenity housing.

5.5 Following an assessment of the application site and the major topographical characteristics of the area, it is considered that, in practical and visual terms, only the upper more gentle slope of the application site should be developed for housing and on a low density basis. Accordingly, although the principle of the outline application is considered to be acceptable, it is considered that only the upper northern portion of the site is appropriate for development for residential purposes. The remainder of the site should be developed as an amenity resource for the area and an extended landscape envelope for the town along this section of the Annick Water river valley. This requirement has been made known to the applicant who has not objected to such restrictions, but other requirements would have to be secured by means of a Section 75 Agreement (see paragraph 6.4 below).

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the impact on the amenity of the area/adjacent properties and the objections received.

Impact on the Amenity of Area and Adjacent Properties

6.2 As stated in Section 4 above and in paragraph 6.4 below, it is considered that the proposed development can be supported as having no significant detrimental impact on the above considerations. Certain more detailed items can only be addressed, and where necessary mitigated, at the detailed or reserved matters application stage. However, in identifying the site for housing purposes in the Adopted EALP, it was recognised that it was a location, in principle, capable of development without significant detriment to adjacent properties.

6.3 The particular impact the proposal will have on the amenity of the area has also been assessed and is recognised as being similarly acceptable. The items listed in paragraph 6.4 below confirm the Council's commitment to secure an appropriate development that will not impact detrimentally on the amenity of the area or adjacent properties and which will bring with it its own improvements. The provision of the footpath linking the site to Darlington Bridge will improve the general amenity of the area and the proposed community woodland is similarly beneficial.

6.4 The Local Plan states that an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 (Section 75 Legal Agreement) will be required for certain matters, for example the securing of the site for high amenity housing. Additionally given the sensitivity of the site and the

other constraints mentioned above it is considered that the Section 75 should be extended to include the following issues:

- the residential development on the site should be 'high amenity' as defined in the Adopted East Ayrshire Local Plan and should comprise of predominantly 3 or more bedroomed detached houses.
- the erection of the houses shall be confined to the northerly and more gently sloping part of the site as defined on the approved plan (north of the added green line). That tree planting should take place in the area to the south of that boundary prior to the construction of houses on the site and the boundaries of the planting shall be protected by secure fencing.
- the net residential density should not exceed 14 dwellings per hectare within that part of the site to be developed, this part extends to approximately 2.65Ha.
- the provision of a community woodland to the south of the area wherein housing development will take place.

6.5 The Adopted East Ayrshire Local Plan (Policy TLR5) also refers to the provision of a contribution towards the formation of appropriate leisure and recreational facilities in the town. Any such contribution, in terms of the Local Plan, would be made on a voluntary basis. Given that the application includes the provision of a community woodland and that the application was submitted prior to the Council requirements in respect of the community fund being formulated and agreed by the Development Services Committee in June 2001, the financial contribution towards leisure and recreational facilities cannot be pursued.

Objections Received

6.6 The objections have been assessed in Section 4 of the report and it is considered that they do not raise issues of sufficient weight to merit refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

7.2 Legal implications for the Council would arise from the Council entering into a Section 75 Agreement with the applicant to secure the items listed in paragraph 6.4 above.

8. CONCLUSIONS

8.1 As is indicated in Section 5 of the report, the application is considered 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 approved unless material considerations indicate otherwise. As is indicated in Section 6, there are material considerations relevant to this application. It is considered that these considerations add weight to the presumption in favour of the plan. Consequently, it is considered that the development of the site for residential purposes is acceptable subject to the conditions and the Legal Agreement as discussed above.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions on the attached sheet and that the issuing of the Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed in Section 6.4 of the report.

CONTRARY DECISION NOTE

Should Members be of the view that the application should be refused, it will be necessary for the application to be referred to the Development Services Committee as it would represent the refusal of an application the principle of which is in accordance with the Adopted East Ayrshire Local Plan.

Alan Neish
Head of Planning and Building Control

8 May 2003

(IW/MS)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Consultation Response.
3. Letters of Objection.
4. Adopted East Ayrshire Local Plan.
5. Approved Ayrshire Joint Structure Plan.

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

99/0863/OL

Site of Proposal:	Old Glasgow Road STEWARTON
Nature of Proposal:	Erection of Houses
Name & Address of Applicant:	C & G Knitwear Ltd 54A High Street STEWARTON KA3 5DB
Name & Address of Agent:	Robert G Lang RIBA ARIAS Chartered Architect 25 Bellevue Crescent AYR KA7 2DP

DPOs Reference: IW/MS

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

1. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the under mentioned matters hereby reserved.
 - (a) The layout of the site;
 - (b) The size, height, design and external appearance of the proposed dwellinghouses.
 - (c) The means of drainage and sewage disposal;
 - (d) Details of the access arrangements;
 - (e) The provision for open space;
 - (f) The provision for car parking;
 - (g) The boundary walls/fences to be erected;
 - (h) The landscaping of the site;
 - (i) Existing and proposed site levels and proposed dwelling ground floor levels.

REASON The approval is in outline only.

2. Prior to the commencement of any 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.

3. The reserved matters to be submitted further to Condition 1 above shall both ensure, and provide full details of, the following:

- (i) A single access point from Old Glasgow Road servicing the site;
- (ii) No frontage development being permitted onto Old Glasgow Road;

- (iii) The sightline standard for the new access point being $x = 2.5\text{m}$ and $y = 90\text{m}$;
- (iv) A footway being formed for pedestrian access from the development site to the existing public footway at Darlington Bridge. This footway shall nominally be 2.0 m wide but shall be not less than 1.8 m at any point;
- (v) The formation of footways not resulting in the carriageway width being reduced to less than 6.3 m; and
- (vi) The access road serving the site being 5.5 m wide and constructed in accordance with the standards specified in the East Ayrshire Roads Development Guide.
- (vii) The provision of a replacement wall along the edge of the new footpath on Old Glasgow Road (replacing that lost through the formation of the footpath).

REASON In the interests of highway safety.

4. Details to be submitted under condition 1 above shall include the following:

A landscape strategy encompassing:-

- (a) A tree belt of a minimum depth of 10 m where delineated in green on the approved plan; this tree belt to be planted with forestry standards, whips and heavy standards. The retention and augmentation of existing hedgerows except for service roads tracks.
- (b) A landscaped community woodland to the south of the tree belt, including full details of numbers and species of trees and public access/paths.
- (c) The means of managing and maintenance of the tree belt and amenity woodland and timetable for implementation.

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

5. Details to be submitted in pursuance of condition 1 above shall include details of a Sustainable Urban Drainage System and its maintenance after installation.

REASON To ensure that adequate drainage is provided.

6. Development shall not begin on site until details of all land consolidation and earth levelling works have been submitted to and approved by the Planning Authority. Such details shall include existing and proposed levels by reference to fixed ordnance datums across the entire site and the details shall confirm the relationship in terms of existing and proposed levels along the boundary of the site where abutting existing properties.

REASON In the interests of residential amenity.

7. 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 the dwellings.

REASON To ensure that adequate drainage is provided.

8. No trees or hedgerows shall be felled, lopped, have roots cut or be the subject of any other works without the written consent of the Planning Authority.

REASON In the interests of visual amenity.

9. Details to be submitted in pursuance of Condition 3 shall include full details of the footway works and any speed mitigation measures along Old Glasgow Road. Such details shall provide for minimum loss of trees in the area of the Tree Preservation Order.

REASON In the interests of visual amenity and road safety.

10. Notwithstanding the plans hereby approved all new houses shall be constructed only from a limited range of external materials and details/samples of the materials to be used shall be submitted to and approved in writing by the Planning Authority before any development commences on the site.

REASON In the interests of visual amenity.

11. The Reserved Matters to be submitted further to Condition 1 above shall allow for the height of the dwellings being no greater than 2 storeys. Such details shall provide for housing no greater than 1½ storey in height fronting/adjacent to Old Glasgow Road and adjacent to the eastern boundary of the site.

REASON In the interest of residential/visual amenity.

Notes to Applicants:

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

(2) 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”.

(3) 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.

(4) The developer should have regard to the best practise laid out by SEPA in their leaflets PPG5 & PPG6 when working in proximity to any watercourse.

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VIEWING PLEASE CONTACT (01563) 576790.**