

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE - 20 APRIL 2000**

**00/0070/OL - PROPOSED HOUSING DEVELOPMENT  
LAND OPPOSITE JOHN STREET, CATRINE**

**APPLICATION BY MR J HODGE**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 This is an outline planning application for residential development. An indicative layout has been submitted indicating a linear layout of 13 houses. Details of the layout, number and design of the proposed houses will be submitted at the detailed stage.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

3.1 The proposed development is essentially contrary to the policies of the Catrine and Sorn Local Plan, however the development accords with the residential policies of the East Ayrshire Local Plan Finalised Version. The Council has determined for development promotion purposes that more weight should be attached to the policies of East Ayrshire Local Plan Finalised Version as the most recent policy statement. The proposed development will give the opportunity to introduce private housing in a predominantly Council housing area and therefore widen tenure mix within Catrine.

3.2 The application site is a greenfield however it continues development along existing road frontages, and therefore is seen as an acceptable addition to the settlement form. The proposal includes the complete site identified in the East Ayrshire Local Plan Finalised Version.

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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### SOUTHERN LOCAL PLANNING COMMITTEE - 20 APRIL 2000

#### 00/0070/OL - PROPOSED HOUSING DEVELOPMENT LAND OPPOSITE JOHN STREET, CATRINE

#### APPLICATION BY MR J HODGE

#### 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 outline planning application which is to be considered by the Southern Local Planning Committee under the scheme of delegation because it is a larger application which accords with the Development Plan, is of Area Significance and is subject to an objection.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 0.75 hectares in area and presently forms part of agricultural fields. The sites are located on the southern and western sides of John Street. The application site is split into two sites by the access road leading to the farm steading of Catrineshaw. The site is surrounded to the north by Council housing, to the south and west agricultural land and to the east by a parade of shops.

2.2 **Proposed Development:** This is an outline planning application for residential development. An indicative layout has been submitted indicating a linear layout of 13 houses. Details of the layout, number and design of the proposed houses will be submitted at the detailed stage.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions including visibility sightline splay areas, resurfacing of the full width of the carriageway adjacent to property nos. 1-28 John Street, a 2-metre wide footway to be constructed to serve the dwellings and individual plot access to be taken via a driveway access crossing. Construction Consent and a Road Bond will be required.

***The requirements of the Roads Division can be met by attaching conditions to the planning consent if granted.***

3.2 The Scottish Environment Protection Agency have no objections provided the drainage arrangements are to their satisfaction. The developer

should consider the use of porous paving for car parking and French drains/infiltration trenches for roof water to minimise the amount of surface run-off arising from the development.

***Noted.***

3.3 West of Scotland Water have commented that a totally separate drainage system will be required and the developer shall seek their permission to connect to the public sewerage system and to obtain a public water supply.

***Noted. A note in this regard can be attached to any planning consent granted.***

3.4 Scottish Power. The Coal Authority, Catrine Community Council and the Council's Environment Health Division have no comments to make regarding the proposed development.

***Noted.***

3.5 Transco require no mechanical excavation to be carried out within 500mm of their plant.

***A condition can be attached to the planning consent if granted to meet their requirements.***

#### **4. REPRESENTATIONS**

One letter of objection has been submitted.

4.1 They understood that John Street was the boundary to Catrine and that there are other locations within the boundary, i.e. Somerville Street with planning permission available.

***The application site is identified for housing purposes in the East Ayrshire Local Plan Finalised Version.***

4.2 Last year, a new road was made to join John Street to James Taylor Avenue. The new road alone causes residents problems. They have nearly had several accidents at the corner of 10 John Street due to residents parking and the increased traffic now using John Street.

***The Roads Division have no objections to the proposed development provided various road alterations are carried out.***

4.3 They would like to know the building timescale for each of the plots and how they propose to drain the adjacent field. As each plot is sold and built, there would be several years of upheaval, mess and increased traffic for all the residents, not to mention the loss of beautiful outlook onto the countryside.

***The applicant has indicated that the site will be not be plots but developed by one developer. It is acknowledged that there will be upheaval and disturbance during the building stage of the development. A condition could be attached to any planning consent if granted to ensure that the John Street is kept free of mud and building materials during the construction phase of the development. The right to a view is not a material planning consideration.***

## **5. DEVELOPMENT PLAN STATUS**

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The application site has been identified for housing purposes and allocated for 13 houses.

***The proposed development is consistent with the above plan.***

5.2 In terms of the Catrine and Sorn Local Plan, the southern area of the application site is outwith the settlement boundary of Catrine. The western area of the application site is included within the settlement boundary of Catrine.

***The southern area of the proposed development would be contrary to the residential policies of the Catrine ~ Sorn Local Plan which presumes against the ribboning out of development from the village boundary. The proposal for the western area of the site would be consistent with the above policies, however these have now been superseded by the East Ayrshire Local Plan (Finalised Version) which has been agreed as the policy base by the Council.***

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 None.

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

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

## **8. CONCLUSIONS**

8.1 The proposed development is essentially contrary to the policies of the Catrine and Sorn Local Plan, however the development accords with the residential policies of the East Ayrshire Local Plan Finalised Version. The

Council has determined for development promotion purposes that more weight should be attached to the policies of East Ayrshire Local Plan Finalised Version as the most recent policy statement. The proposed development will give the opportunity to introduce private housing in a predominantly Council housing area and therefore widen tenure mix within Catrine.

8.2 The application site is a greenfield however it continues development along existing road frontages, and therefore is seen as an acceptable addition to the settlement form. The proposal includes the complete site identified in the East Ayrshire Local Plan Finalised Version.

## **9. RECOMMENDATION**

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

Alan Neish  
Head of Planning and Building Control  
PC/SMB/IH  
11 April 2000  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory notices/certificates.
3. Letter of objection.
4. Catrine and Sorn Local Plan.
5. East Ayrshire Local Plan Finalised Version.

Any person wishing to inspect the background papers listed above, should contact Miss Pamela Clifford on 01563 555483.

**Implementation Officer : Pamela Clifford**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1972

Application no: 00/0070/OL

Location Land opposite John Street,  
CATRINE

Nature of Proposal: Proposed house development ( 13 houses)

Name and Address of Applicant: Mr James A Hodge (A Firm)  
Catrineshaw Farm  
CATRINE

Name and Address of Agent

DPO's Ref: [ PC/IH  
PPO's Ref; [

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 undermentioned 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) Finished site levels/floor levels.

REASON: The approval is in outline only.

2. Details to be submitted under Condition l(d) shall include visibility splay areas of 2m by 20m to be formed and maintained at each individual access with no obstruction greater than 1 metre in height allowed within these areas.

REASON: In the interests of road safety.

3. Details to be submitted under Condition l(d) shall include junction visibility splay areas of 2.5m by 20m at all internal road junctions with no object greater than 1 metre in height allowed within these areas.

REASON: In the interests of road safety.

4. The full width of the carriageway adjacent to property no's. 10-28 John Street, Catrine, shall be resurfaced to the satisfaction of the Planning Authority.

REASON: In the interests of road safety.

5. Details to be submitted under Condition l(i) shall specifically include landscaping treatment along the southern and western boundaries of the site.

REASON: In the interests of visual amenity.

6. Any existing public utility apparatus located in the verge shall be protected beneath the proposed access.

REASON: In the interests of road safety.

7. No mechanical excavation shall be carried out within 500mm of Transco Plant.

REASON: In the interests of public safety.

8. John Street shall at all times be kept free of mud and building material during the construction phase of the development.

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

9. Details to be submitted under Condition l(d) shall include a 2 metre footway along the frontage of the site.

REASON: In the interests of road safety.

10. The indicative layout submitted along with the application is for information purposes only and shall not be treated as forming part of the issued consent.

REASON: The approval is in outline only.

NOTE :

1. The developer shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick, regarding permission to connect to the public sewerage system.

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 LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**

**AGENDA**