

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 20 APRIL 2000

**00/0110/FL: PROPOSED ERECTION OF 8 NO. SINGLE STOREY
DETACHED DWELLINGHOUSES AT LAND AT NETHERTHIRD, OFF
HOLMBURN ROAD, CUMNOCK**

APPLICATION BY AFTONVALE CONSTRUCTION

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves the erection of eight single-storey houses which will be sited in a cul-de-sac. Five three-bedroom houses and three two-bedroom houses are proposed. The proposed houses will have hipped roofs with the use of smooth render and facing brick for external finishes.

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 proposed development is consistent with the residential policies of the East Ayrshire Local Plan Finalised Version. The application site is presently vacant and unsightly and in the past has suffered from dumping. The erection of eight houses on the site will make a visual improvement to this area and the streetscape. The proposed development will not have an adverse impact on the adjacent single-storey houses. A 2-metre public right-of-way will be provided adjacent to 178 Holmburn Road and access to Murray Park can be gained through the cul-de-sac.

**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 and is of Area Significance.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is an area of waste land located between 178 and 180 Holmburn Road, Cumnock. The site is surrounded by Barshare Wood, Holm Burn and the Murray Park to the rear. The site is overgrown and in a very poor condition.

2.2 **Proposed Development:** The proposal involves the erection of eight single-storey houses which will be sited in a cul-de-sac. Five three-bedroom houses and three two-bedroom houses are proposed. The proposed houses will have hipped roofs with the use of smooth render and facing brick for external finishes.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions regarding junction visibility, parking provision and a 2 metre footway along the frontage of the site.

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

3.2 West of Scotland Water have commented that their permission should be sought to connect to the public sewerage system. A totally separate drainage system would be required. The development can be serviced from an existing

public water main located in the street.

Noted.

3.3 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 water run off from the site to the Holm Burn.

Noted.

3.4 Scottish Power The Coal Authority have no adverse comments to make regarding the proposed development.

Noted.

3.5 Transco have commented that it may be necessary to take measures to protect/divert their plant. It is likely that a site visit will be required prior to the commencement of works. Mechanical excavation must not be carried out within 500mm of Transco plant.

A note can be attached to any planning consent granted to meet their requirements.

3.6 East Ayrshire Council Environmental Health Division have no objection and have commented that the frontage bordering Holmburn Road has suffered from intermittent dumping. They would suggest that any potentially noisy site engineering activities such as site preparation, road and services construction involving heavy plant be restricted to dayshift operation to avoid nuisance to neighbouring householders.

A condition can be attached to any planning consent if granted to ensure that site works are carried out during daylight hours.

3.7 East Ayrshire Council's Outdoor Services have no objections and ask that any damage to land maintained by East Ayrshire Council be reinstated to their satisfaction.

Noted.

4. REPRESENTATIONS

4.1 None.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The application site is located within the settlement boundary of Cumnock and it is affected by Policy RES4. This policy encourages sympathetic residential development of gap, infill or other redevelopment sites not specifically safeguarded or identified for particular development purposes within settlement boundaries.

The proposed development is in keeping with this policy.

5.2 Within the above policy, developments will be assessed against the following criteria:

(i) Impact on the surrounding natural and built environment and adjacent uses.

The proposed development will not have an adverse impact on neighbouring residential properties in terms of overlooking and amenity.

(ii) Transportation and infrastructure implications.

There are no objections from the Roads Division regarding roads issues.

(i) Compatibility with surrounding densities and housing types.

The erection of eight single-storey houses will be compatible with the surrounding houses.

5.3 The application site was identified as a housing site in the Finalised Cumnock and Doon Valley District Wide Local Plan.

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 consistent with the residential policies of the East Ayrshire Local Plan Finalised Version. The application site is presently vacant and unsightly and in the past has suffered from dumping. The erection of eight houses on the site will make a visual improvement to this area and the streetscape. The proposed development will not have an adverse impact on the adjacent single-storey houses. A 2-metre public right-of-way will be provided adjacent to 178 Holmburn Road and access to Murray Park can be gained through the cul-de-sac.

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
PC/SMB/IH
11 April 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. East Ayrshire Local Plan Finalised Version.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.

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: 00/0110/FL

Location	Land at Netherthird Off Holmburn Road CUMNOCK
.Nature of Proposal:	Proposed erection of 8 no. single storey detached dwellinghouses.
Name and Address of Applicant:	Aftonvale Construction "Avalon" Glaisnock Road CUMNOCK
Name and Address of Agent	W.I. Munro Chartered Architects 1 Seaford Street KILMARNOCK

DPO's Ref: [PC/IH]

PPO's Ref; []

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

1. Notwithstanding the submitted plans, the roof tiles, render, facing brick/paviours are not hereby approved. Details/samples of the roof tiles, render, facing brick/paviours shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON: In the interests of visual amenity.

2. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any enactment replacing this, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouse to which they relate.

REASON: In the interests of visual amenity.

3. Notwithstanding the submitted plans, details of the design and construction of all fences and walls to be erected on the she shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON: In the interests of visual amenity.

4. An entrance feature shall be provided along the boundaries of Plots 1 and 8 adjacent to Holmburn Road. Details of its design and location shall be submitted to and approved by the Planning Authority prior to the commencement of development and implemented prior to the occupation of Plots 1 and 8.

REASON: In the interests of visual amenity.

5. The 2 metre wide public right of way adjacent to 178 Holmburn Road shall be provided prior to site clearance. Details of its surface shall be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON: To allow access through the site.

6. No construction work and preparation works shall take place on site before 0700 hours and after 1800 hours on Mondays to Fridays before 0800 hours and after 1200 hours on Saturdays and at anytime on Sundays.

REASON: In the interests of residential amenity.

7. Holmburn Road shall be kept free of mud and other building materials during the construction phase of the development.

REASON: In the interests of residential amenity.

8. There shall be no mechanical excavation within 500mm of Transco plant.

REASON: In the interests of public safety.

9. Prior to the occupation of any houses, a 2 metre wide footway to East Ayrshire Council Roads Division specification shall be constructed along the frontage of the site linking the existing footways on Holmburn Road.

REASON: In the interests of road safety.

10. Junction visibilities of 2.5m by 90 metres shall be provided at the junction with Holmburn Road and no fencing, building or object greater than 1 metre in height shall be allowed within these areas.

REASON: In the interests of road safety.

11. Parking provision and access to the site shall be taken via internal roads which comply with East Ayrshire Council Roads Development Guide 1996.

REASON: In the interests of road safety.

12. Notwithstanding the approved plans, a pedestrian link shall be provided to the Murray Park adjacent to Plot 6 of the proposed development. Details of the link shall be submitted to and approved by the Planning Authority prior to the commencement of development and implemented prior to the occupation of any houses.

REASON: To allow access for the general public.

NOTE :

1. The developer shall make early contact with Transco (0141 418 4084) to arrange a site visit to discuss measures to protect/divert their plant.
2. The developer shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick to seek their permission to connect to the public sewerage system and public water mains.
3. Prior to the commencement of development on site, the developer should satisfy themselves 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