

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 15 AUGUST 2003

**03/0156/FL: PROPOSED RESIDENTIAL DEVELOPMENT FOR 21
BUNGALOWS AT MANSFIELD ROAD, NEW CUMNOCK**

APPLICATION BY KINDBUILD LTD

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of 21 detached single storey dwellinghouses within the site. It is proposed to form a new 5.5 metre wide access road to the proposed development which would also serve Burnfoot Farm. The driveways of the proposed dwellinghouse would access this road. The proposal involves the erection of 18 three-bedroom houses, and 3 four-bedroom houses.

1.2 It is proposed to finish the dwellinghouses with stone effect basecourses and feature panels, with a dry dash render finish proposed on the remaining wall areas. The roofs of the dwellinghouses are proposed to be clad with a concrete tile. Vertically boarded timber fencing is proposed to define the plot boundaries. 1.8 metre high fencing is proposed to the rear of the plots albeit in the absence of details. It is proposed that front garden areas shall be open plan.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheets, and the conclusion of a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 dealing with the matters itemised in section 8.4 of this report.

3. CONCLUSIONS

3.1 As 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 at Section 6 of the report, there are material considerations relevant to this application, however it is considered that these

material considerations are not of sufficient weight to justify refusal of the application.

3.2 To ensure that the proposed development meets with the provisions of the East Ayrshire Local Plan, appropriately worded conditions should be attached to any planning permission granted to ensure that:-

- (i) an appropriate scheme of landscaping is incorporated along the southern boundary of the site and within the development;
- (ii) any future domestic garages developed within each individual plot relate appropriately to the respective dwellinghouse in terms of their general design, finishes, mass, and scale;
- (iii) the requirements of East Ayrshire Council's Roads and Transportation Division are met;
- (iv) the proposed SUDS scheme meets with SEPA's requirements;
- (v) the proposed dwellinghouses are built in accordance with the submitted plans; and
- (vi) 1.8 metre high timber screen fencing is erected along all rear boundaries to safeguard standards of residential amenity.

3.3 Potential impact on the amenity of residents during construction can be mitigated by the imposition of appropriate conditions to any permission granted for the proposed development.

3.4 It is recommended that the proposed development should be approved subject to a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 to include the following obligations on the part of the developer:

Section 75 Agreement

- (i) The provision and maintenance of visibility splays at the junction of the access with Mansfield road, in the interests of public safety, on land outwith the applicants control; and
- (ii) The upgrading of the footway between the site and Muirfoot Place to adoptable standards.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control on the grounds of the principle of the development, the application will require to be referred to the Development Services Committee because such a decision would represent a substantial departure from Council policy.

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

SOUTHERN LOCAL PLANNING COMMITTEE: 15 AUGUST 2003

**03/0156/FL: PROPOSED RESIDENTIAL DEVELOPMENT FOR 21
BUNGALOWS AT MANSFIELD ROAD, NEW CUMNOCK**

APPLICATION BY KINDBUILD LTD

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, due to the nature of the proposed development and the fact that the proposed development is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located to the south of Pathhead off Mansfield Road in New Cumnock and lies immediately to the west of Muirfoot Farm. The site extends to approximately 1.22 hectares and is currently used as agricultural grazing land. The site is bounded to the north and west by existing residential development, to the south by the Carlisle to Glasgow railway line and to the east by Burnfoot Farm. The existing access to Burnfoot Farm currently traverses the site.

2.2 **Proposed Development:** Full planning permission is sought for the erection of 21 detached single storey dwellinghouses within the site. It is proposed to form a new 5.5 metre wide access road to the proposed development which would also serve Burnfoot Farm. The driveways of the proposed dwellinghouse would access this road. The proposal involves the erection of 18 three-bedroom houses, and 3 four-bedroom houses.

2.3 It is proposed to finish the dwellinghouses with stone effect basecourses and feature panels, with a dry dash render finish proposed on the remaining wall areas. The roofs of the dwellinghouses are proposed to be clad with a concrete tile. Vertically boarded timber fencing is proposed to define the plot boundaries. 1.8 metre high fencing is proposed to the rear of the plots albeit in the absence of details. It is proposed that front garden areas shall be open plan.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division has no objection in principle to the proposed development. Access to the site will require to be taken via internal roads which comply with the Roads Development Guide 1996 and will require Construction Consent from East Ayrshire Council Roads and Transportation Division. This consent would cover details such as road widths, footways, road construction, street lighting, drainage, and traffic calming. Junction visibility splay areas measuring 2.5 metres by 35 metres will be required at all internal road junctions with no object greater than 1 metre in height allowed within these areas. Junction visibility splay areas measuring 2.5 metres by 90 metres will be required on either side of the junction of Mansfield Road with no object greater than 1 metre in height allowed within these areas. As the required area for these visibility splays is not wholly located within the application site, the applicant will require to enter into a Section 75 agreement with owners of adjacent land, to ensure that these required visibility splay areas remain unimpeded by objects greater than 1 metre in height. Off-road car parking spaces will require to be provided for each dwellinghouse in line with Council requirements. Any domestic garages must be set back a minimum distance of 6 metres from the rear of the footway. All private driveways will require to be paved for a minimum distance of 2 metres from the rear of the footway to avoid the overcarry of loose material onto the public road. Any gates proposed at any of the dwellinghouses will require to open inwards, away from the public road. The applicant will be required to upgrade the footway between the site and Muirfoot Place to adoptable standards.

Conditions and appropriately worded notes can be attached to any planning permission granted for the proposed development to meet these requirements of the Roads and Transportation Division. The visibility splays required at the junction of the access with Mansfield Road, however, involve land outwith the control of the applicant. Consequently, this matter requires to be secured by means of the formalisation of a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997.

3.2 The West of Scotland Archaeology Service has no objection to the proposed development.

Noted.

3.3 Scottish Water have objected to the proposed development, commenting that the cost of providing infrastructure to serve the development is outwith Scottish Water's "reasonable cost" obligations in terms of the Sewerage (Scotland) Act 1968. Scottish Water have indicated that they would not object to the proposed development provided that the applicant would bear the cost of the

increase in capacity of Scottish Water's infrastructure to accommodate the proposed development and/or promoted a scheme which would not compromise the quality and quantity of discharge from the existing sewerage system in terms satisfactory to Scottish Water. Scottish Water has advised that the applicant should contact Scottish Water Developer Services to discuss how the proposed development would be best served with a public water supply.

With regard to the provision of appropriate sewerage infrastructure to serve the proposed development, the applicant's agent has indicated in writing that the cost of increasing the capacity of the existing infrastructure would be borne by the developer or, alternatively, the developer would be prepared to promote a scheme which would not compromise the quality and quantities discharged to the satisfaction of Scottish Water. It is understood that the applicant's Structural Engineer is dealing directly with Scottish Water in this respect. A suspensive condition can be imposed on any planning permission issued to ensure that this issue is resolved to the satisfaction of Scottish Water prior to works commencing on site.

3.4 The Scottish Environment Protection Agency (SEPA) has no objections to the proposed development providing Scottish Water are satisfied that the proposed development will not adversely affect the consent requirements relating to the sewer network or the treatment works itself. The plans submitted contain no details of surface water drainage from the site. The applicant should consult with SEPA with regard to the implementation of a Sustainable Urban Drainage Systems (SUDS) arrangement on the site

See response to paragraph 3.3 of the Report. Should planning permission be granted for the proposed development, an appropriately worded condition can be imposed to ensure that a SUDS arrangement to SEPA's satisfaction is implemented within the development to deal with surface water drainage.

3.5 Scottish Power, The Coal Authority and Transco have no objections to the proposed development.

Noted.

3.6 Network Rail has commented that to reduce the risk of trespass onto the railway, a 1.8 metre high concrete post and mesh fence should be erected along the mutual boundary with the railway line. Where trees/shrubs are to be planted adjacent to the railway boundary, these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary.

Noted.

4. REPRESENTATIONS

Three letters of representation have been received which are summarised below:-

4.1 Since a field survey was carried out on the site, adjacent land has flooded. When the field was drilled water blew from the rig like a massive explosion. Is there a problem here with underground workings that has not been disclosed by the developer? Will land disturbance escalate the current problem?

The Coal Authority has indicated that according to their records, the site is not within the zone of likely physical influence on the surface from past or present underground coal workings. The Coal Authority has no knowledge of any mine entries within, or within 20 metres, of the boundary of the property. The applicant's agent has indicated that a full soil report has been carried out at the site which did not highlight any problem with underground workings.

4.2 If there is no adequate shoring then, during land disturbing operations, there will be movement of land outwith the site, particularly at properties higher than the site.

The applicant's agent has indicated that the site procedure would not allow land disturbance outwith the site.

4.3 Almost 50% of the houses are in one third of the field which will overlook adjacent properties and prevent adequate lighting to the rear of houses adjacent to the site.

Owing to the change in levels from surrounding development, the single storey nature of the housing proposed, and the presence of 1.8 metre high screen fencing along the boundaries with adjacent development, it is not considered that the proposed development will materially detract from standards of adjacent residential amenity by means of overlooking or daylighting impact.

4.4 Is the public sewerage system going to be able to cope with this extra deluge of waste?

See response comments provided in paragraph 3.3 of the Report.

4.5 The site will require water service and the only supply line in the area is an asbestos type water main. What will happen to the residue contamination when this pipe is cut and the water turned on? Will it contaminate the water supply to houses in this area?

It should be noted that is the responsibility of Scottish Water to ensure a safe and uncontaminated public water supply. Scottish Water has not objected to the proposed connection to the public water main.

4.6 The submitted plans are incorrect and do not show an extension at 6 Pathhead which is only 4 metres from the garden perimeter. The adjacent dwellinghouse proposed has a patio window directly adjacent to a patio window existing, therefore detracting from privacy.

It is accepted that the submitted site plan does not accurately reflect all surrounding development. Nevertheless, owing to the change in levels from surrounding development, the single storey nature of the housing proposed, and the presence of 1.8 metre high screen fencing along the boundaries with adjacent development, it is not considered that the proposed development will materially detract from standards of adjacent residential amenity by means of overlooking.

4.7 The size of this development in such a small area gives cause for concern.

The proposed development meets private open space standards set out within the adopted East Ayrshire Local Plan.

4.8 It appears that in the upper side of the field fifty per cent of the houses proposed are located in one third of the field. The closeness of these proposed houses would create light problems to adjacent development.

See response to paragraph 4.3 of the Report.

4.9 Would there be a perimeter fence around this development and, if so, what height would this be?

Timber perimeter fencing 1.8 metres high is proposed along the northern boundary with adjacent residential properties.

4.10 Drainage was a problem when the field was surveyed. If the development goes ahead, where will the water go? The current drainage system is not adequate to take any further water as the drillings have left surrounding proprietors with flooding problems.

See paragraphs 3.3 and 3.4 of the report.

4.11 After periods of heavy rainfall, the current field drains are not adequate to drain the site as they have broken as a result of work carried out at the time of the field survey.

Should planning permission be granted for the proposed development, an appropriately worded condition can be imposed to ensure that a SUDS arrangement to SEPA's satisfaction is implemented within the development to deal with surface water drainage.

4.12 The mains water pipe which runs along Mansfield road is asbestos. It is not very desirable for another 700 weekly vehicle movements to run over the top of this pipe.

It should be noted that is the responsibility of Scottish Water to ensure a safe and uncontaminated public water supply. Scottish Water has not objected to the proposed connection to the public water main.

4.13 Some time ago I am led to believe that the mains sewerage system had reached its capacity in the Mansfield Road area. How can a development of this size be allowed to connect into a system that is full?

See response comments provided in paragraph 3.3 of the Report.

4.14 On Mansfield Road at present, there are three heavy plant hire companies and a haulage company with a few heavy goods vehicles. There are occasions when these plant hire companies load the plant onto low loader trailers to move the machinery about. This causes problems. I do not believe that the road can cope with another 700 weekly vehicle movements.

East Ayrshire Council Roads and Transportation Division have indicated that they have no objections to the proposed development subject to a number of conditions being imposed should planning permission be granted and the formalisation of a Section 75 Agreement with regard to required visibility splay areas. No road safety or traffic volume concerns have been raised by the Roads and Transportation Division with regard to the proposed development.

4.15 Over the last few years there has been an increase in the number of children now living in Mansfield Road. There is a children's play park at the top of Pathhead which the children use on clear nights. As it is a narrow road, the children find it difficult to walk to the play area because of the increase in road traffic. There are now more and more cars using this road to gain access the A76. What will it be like if there are another 700 weekly vehicle movements?

East Ayrshire Council Roads and Transportation Division have indicated that they have no objections to the proposed development subject to a number of conditions being imposed should planning permission be granted and the formalisation of a Section 75 Agreement with regard to required visibility splay areas. No road safety or traffic volume concerns have been raised by the Roads and Transportation Division with regard to the proposed development.

4.16 The effect of squeezing 22 bungalows into a relatively small area has the effect of siting 2 and a half houses in front of my property into the same size of ground that my house is built on. These proposed houses will substantially cut the amount of light coming into my property.

Amended plans have been submitted reducing the number of dwellinghouses proposed within the site to 21. Owing to the change in levels from surrounding development, the single storey nature of the housing proposed, and the presence of 1.8 metre high screen fencing along the boundaries with adjacent development, it is not considered that the proposed development will materially detract from standards of adjacent residential amenity by means of daylighting impact.

4.17 It would appear that looking into my house there could be seven windows directly looking onto my property, of which two would be large patio windows.

Owing to the change in levels from surrounding development, the single storey nature of the housing proposed, and the presence of 1.8 metre high screen fencing along the boundaries with adjacent development, it is not considered that the proposed development will materially detract from standards of adjacent residential amenity by means of overlooking.

4.18 I am concerned with the number of vehicle movements in and out of the site, particularly at night, when the lights of the vehicles will shine into my property, and also regarding the noise being made. The pollution that will come from the exhaust fumes of the many extra vehicles is not something that is desired. I would expect that the developers would be instructed to build a wall of at least five feet along the road leading to the estate.

Should planning permission be granted for the proposed development, it would be reasonable to attach a condition limiting the hours of operations on site in the interests of residential amenity and to prevent noise and disturbance extending into hours during which other sources of noise have subsided.

4.19 Contractors are still pulling down houses in New Cumnock that are surplus to requirements. Why should good agricultural ground be desecrated to allow it to be changed into building land, when there are plenty of facilities, which have been properly serviced, to suit house building?

With regard to alternative locations for housing development within the area, the Committee is asked to consider only the merits of the proposal before them. The site has been included within the adopted East Ayrshire Local Plan as a site identified for housing development. The principle of the development of the site for housing purposes has therefore been established. Paragraphs 6.4 to 6.8 of the Report outline the planning history of the site.

4.20 New Cumnock is obviously getting smaller and has no work to bring people into the community, so why do we not use the facilities that have proven to be house building sites and leave our countryside alone? There are many sites available – Leggate, Coupla, Connel Park, Bank Glen, Burnside and Burnfoot – and I am sure many more.

See response to paragraph 4.19 of the Report.

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).

East Ayrshire Local Plan

5.2 The proposed development falls to be considered in terms of the Policies RES 1, RES 19, RES 22, and ENV 7 contained within the adopted East Ayrshire Local Plan. Policy RES 1 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.

The application site is a Development Opportunity Site identified for housing purposes within the East Ayrshire Local Plan. Whilst the indicative capacity of the site is 15 units, this is not a prescriptive figure provided that the development proposal accords with relevant design and open space policies.

5.3 Policy RES 19 states that the Council will require all housing developers to provide areas of recreational and amenity open space as an integral part of their development proposals and to make provision for the future maintenance of these areas, once formed, to the satisfaction of the Council. Policy RES 22 states that all developers will require to observe the minimum private open space criteria and standards detailed in Schedule 4 of the Local Plan.

It is considered that the proposed development now meets the requirements of Policies RES19 and RES22.

5.4 Policy ENV 7 states that all developers will be expected to comply fully with the Council's existing and emerging Design Guidance and Policy documents relating to and advising on the particular type of development proposed.

The proposed development complies with the terms of the Design Guidance.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses, representations received, and the planning history of the site.

Consultations Responses

6.2 The Consultation responses do not indicate that the application should be refused.

Representations

6.3 It should be noted that several of the points of objection can be addressed by the imposition of appropriately worded conditions should planning permission be granted. It is therefore considered that the points of objection are not of sufficient weight to justify refusal of the application.

Planning History

6.4 CD/89/0343/OPP: Outline planning permission was granted for residential development on part of the current application site on 2 May 1990.

6.5 The majority of the application site was allocated as a site where there would be a presumption in favour of residential development within the New Cumnock Local Plan, adopted in 1993. This Local Plan has since been superseded by the East Ayrshire Local Plan, adopted in 2003.

6.6 CD/93/0095/DPP: Full planning permission was granted on 16 July 1993 for the erection of 12 dwellinghouses on part of the current application site. This permission was never implemented and has since expired.

6.7 99/0397/OL: An application for outline planning permission for the development of 4 dwellinghouses within part of the current application site was submitted on 1 June 1999. The application site was sold prior to a decision being made on this application by the Council.

6.8 The site has been included within the adopted East Ayrshire Local Plan 2003 as effective housing land, with an indicative capacity of 15 units.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications will arise through the requirement for a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997, with regard to the requirements contained within Section 8.6 of this report.

8. CONCLUSIONS

8.1 As 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 at Section 6 of the report, there are material considerations relevant to this application, however it is considered that these material considerations are not of sufficient weight to justify refusal of the application.

8.2 To ensure that the proposed development meets with the provisions of the East Ayrshire Local Plan, appropriately worded conditions should be attached to any planning permission granted to ensure that:-

- (vii) an appropriate scheme of landscaping is incorporated along the southern boundary of the site and within the development;
- (viii) any future domestic garages developed within each individual plot relate appropriately to the respective dwellinghouse in terms of their general design, finishes, mass, and scale;
- (ix) the requirements of East Ayrshire Council's Roads and Transportation Division are met;
- (x) the proposed SUDS scheme meets with SEPA's requirements;

- (xi) the proposed dwellinghouses are built in accordance with the submitted plans; and
- (xii) 1.8 metre high timber screen fencing is erected along all rear boundaries to safeguard standards of residential amenity.

8.3 Potential impact on the amenity of residents during construction can be mitigated by the imposition of appropriate conditions to any permission granted for the proposed development.

8.4 It is recommended that the proposed development should be approved subject to a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 to include the following obligations on the part of the developer:

Section 75 Agreement

- (iii) The provision and maintenance of visibility splays at the junction of the access with Mansfield road, in the interests of public safety, on land outwith the applicants control; and
- (iv) The upgrading of the footway between the site and Muirfoot Place to adoptable standards.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheets, and the conclusion of a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 dealing with the matters itemised in section 8.4 of this report.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control on the grounds of the principle of the development, the application will require to be referred to the Development Services Committee because such a decision would represent a substantial departure from Council policy.

Alan Neish
Head of Planning and Building Control

04 August 2003
RD/RD

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Planning application reference CD/89/0343/OPP.
8. Planning application reference CD/93/0095/DPP.
9. Planning application reference 99/0397/OL.

Anyone wishing to inspect the above background papers should contact Robert Duncan on 01563 555483.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0156/FL

Location	Mansfield Road New Cumnock KA18 4DT
Nature of Proposal:	Proposed residential development for 21 bungalows
Name and Address of Applicant:	Kindbuild Ltd Mansfield Road New Cumnock KA18 4DT
Name and Address of Agent	Nicoll Design 184 Main Street Prestwick KA9 1PG

DPO's Ref: Robert Duncan
PPO's Ref: Hugh Melvin

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

1. Apart from where the conditions listed below require otherwise, the proposed development shall be carried out in accordance with the application form received on 28 January 2003 and the amended and additional plans received by the Planning Authority on 26 May 2003 and 9 June 2003.

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

2. No work shall commence on site until such time as the applicant has provided that Planning Authority with written confirmation from Scottish Water that there is in place adequate drainage infrastructure sufficient to accommodate the proposed dwellinghouses.

REASON – To ensure that adequate drainage is provided to serve the proposed development.

3. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any domestic garage(s) associated with the development shall be set back at least 6 metres from the nearer edge of the footpath, shall be of a permanent construction and finished in the same materials as the dwellinghouse(s) to which it/they relate.

REASON – To ensure that any future domestic garages within the site are an appropriate match with the approved dwellinghouses in the interests of visual amenity.

4. A Sustainable Urban Drainage System to treat and minimise surface water run-off within the site shall be developed in accordance with the plans submitted to the Planning Authority and to the requirements of the Scottish Environment Protection Agency (SEPA).

REASON – In order to facilitate the disposal of surface water run-off as a result of the development

5. Notwithstanding the approved plans and the terms of condition 1 above, the areas of timber screen fencing outline in yellow on the approved plan shall present a boundary between plots without gaps and be 1.8 metres high.

REASON – In the interests of residential amenity.

6. Prior to the occupation of the proposed dwellinghouses, the respective driveways shall be paved for a minimum distance of 2 metres from the rear of the footway to avoid the over-carry of loose materials onto the public road.

REASON – In the interests of road and public safety.

7. Notwithstanding the approved plans and the terms of condition 1 above, internal junction visibility splays measuring 2.5 metres by 35 metres will be required at all internal road junctions with no object greater than 1 metre in height allowed within these areas thereafter.

REASON – In the interests of road and public safety

8. Notwithstanding the terms of the above condition, works on site shall not be carried out prior to 0900 hours and after 1700 hours on Mondays to Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity

9. Notwithstanding the approved plans and the terms of condition 1 above, for each dwellinghouse, 2 car parking spaces shall be formed and thereafter maintained within each plot.

REASON – To ensure that adequate car parking provision is available in relation to the approved development and thereby to secure the interests of road safety and residential amenity.

10. Notwithstanding the approved plans and the terms of condition 1 above, any gates to be provided within the site shall open away from the public road to prevent obstruction.

REASON – In the interests of road and public safety

NOTES TO APPLICANT

1. East Ayrshire Council Roads and Transportation Division has advised that Construction Consent will be required for the construction of the residential roads and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555 330.

2. Scottish Water has advised that contact should be made with their Developer Services section to discuss how the proposed development would be best served by a public water supply. Scottish Water Developer Services can be contacted on Tel 0845 601 8855.

3. The applicant is advised to contact SEPA, Rivers House, Irongray Road, Dumfries, DG2 0JE (Tel: 01387 721154).

4. The developer shall make early contact with Scottish Water and the Scottish Environment Protection Agency 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.

5. 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.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
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VIEWING PLEASE CONTACT (01563) 555320.**