

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 05 JANUARY 2001

**00/0686/FL : PROPOSED ERECTION OF 18 NO. PRIVATE DWELLINGHOUSES
AT SHIELD MEADOW (PHASE IV), TRUESDALE CRESCENT, DRONGAN**

APPLICATION BY HOPE HOMES SCOTLAND

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full permission is sought for the erection of 18 dwellinghouses and consists of the erection of 4 semi-detached single storey houses of 2 bedroom accommodation, 10 detached single storey houses of 2 and 3 bedroom accommodation, 3 detached two storey villas of 3 bedroom accommodation and 1 detached one and a half storey house of 4 bedroom accommodation.

Materials proposed for the finishes of the proposed dwellings are facing brick and dry dash render and concrete roof tiles which are consistent with the materials approved under Phases I,II and III of the Shield Meadow development. Access to this phase of the development will be taken from a roundabout serving Truesdale Crescent and Arran Drive, which forms part of the approved Phase III development. A small area of public open space is to be provided between plots 52 and 53.

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 site is an identified residential development site in terms of the East Ayrshire Local Plan Finalised Version which is the most up-to-date policy statement. The proposals, in terms of density, layout, design and use of finishing materials, are compatible with the existing and other approved dwellinghouses within the Shield Meadow private residential development.

3.2 It is proposed that a 1.8 metre high screen fence is erected along the rear boundaries with all existing houses. It is considered that the design, density, layout and use of finishing materials is acceptable and complies with the terms of the Section 50 Agreement for the site.

**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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APPLICATION BY HOPE HOMES SCOTLAND

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 Southern 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 located on the western settlement boundary of Drongan. The site is bounded by Phase III of the Shield Meadow private residential development to the north and by agricultural land to the south, east and west. It is a sloping site with the site falling gently from north to south.

2.2 **Proposed Development :** Full permission is sought for the erection of 18 dwellinghouses and consists of the erection of 4 semi-detached single storey houses of 2 bedroom accommodation, 10 detached single storey houses of 2 and 3 bedroom accommodation, 3 detached two storey villas of 3 bedroom accommodation and 1 detached one and a half storey house of 4 bedroom accommodation.

2.3 Materials proposed for the finishes of the proposed dwellings are facing brick and dry dash render and concrete roof tiles which are consistent with the materials approved under Phases I,II and III of the Shield Meadow development. Access to this phase of the development will be taken from a roundabout serving Truesdale Crescent and Arran Drive, which forms part of the approved Phase III development. A small area of public open space is to be provided between plots 52 and 53.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division has no objections subject to conditions regarding junction visibility splay areas, car parking spaces, surfacing of driveways, location of garages and the opening method of gates.

The requirements of the Roads Division can be met by attaching appropriate conditions to any planning consent granted for the proposed development.

3.2 Scottish Power, the Coal Authority and the Scottish Environment Protection Agency have no adverse comments to make regarding the proposed development.

Noted.

3.3 British Gas Transco, British Telecom and Drongan Community Council have not responded to the consultation letter

Noted.

3.4 West of Scotland Water have commented that both foul and surface water sewers have been laid to serve this development and should be utilised.

Noted.

3.5 East Ayrshire Council Outdoor Services has no objection to the proposed development but points out that if the developer intends to ask East Ayrshire Council to adopt the small area of public open space for maintenance then in-line with current Council policy, 10 years maintenance costs would be sought from the developer.

Noted.

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Council Local Plan Finalised Version and the proposed site is identified as a Development Opportunity Site for residential development. Policy RES1 states that the Council will encourage and support the residential development of such sites.

The proposed development accords with Policy RES1 of the above plan.

5.2 In terms of the finalised Cumnock and Doon Valley District Wide Local Plan, the application site was also identified for residential development.

Noted.

5.3 The proposed application site is outwith the settlement boundary in terms of the adopted Mauchline/Drongan/Ochiltree Local Plan. In areas designated as Countryside Around Towns, there is presumption against residential and other developments in the countryside except where there is a proven specific locational need.

The adopted local plan is out of date and the Council has agreed for development promotion purposes that more weight should be attached

to the East Ayrshire Local Plan Finalised Version as a material planning consideration. This is the most up-to-date policy statement.

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning History

(i) CD/96/0032/DPP - Planning consent was granted on 14 October 1996 for 45 dwellinghouses on the northern area of the site adjacent to Watson Terrace. A Section 50 Agreement (now Section 75 Agreement) covers the site which has planning consent for 45 houses and the present application site. It requires that the dwellinghouses erected within designated areas within the development site shall be single-storey and detached.

The present application for 18 houses complies with the terms of the Section 50 Agreement covering this site. No two storey houses are proposed within the designated areas covered by the Section 50 Agreement.

(ii) 99/0053/FL : Erection of 18 dwellinghouses at Pettoch Road, Drongan approved by the Southern Local Planning Committee on 16 April 1999.

(iii) 00/0032/FL : Erection of 12 dwellinghouses, Shield Meadow Phase 2, Drongan approved by the Southern Local Planning Committee on 17 March 2000.

(iv) 00/0474/FL: Erection of 16 dwellinghouses, Shield Meadow, Phase 3, Drongan approved by the Southern Local Planning Committee on 08 September 2000.

Noted.

7. LEGAL AND FINANCIAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Given that this application is consistent with the recorded Section 50 Agreement, no revision to the Agreement will be required should the application is approved.

8. CONCLUSIONS

8.1 The proposed development site is an identified residential development site in terms of the East Ayrshire Local Plan Finalised Version which is the most up-to-date policy statement. The proposals, in terms of density, layout, design and use of finishing materials, are compatible with the existing and other approved dwellinghouses within the Shield Meadow private residential development.

8.2 It is proposed that a 1.8 metre high screen fence is erected along the rear boundaries with all existing houses. It is considered that the design, density, layout and use of finishing materials is acceptable and complies with the terms of the Section 50 Agreement for the site.

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
HM/HM
19 December 2000

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. East Ayrshire Local Plan Finalised Version.
5. Planning Application No. CD/96/0032/DPP
6. Planning Application No. 99/0053/FL
7. Planning Application No. 00/0032/FL
8. Planning Application No. 00/0474/FL

Any person wishing to inspect the background papers listed above, should contact Hugh Melvin on 01563 555481.

Implementation Officer : Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0686/FL

Location	Shield Meadow, Phase IV Truesdale Crescent DRONGAN
Nature of Proposal:	Proposed erection of 18 no. private dwellings
Name and Address of Applicant:	Hope Homes Scotland, Watson Terrace DRONGAN KA6 7AB
Name and Address of Agent	

DPO's Ref: [HUGH MELVIN]
PPO's Ref; []

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

- (1) The proposed development shall be carried out in accordance with the application form and plans submitted on 02 October 2000.

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

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

REASON – In the interests of visual amenity.

- (3) Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any order or enactment replacing this, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouses to which they relate and shall be set back a minimum distance of 6 metres from the rear of the footway.

REASON – In the interests of visual amenity and road safety.

- (4) 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.

- (5) Prior to the occupation of each house, the private driveway shall be paved for a minimum distance of 2 metres from the rear of the footway/edge of the public road carriageway to avoid overcarry of loose material onto the public road.

REASON – In the interests of road safety.

- (6) Any gates shall require to open inwards away from the public road.

REASON – In the interests of road safety.

- (7) Visitor and car parking spaces for each dwellinghouse shall be provided in accordance with the requirements of East Ayrshire Council Roads Development Guide 1996.

REASON – In the interests of road safety.

- (8) No construction work or site 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.

- (9) Junction visibility splay areas of 2.5 metres by 35 metres shall be required 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.

- (10) Prior to the occupation of any adjacent houses, a 1.8 metre high screen fence shall be erected along the northern boundary of the site adjacent to the existing housing within the Phase III development site. Details of its design and location shall be submitted to and approved by the Planning Authority before development commences on site.

REASON – In the interests of residential amenity.

Notes to Applicant:

1. The applicant shall satisfy himself as to the suitability of the site for construction purposes prior to the commencement of works on site.
2. The applicant shall make early contact with East Ayrshire Roads Division, Council Offices, Lugar regarding the provision of Roads Construction Consent.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA