

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 30 JANUARY 2004**

**03/0932/FL: PROPOSED HOUSING DEVELOPMENT PHASE 2 FOR 14 SEMI  
DETACHED HOUSES ASSOCIATED ROADS AND SERVICES AT PART OF  
FORMER CARAVAN PARK, BURNTON ROAD, DALRYMPLE**

**APPLICATION BY EASSDA LIMITED**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for the erection of 14 semi-detached dwellinghouses on the site. The proposed units will be of two storey construction and of a single house type to be the same as those currently under construction in Phase 1. The proposed dwellinghouses will have a white render wall finish with brown facing brick being used up to the top of ground floor window level. It is proposed to use brown or grey concrete tiles in the roof finish of the dwellinghouses.

1.2 The applicant has submitted a layout plan that indicates ownership of land outwith the application site and this extends to the rear of the houses on Morton Drive to the north west and across to Merkland Drive to the east. It is proposed to access Phase 2 off the internal road already approved for Phase 1.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

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 do not raise any issues that would indicate the application should be refused.

3.2 The proposal is for a residential development on a site allocated in the local plan as a Development Opportunity and therefore the principle of the development is acceptable. The proposed development meets all of the policy requirements in terms of scale, design and site layout. The required open space and private space standards are met and therefore the details of the application are acceptable.

3.3 There are no material planning considerations which would indicate the application should be refused and the proposed development complies with all the relevant policies and therefore the recommendation is one of approval.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused in principle, contrary to the recommendation of the Head of Planning and Building Control, the application will require to be referred to the Development Services Committee because it would represent a significant departure from the development 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

SOUTHERN LOCAL PLANNING COMMITTEE: 30 JANUARY 2004

**03/0932/FL: PROPOSED HOUSING DEVELOPMENT PHASE 2 FOR 14 SEMI DETACHED HOUSES ASSOCIATED ROADS AND SERVICES AT PART OF FORMER CARAVAN PARK, BURNTON ROAD, DALRYMPLE**

**APPLICATION BY EASSDA LIMITED**

### **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 it being a larger application which accords with the local plan and is of area significance.

#### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located in the south east corner of the former Silverbirch Caravan Park. It is an area of rough grassland which lies between Phase 1 of the development site (Planning Ref: 01/0623/FL) and the Local Authority housing at Robertson Place. Houses fronting onto Weir Terrace are immediately south of the site. The site is bound by vacant land associated with the former caravan park to the north and beyond this is the B742 Burnton Road.

2.2 **Proposed Development:** Full planning permission is sought for the erection of 14 semi-detached dwellinghouses on the site. The proposed units will be of two storey construction and of a single house type to be the same as those currently under construction in Phase 1. The proposed dwellinghouses will have a white render wall finish with brown facing brick being used up to the top of ground floor window level. It is proposed to use brown or grey concrete tiles in the roof finish of the dwellinghouses.

2.3 The applicant has submitted a layout plan that indicates ownership of land outwith the application site and this extends to the rear of the houses on Morton Drive to the north west and across to Merkland Drive to the east. It is proposed to access Phase 2 off the internal road already approved for Phase 1.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Power has no objection to the proposed development.

***Noted.***

3.2 The Coal Authority has no objection to the proposed development and had no adverse comments to make.

***Noted.***

3.3 Transco has no objection to the proposed development.

***Noted.***

3.4 The Scottish Environment Protection Agency has no objections in principle to the proposed development as the drainage arrangements are to their satisfaction.

***Noted.***

3.5 Scottish Water has advised that a totally separate drainage system of foul and surface water sewers will be required and the developer must consider the implementation of Sustainable Urban Drainage systems (SUDs).

***Noted. The developer has confirmed that the method of SUDs for the whole development site was approved under the previous consent for Phase 1 of the development.***

3.6 East Ayrshire Council's Roads Division has no objection to the proposed development subject to the following conditions.

- (i) access to the site will require to be taken via internal roads which comply with the Roads Development Guide 1996
- (ii) the developer is required to provide a 2m lit footway linking the site with Dalrymple along the B742 from Seath Drive to Morton Drive
- (iii) junction visibility splay areas of 2.5m by 35m will be required at all internal road junctions
- (iv) 2 number off road parking spaces will require to be provided internally for each dwelling
- (v) 3 number on road visitor parking spaces will require to be provided within Phase 2
- (vi) any garages must be set back a minimum distance of 6m from the rear of the footway

- (vii) the private driveways will require to be paved for a minimum distance of 2m from the rear of the footway
- (viii) the proposed parking areas should be not less than 4.8m in length by 2.5m wide
- (ix) any gates will require to open inwards

***The developer has been advised of these requirements and is aware that they shall be imposed as conditions on the consent if the Committee are minded to approve. However the requirement for the footpath has been secured through a Section 75 legal agreement for Phase 1 of the development.***

3.7 Dalrymple Community Council has been consulted but no response has been received at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 This planning application has not attracted any third party letters of representation.

***Noted.***

#### **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).

##### Ayrshire Joint Structure Plan

5.2 There are no policies contained within the Structure Plan which are especially relevant to this application.

##### East Ayrshire Local Plan

5.3 The application site forms part of a larger site identified for residential development within the East Ayrshire Local Plan. Policy RES1 encourages and supports residential development within identified housing sites.

***The application site forms part of a larger area identified as a Development Opportunity site for housing (54 houses). The proposal***

***is considered to be consistent with the site's designation for residential development and with Policy RES1 of the plan.***

5.4 Policy RES19 requires developers to meet the standards of public open space set out in Schedule 3.

***The plans submitted do show an area of public open space within the development site. The developer has agreed in writing to provide play equipment on this area and also to put in place a factoring arrangement for the future management and maintenance of the open space area. It is therefore considered that Policy RES19 is met.***

5.5 Policy RES22 sets out the requirement for each plot to meet the private open space standards relevant to the house type, as detailed in Schedule 4.

***The proposal is considered to meet the terms of Policy RES22.***

5.6 Policy ENV7 requires that developers comply with the relevant Design Guidance.

***It is considered that the proposed design scheme is sympathetic to the surrounding environment and meets the guidance as set out in Design Guidance 2: New Residential Development. It therefore complies with Policy ENV7.***

## **6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS**

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses.

### Consultation Responses

6.2 None of the consultation responses received have raised any issues which indicate that the application should be refused.

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

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

## **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 do not raise any issues that would indicate the application should be refused.

8.2 The proposal is for a residential development on a site allocated in the local plan as a Development Opportunity and therefore the principle of the development is acceptable. The proposed development meets all of the policy requirements in terms of scale, design and site layout. The required open space and private space standards are met and therefore the details of the application are acceptable.

8.3 There are no material planning considerations which would indicate the application should be refused and the proposed development complies with all the relevant policies and therefore the recommendation is one of approval.

## **9. RECOMMENDATION**

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

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused in principle, contrary to the recommendation of the Head of Planning and Building Control, the application will require to be referred to the Development Services Committee because it would represent a significant departure from the development plan.

**Alan Neish**  
**Head of Planning and Building Control**

NM/NM/SMB  
15 January 2004  
FV/AN

## **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).

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

**Implementation Officer: Dave Morris**

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0932/FL

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Location	Part of Former Caravan Park Burnton Road DALRYMPLE KA6 6QB
Nature of Proposal:	Proposed housing development Phase 2- 14 semi-detached houses and associated roads and services
Name and Address of Applicant:	EASSDA Limited 745 Antrim Road TEMPLEPATRICK BT39 0AP
Name and Address of Agent	Fleming Muir Architects 20 St. Quivox Road PRESTWICK KA9 1LJ

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DPO's Ref: Nicola Monroe  
PPO's Ref: Hugh Melvin

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

1. No construction or preparation works shall take place on site before 0800 hours and after 1800 hours on Mondays to Fridays, before 0800 hours and after 1200 hours on Saturdays and not at any time on Sundays.

REASON – In the interests of residential amenity.

2. Junction visibility splay areas of 2.5m by 35m shall be formed and maintained at all internal road junctions with no object greater than one metre in height being allowed within these areas.

REASON – In the interests of road safety.

3. Two off road parking spaces will require to be provided internally for each dwelling.

REASON – In the interests of road safety.

4. Three on road visitor parking spaces shall be provided within Phase 2 of the development.

REASON – In the interests of road safety.

5. Any garages must be set back a minimum of 6 metres from the rear of footway.

REASON – In the interests of road safety.

6. Prior to the occupation of the proposed dwellinghouses, the developer shall form driveways at each dwelling which shall not be less than 4.8 metres in length and 2.5 metres wide.

REASON – In the interests of road safety.

7. 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 overcarry of loose materials onto the public road.

REASON – In the interests of road safety.

8. Any access gates shall require to open inwards, away from the public road.

REASON – In the interests of road safety.

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

REASON – In the interests of visual amenity.

10. Prior to the occupation of the dwellinghouses hereby approved the developer shall form a footpath link, as marked in red on the approved plans, in accordance with the Roads Development Guide 1996.

REASON – To ensure the provision of a safe pedestrian route in the interests of residential amenity.

11. Prior to the commencement of development the developer shall submit details to the Planning Authority of the play equipment which shall be installed within the area of public open space no later than two months from when the last dwellinghouse to be completed has been occupied.

REASON – In the interests of residential amenity.

12. The area of garden ground pertaining to Plot 16 shall be extended to include the area as shown hatched in green to the satisfaction of the Planning Authority.

REASON – In the interests of residential amenity.

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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.**