

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 16 JUNE 2000 97/0887/FL : ERECTION OF 3 NO. 1 ½ STOREY DWELLINGHOUSES AUCHENCLOIGH FARM, AUCHENCLOIGH, BY GALSTON

APPLICATION BY JAMES WILSON & SON LTD

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to represent for determination a full planning application which was previously considered by the Local Planning Committee on 5 November 1998 and has been subject to amendments as requested by the Committee.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies approximately 3 miles north of Sorn, off the B7038 Sorn-Galston Road within the small hamlet at Auchencloigh. The site is located immediately opposite Auchencloigh Community Hall some 250 metres north-east of the junction of the Auchencloigh access road with the B7037 Road. The road adjacent to the proposed site is a private road serving Auchencloigh Farm.

2.2 The site extends to 0.44 hectare and comprises low lying, flat agricultural land forming part of a larger field area and is presently only bound by an existing post and wire fence with intermittent hedgerow along the Auchencloigh Road frontage.

2.3 **Proposed Development:** Full planning permission is sought for the erection of three detached dwellinghouses on the site. The proposal involves the erection of three 1 ½ storey houses of four-bedroom accommodation. The houses are sited in a linear layout and all three houses are of the same design. Two pitched roof dormers are proposed on the front elevation. Materials proposed are wet dash render, reconstituted stone porch and basecourse and timber windows. The roof will be reconstituted slate tiles.

2.4 This application amends a previous application for the erection of four detached dwellinghouses on the same site. This application was presented to a Special Southern Local Planning Committee on 5 November 1998 with a recommendation of refusal from the Planning Division. At the meeting, the developer indicated his willingness to amend the proposal and the Committee agreed to defer a decision on the application pending the submission of amendments to the application.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objection but have commented that the existing public road terminates at the old school house. The private road from that point must be brought up to an adoptable standard over the full length of the development site and a Construction Consent and a Road Bond will be required. The carriageway should be 5.5 metres, a turning head will be required and a footway will be required along the frontage of the development. Other conditions recommended are regarding car parking provision, surfacing of the driveway, visibility splay areas and the opening mechanism of the gates.

The applicant has indicated on the amended plans that the road will be brought up to an adoptable standard along the frontage of the application site from the old schoolhouse. Other requirements of the Roads Division can be attached as conditions to any planning consent if required.

3.2 West of Scotland Water have commented that the new development cannot be drained at a reasonable gradient to the existing public sewerage system in Auchencloigh due to the location and depth of the pipework. The developer should discuss drainage proposals with the Scottish Environment Protection Agency and if a septic tank is installed, it must be sited in such a manner as to allow easy access for emptying by tanker. Contact should be made to discuss how the proposed dwellings can be served with a public water supply.

The applicant proposes to utilise a septic tank to serve the three dwellings. A condition can be attached to any consent granted for the proposed development to meet the requirements of West of Scotland Water in respect of the siting of the septic tank.

3.3 The Scottish Environment Protection Agency have no objection to the use of septic tanks on site. The applicant has carried out percolation tests on site which have not been successful. He has however identified a drainage route to a tributary of the Mare's Burn via an existing field drainage system which is acceptable to the Agency.

Noted.

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

Noted.

3.5 Mauchline Community Council and Sorn Community Council have not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version and the site is affected by Policy RES 14 which is supportive of small scale residential development within the identified Rural Diversification Area. RES14(ii) permits the limited addition to an existing, clearly defined group of houses not delineated by a formal settlement boundary. Any proposed expansion of such a housing group will be limited to 50% of the total number of dwellings existing in that grouping up to a maximum of 4 new housing units and subject to the provision of Policies RES15 and 16. The proposed development should be sensitive in terms of design and layout of the existing settlement and meet the standards required by all relevant public and statutory service providers. The sensitive infilling of any available gap sites consolidating existing dwellings with the group will be particularly encouraged in preference to any linear expansion of the grouping of houses concerned.

Auchencloigh is not delineated by a formal settlement boundary and the addition of three further houses to the hamlet of Auchencloigh would be acceptable under Policy RES 14(ii). The design and layout of the proposed houses are appropriate to Auchencloigh. The proposal does not conflict with Policies RES 15 and 16. There are no gap sites within Auchencloigh and the linear expansion of Auchencloigh is appropriate in this instance as the main settlement layout of Auchencloigh is itself linear.

5.2 Although the East Ayrshire Local Plan Finalised Version is the document agreed by Council as having the most weight for application determination purposes, it can be noted under the earlier Finalised Cumnock and Doon Valley District Wide Local Plan the amended proposal would largely be in keeping with the plan.

6. OTHER PLANNING CONSIDERATIONS

6.1 CD/87/63: An outline application for the erection of two dwellinghouses on a smaller site at this location was approved by the former Cumnock and Doon Valley District Council on 6 May 1987. This consent has now expired.

6.2 CD/87/156. A subsequent outline application for the erection of 4 dwellings on the same site as the present application was approved by the former Cumnock and Doon Valley District Council on 24 September 1987. This consent has now expired.

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 The proposed development accords with the policies of the East Ayrshire Local Plan Finalised Version because Policy RES14 allows for a limited addition to an existing clearly defined group of houses not delineated by a formal settlement boundary in an identified Rural Diversification Area. The number of houses proposed complies with the above policy. The layout of the proposed development is consistent with the linear settlement form of Auchencloigh. The design and materials proposed for the three houses is acceptable for this rural location.

8.2 The applicant has indicated the road along the frontage of the application site will be brought up to an adoptable standard and therefore the Roads Division have no objections to the proposed development. The proposed development now meets the requirements of the Scottish Environment Protection Agency. Other matters relating to the boundary treatment will be addressed through the imposition of an appropriate planning condition. It is considered that the proposed development will be in keeping with its rural location.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

Alan Neish
Head of Planning and Building Control
PC/SMB
07 June 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.

2. Statutory Notices/Certificates
3. Consultation Responses.
4. East Ayrshire Local Plan Finalised Version.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.
6. Planning Application Nos. CD/87/63 & CD/87/153

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

Implementation Officer : Pamela Clifford

AGENDA