

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 16 JUNE 2000 00/0239/FL : AMENDMENT TO PREVIOUS APPLICATION NO. 98/0779/FL FOR THE ERECTION OF 17 HOUSES TO PROVIDE 4 ADDITIONAL HOUSES AND REVISED ROAD LAYOUT BARONY ROAD, AUCHINLECK

APPLICATION BY CASTLETON HOMES

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 as it is a larger application of area significance which is in accordance with the Development Plan and subject to objection.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site lies on the north side of the Barony Road in Auchinleck and lies some 180 metres east of the junction of Barony Road with Pennylands Road. The application site extends to 1.2 hectares comprising rough grazing land.

2.2 The site is bounded to the north by the existing Glasgow-Dumfries railway line, to the west by agricultural land, and by private residential properties to the south and east. The application site is relatively flat, but falls in level from east to west. As the site lies mainly to the rear of existing residential properties in Barony Road, there is only a small frontage of some 34 metres onto Barony Road itself providing access into the development site.

2.3 **Proposed Development** : Full planning permission is sought for the erection of 21 houses and garages. The proposed dwellinghouses which are all single-storey in construction comprise 8 semi-detached dwellings and 13 detached dwellings, all providing 3-apartment accommodation. This application seeks to amend the previous planning application no. 98/0779/FL for the erection of 17 houses and garages which was approved by the Southern Local Planning Committee on 16 April 1999. The main change is the additional 4 detached dwellings. The road layout has also changed with the northern turning-head reduced in length. The design of the houses is the same as previously approved. The play area has been relocated to the eastern boundary of the site. Externally the dwellinghouses will be finished in red facing brick with grey roof tiles.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions regarding visibility splay areas, traffic calming measures, protection of public utility apparatus in the verge, surfacing of the driveways, location of the garages, and six additional visitor car parking spaces.

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

3.2 West of Scotland Water have commented that the developer should satisfy himself by site investigation if necessary that relative levels are such as will allow the development to be connected at a reasonable gradient. Their permission should be sought to connect to the public sewerage system. The development can be serviced from an existing public water main located in the street adjacent to the site location.

West of Scotland Water intend to provide a new pumping system for this development, the existing housing and any future proposed development.

3.3 The Scottish Environment Protection Agency has no objections in principle to the development provided drainage arrangements are to their satisfaction. All foul drainage from the development must be connected to the foul sewer to the satisfaction of the West of Scotland Water.

The proposed development is to be connected to the public sewerage system and West of Scotland Water have been consulted in this regard.

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

Noted.

3.5 British Gas Transco have advised that no mechanical excavation should be carried out within 500mm of Transco plant. It may be necessary to take measures to protect/divert plant at the applicant's cost. It is likely that a site visit will be required prior to the commencement of works.

A note can be attached to the planning consent if granted to advise the applicant to contact British Gas Transco.

3.6 East Ayrshire Council Environmental Health and Waste Management Division have no objections. They advise, in view of the proximity of existing housing along Barony Road, that any potentially noisy site engineering works be restricted to dayshift working hours.

This present application essentially amends the previous planning application. A condition was not attached to the

previous planning consent restricting construction works on the site to dayshift working hours. It is not therefore considered appropriate to attach such a condition to the present planning consent if granted.

- 3.7 East Ayrshire Council's Outdoor Services Section have no objection and ask that any maintained or Community Service Account held land which may be damaged be reinstated to their satisfaction.

Noted.

- 3.8 Railtrack have no objections in principle, however they require a 1.8metre high concrete post and weldmesh fence along the mutual boundary as they consider there to be an increased risk of trespass onto the railway. Trees and shrubs planted adjacent to the railway boundary should be positioned a minimum distance greater than their predicted mature height from the boundary. The use of cranes or other mechanical plant working adjacent to Railtrack's property must at all times be carried out in a 'fail safe manner'. No materials or plant capable of falling within 3m of the nearest rail of the adjacent railway line.

Conditions can be attached to any planning consent granted to secure the erection of an appropriate boundary fence along the northern boundary of the site to prevent risk of trespass onto the railway line and in relation to a recommended minimum distance for the planting of shrubs.

4. REPRESENTATIONS

One letter of objection and 2 letters of representation have been received regarding the proposed development.

- 4.1 The boundary fence on the east side of the development and adjacent to existing properties should be 1.8 metres in height. The plan submitted only shows a wire fence which is inadequate. The height and type of fence should be shown on the plans.

The applicant has indicated that a 1.8 metre high close boarded fence will be erected along the western, northern and eastern boundaries of the site. Along the southern boundary of the site, there is a mature hedge and the applicant has proposed additional planting where necessary to provide screening to a minimum height of 1.8 metres.

- 4.2 Concern has been expressed over speeding traffic on the Barony Road with the new development having an access entrance in the middle of the road. Accidents are inevitable and they would suggest road calming measures similar to the approaches to Mauchline from the Howford side.

The Roads Division have no objections to the proposed development. The Roads Division require traffic calming measures to be incorporated in the road layout within the site. It would not in these circumstances be reasonable to require the applicant to provide traffic calming measures along Barony Road.

4.3 What is being done to upgrade the disposal of sewerage which the new development will engender. They understand from a neighbour, the only concession is that the rainwater will be disposed of by a separate system. The raw sewage which filled the manholes in the drive of their home when previous houses were built was detrimental to the health of their family. They wish to be assured before the proposed houses are constructed that the pumping system is capable of dealing with this increased load.

West of Scotland Water will be installing a new pumping system for this development, the existing houses on Barony Road and any future proposed development.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version and the site is identified for housing purpose. Policy RES1 encourages and supports residential development of those Development Opportunity Sites identified for housing purposes on the Local Plan Maps.

The proposed development does not conflict with this policy.

5.2 In terms of the Finalised Cumnock and Doon Valley District Wide Local Plan and the adopted Cumnock and Auchinleck Local Plan the proposed site is identified for housing purposes.

The proposed development does not conflict with these policies.

6. OTHER PLANNING CONSIDERATIONS

6.1 CD/91/154 : Outline planning consent was approved by the former Cumnock and Doon Valley District Council on 1 October 1992 for 10 dwellinghouses on the application site.

Noted.

6.2 98/0790/FL : Full planning consent was granted on 16 April 1999 by the Southern Local Planning Committee for the erection of 17 houses and garages on the application site.

This present application essentially amends this proposal by increasing the number of detached houses by four. The design of the houses has not changed.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 In terms of policy, the proposed development of 21 dwellinghouses is considered to be consistent with the provisions of the East Ayrshire Local Plan Finalised Version. The proposed amendment to the number and layout of houses is viewed as being acceptable. The increase number of houses is compatible with the proposed layout. The area of public open space has been reduced however a play area is still proposed together with a reduced area of open space along the western boundary of the site. These areas of public open space still meet the requirements of the East Ayrshire Local Plan. The area of private open space for each house meets the requirements of the East Ayrshire Local Plan Finalised Version.

8.2 With regard to the drainage of the site, West of Scotland Water will be providing a new pumping system for this development, the existing houses and any future development. The Roads Division have not raised any objections to the proposed development. The proposals will provide an opportunity to develop smaller affordable housing units within Auchinleck where there are no current private residential development sites to meet such housing demand.

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
7 June 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.

2. Statutory notices/certificates.
3. Letter of objection and representation.
4. East Ayrshire Local Plan Finalised Version.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.
6. Planning consents : CD/91/154
98/0779/FL

Any person wishing to inspect the background papers listed above should contact Pamela Clifford on 10563 555483.

Implementation Officer : Pamela Clifford

AGENDA