

EAST AYRSHIRE COUNCIL

**SOUTHERN LOCAL PLANNING COMMITTEE : 16 JUNE 2000
00/0264/FL : ERECTION OF 43 PRIVATE DWELLINGS (AMENDMENT TO
CONSENT NO. 98/0499/FL – BENSTON PARK, BURNTON ROAD,
DALRYMPLE**

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 a larger application that accords with the Development Plan and is of area significance.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located on the north-east periphery of Dalrymple. To the north and east, there is agricultural land, to the west existing housing, to the south the Silverbirch housing development.

2.2 **Proposed Development :** This is a full planning application for the erection of 43 houses with access to the development being taken from Purclewan Crescent. This application essentially amends the previous planning application No. 98/0499/FL for the erection of 43 dwellings which was approved by the Southern Local Planning Committee on 18 February 2000. The proposal involves the erection of 13 two-bedroom houses, 25 three-bedroom houses and 5 four-bedroom houses. The main amendments involve the change of one single-storey house to one 2-storey house, one 1½-storey house to one 2-storey house and three 2-storey houses to three single-storey houses and external design changes to all houses. There will be a total of 37 two-storey houses, 5 single-storey houses and one 1½ storey house. The windows on all houses have been changed to a Georgian effect on the upper pane of the window. House plots 6,7,8,9,14,15,20,24,26,29 & 33 now have pitched roof front porches instead of the previous lean-to roof front porches. The Eaglesham house type has eyebrow design features above all windows and the introduction of a front porch. Plot 43 now has a double garage. Materials proposed are the use of corsehill brown, scaur dark marigold and mixed grey reconstituted stone render and grey roof tiles.

2.3 The proposed houses are located around two culs-de-sac. A play area and pond/amenity space is proposed as part of the development. The applicant has requested that the play area be implemented when Phase 1 of the development is completed rather than prior to the occupation of any of the houses as required by the planning consent no. 98/0499/FL. The reason for

this request is for safety reasons, to avoid children playing in an area when houses surrounding the play area are being constructed.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the proposed development subject to conditions. The applicant will require to form a 1.5 metre wide kerbed pedestrian footway along the frontage of the site adjacent to the B742 to link with the footway at Primpton Avenue. The existing street lighting will require to be extended to include the footpath link into the development and drainage provided. Drainage of the B742 public road along the rear of the proposed properties must be provided by the applicant. Construction Consent and a Road Bond will be required to cover details such as road widths, footways, road construction, street lighting, drainage, traffic calming. Other conditions recommended are regarding visibility splays for the temporary access, surfacing of the driveway, location of the garage, and driveway manoeuvrability.

The requirements of the Roads Division can be met by the attaching of conditions to the 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 Scottish Environment Protection Agency's best management practice should be adopted on the surface water drainage system. Revised site plans should be forwarded to the Water Network Section to allow the updating of the water main layout.

Noted.

3.3 Scottish Environment Protection Agency have no objections provided the drainage arrangements are to their satisfaction. Due to levels on site, connection to the public sewer will only be feasible through pumping. In this regard, and due to the limited available dilution and the fisheries spawning potential in adjacent watercourses, they will be requesting that the pumping station emergency overflow discharges via a reedbed or wetland feature to the Purclewan Burn. Their consent will be required for emergency overflow discharge from the pumping station. Due to high amenity value and fisheries potential (spawning habitats) of the Purclewan and Primpton Burns, all surface water from internal roads and hardstandings will be required to be treated via the wetland treatment system thereby minimising the risk of urban pollution in these watercourses.

The developer has identified an area for a pond to meet the requirements of the Scottish Environment Protection Agency. A pumping station is also proposed as part of the present proposals.

3.4 British Gas Transco require no mechanical excavation to be carried out within 500mm of Transco Plant. It is likely that a site visit will be required prior to the commencement of the works.

A note can be attached to the planning consent advising the developer to make early contact with British Gas Transco to arrange a site visit.

3.5 Scottish Power and The Coal Authority have no adverse comments to make regarding the proposed development.

Noted.

3.6 The Department of Community Services Environmental Health and Waste Management have no objection and would recommend that some consideration be given towards the restriction of initial site engineering and road construction works which might have the potential to cause noise nuisance or disturbance to existing householders in the immediate vicinity to normal dayshift working hours. They trust that the pumping station meets with West of Scotland Water standards and is not likely to cause any odour problems when operational.

A condition can be attached to any planning consent if granted to ensure that building works are restricted to normal working hours.

3.7 Dalrymple Community Council have not yet responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 None.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version and the proposed site is identified for housing and is affected by Policy RES1 which encourages and supports residential development within the site.

The proposed development would be consistent with the provisions of this policy.

5.2 Although the East Ayrshire Local Plan Finalised Version is the document agreed by Council for determination purposes, it can be noted that,

under the earlier Finalised Cumnock and Doon Valley District Wide Local Plan and the Dalmellington/Patna Dalrymple Local Plan, the site was also identified for housing.

6. OTHER PLANNING CONSIDERATIONS

6.1 CD/90/34: Previously the site formed part of a larger housing development which was granted planning consent for the erection of 51 houses on 10 May 1990.

The 51 houses were never completed by the developer and part of the adjacent site has been sold as individual housing plots.

6.2 98/0499/FL : Planning consent was granted on 18 February 2000 by the Southern Local Planning Committee for the erection of 43 dwellings at Benston Park.

The present application amends this previous application by changing house types, the design and height of the houses.

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 the East Ayrshire Local Plan Finalised Version, the proposal for residential development of the site is consistent. The proposed amendments to the design, height and layout are acceptable and will be in keeping with the surrounding area. The majority of the house plots meet the requirements of East Ayrshire Local Plan Finalised Version in terms of open space provision.

8.2 The Roads Division have no objections to the proposed road layout. Gardens sizes and public open space provision meets the requirements specified by the East Ayrshire Local Plan Finalised Version. A footpath is proposed around the periphery of the play area which will link the proposed houses with the existing houses on Primpton Avenue. Concerns have been expressed regarding the proposed pond area. The developer has indicated that this is a requirement of the Scottish Environment Protection Agency who require such a water feature to accommodate the pumping emergency overflow discharges and to treat surface water from internal roads and hard standings. The pond will be only 6 inches deep. The concerns can be addressed by the erection of a 1.8 metre high fence around the pond area.

8.3 The applicant has requested that the play area be implemented when Phase 1 of the development has been completed. The reason for the request is to avoid children playing in an area where surrounding houses are being constructed. In this instance it is considered that the condition can be amended whereby the play area is provided prior to the occupation of any houses within Phase 2 of the development or prior to the occupation of the last house within Phase 1 of the development whichever comes first. It is considered that the proposed development will not have a detrimental impact on the existing houses. The proposed houses have been sited and designed to minimise their impact on adjacent properties. This present proposal provides a more integrated development with the existing houses within the Primpton Avenue development. It will provide a mix of housing types for the Dalrymple area.

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
06 June 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Letter of representation.
5. Correspondence from/to the applicant.
6. East Ayrshire Local Plan Finalised Version.
7. Dalmellington/Patna, Dalrymple Local Plan.
8. Finalised Cumnock and Doon Valley District Wide Local Plan.
9. Previous planning consents : CD/90/34
98/0499/FL

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

Implementation Officer : Pamela Clifford

AGENDA