

EAST AYRSHIRE COUNCIL

**SOUTHERN LOCAL PLANNING COMMITTEE : 16 JUNE 2000
00/0201/FL : ERECTION OF 2 SINGLE STOREY BUNGALOWS (PLOTS 25
& 30) FOR PRIVATE USE
PLOTS 25 & 30 SHIELD MEADOW, DRONGAN
APPLICATION BY HOPE 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 planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it has been agreed by the Head of Planning and Building Control following a request from the Vice-Chair of the Southern Local Planning Committee to be determined by this route.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located on the western boundary of Drongan and is within Phase 2 of the proposed new development at Shield Meadow, Drongan. The two housing plots are adjacent to the existing single storey houses on Ladies Walk along the eastern boundary of the site.

2.2 **Proposed Development:** Full planning consent is sought for the erection of 2 single storey bungalows within Phase 2 of the Shield Meadow development. Full planning consent was granted on 17 March 2000 by the Southern Local Planning Committee for the erection of 12 dwellinghouses – Phase 2 of the proposed development. The two housing plots to which the present application relates were originally submitted as two-storey units within the previous application and as such were incompatible with the Section 50 Legal Agreement in place (see Section 6 below). The proposed houses have 3-bedroom accommodation with the use of facing brick, dry dash render and concrete roof tiles.

3. CONSULTATIONS AND ISSUES RAISED

3.1 West of Scotland Water have commented that their permission should be sought to connect to the public sewerage system and any new internal or external pipework should be connected to the correct drain or sewer.

Noted.

3.2 The Scottish Environment Protection Agency have no objections provided drainage arrangements are to their satisfaction. All foul drainage must be connected to the public sewer in accordance with West of Scotland Water requirements.

Noted.

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

Noted.

3.4 Drongan Community Council have not yet responded to the consultation letter.

Noted.

3.5 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions regarding the surfacing of the driveway, opening of gates and location of garages.

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

4. REPRESENTATION

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 residential development.

The proposed development does not conflict with the policies of the above plan.

5.2 Within 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 CD/96/0034/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 Phase 2 of the development site immediately adjacent to the western, southern and eastern perimeter boundaries of Phase 2 shall be single-storey and detached. The remainder of the dwellinghouses within Phase 2 of the development site shall be either single-storey, or two storeys in height. No dwellinghouse within Phase 2 shall be greater than 2 storeys in height. The overall density of dwellinghouses within Phase 2 should reflect the overall density within Phase 1 and shall be no more than 8 dwellinghouses per acre gross.

The present application for 2 houses now complies with the terms of the Section 50 Agreement covering the site. The overall density of the development is compatible with the terms of the Section 50 Agreement.

6.2 99/0053/FL : Erection of 18 dwellinghouses at Pettoch Road, Drongan approved by the Southern Local Planning Committee on 16 April 1999.

Noted.

6.3 00/0032/FL : Erection of 12 dwellinghouses, Shield Meadow Phase 2 Drongan, approved by the Southern Local Planning Committee on 17 March 2000.

This development is presently being implemented on site. The present proposal would be consistent in design and layout with the houses approved under this consent.

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 if the application is approved.

8. CONCLUSIONS

8.1 The proposal is contrary to the policies of the Adopted Mauchline-Drongan Ochiltree Local Plan, but is within an identified housing site in terms of the East Ayrshire Local Plan Finalised Version which is the most up-to-date policy statement. The proposed housing will be compatible with the surrounding existing housing and will not have a detrimental impact on adjacent houses in terms of overlooking. There is an existing 1.8metre high screen fence along the eastern boundary with the adjacent existing houses. The design, layout and materials of the proposed houses will be compatible with the surrounding houses.

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
06 June 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. Mauchline-Drongan, Ochiltree Local Plan.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.
6. East Ayrshire Local Plan Finalised Version.
7. Planning Application Nos. CD/96/0034/DPP & 99/0053/FL & 00/0032/FL.

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

Implementation Officer : Miss Pamela Clifford

AGENDA