

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 22 JUNE 2001

**01/0297/FL : PROPOSED PALMERSTON HOUSE TYPE REPLACED BY
LINMOUTH AND PLOTS 7-17 REPOSITIONED SLIGHTLY
AT WATSON FARM, OCHILTREE**

APPLICATION BY HOPE HOMES

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This is a full planning application for the replacement of the previously approved 8 "Palmerston" house types by the "Linmouth" house type, and the repositioning of 11 dwellings. The general design of the "Palmerston" and "Linmouth" house types are very similar, with the main difference being the window and door arrangements. It is also proposed to reposition 11 dwellinghouses, the majority of which are situated along the southern part of the site.

2. RECOMMENDATION

2.1 The application should be approved subject to the condition on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 As indicated at paragraph 5.1 in the report, there are no policies contained within the Adopted Mauchline-Drongan-Ochiltree Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at paragraphs 6.3 and 6.4 in the report, there are material considerations relevant to this application, however, it is considered that these are supportive of the application.

3.2 The proposed development is acceptable in terms of design and private open space standards and therefore complies with the policy provisions of the EALP and the Council's Design Guidance.

**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.

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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 proposed because it is an application of area significance.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site is a greenfield site located to the west of Ochiltree. The site is 3.75 acres in area and is agricultural land. It is surrounded to the west, north and south by agricultural land, and to the east by the existing housing on Broom Crescent.

2.2 **Proposed Development:** This is a full planning application for the replacement of the previously approved 8 "Palmerston" house types by the "Linmouth" house type, and the repositioning of 11 dwellings. The general design of the "Palmerston" and "Linmouth" house types are very similar, with the main difference being the window and door arrangements. It is also proposed to reposition 11 dwellinghouses, the majority of which are situated along the southern part of the site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Ochiltree Community Council has not responded to the consultation letter at the time of writing.

Noted.

4. REPRESENTATIONS

4.1 No representations have been received with regard to the proposed development.

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 (1999) and the Adopted Mauchline-Drongan-Ochiltree Local Plan, (1993). The Adopted Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 A full planning application for the erection of 26 dwellinghouses within the application site has previously been approved (See Paragraph 6.5). Subsequently, in the determination of this application, the principle of the development is not under consideration. The application should therefore only be determined against policies and material considerations which are relevant to the amended house type and repositioning of the dwellings within the stated plots.

5.2 There are no specific policies contained within the Adopted Mauchline-Drongan-Ochiltree Local Plan relevant to the determination of this application and as such, greater weight should be attached to the “other material considerations” referred to in Section 6 of this report.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan, Finalised Version with Modifications (2001), and the Council’s Design Guidance.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan, Finalised Version with Modifications (EALP) should be considered as a prime material consideration.

6.3 Policy RES22 of the EALP states that all developers will require to observe the minimum private open space criteria and standards detailed in Schedule 4 of the Local Plan.

The amended house type and repositioning of 11 of the dwellings has not significantly affected the private open to space to be provided. The minimum private open space standards can be achieved within the affected plots.

6.4 The design and finishes of the amended house type are in keeping with the approved development and are consistent with the Council's Design Guidance.

Noted.

6.5 Planning History: Full planning permission (Ref. No. 99/0727/FL) for the erection of 26 private dwellinghouses within this application site was refused by the Southern Local Planning Committee on 18 February 2000. This application was subsequently approved on 12 February 2001 by the Scottish Executive following an appeal against the decision to refuse. The current application is essentially an amendment to that approval.

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 at paragraph 5.1 above, there are no policies contained within the Adopted Mauchline-Drongan-Ochiltree Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at paragraphs 6.3 and 6.4 above, there are material considerations relevant to this application, however, it is considered that these are supportive of the application.

8.2 The proposed development is acceptable in terms of design and private open space standards and therefore complies with the policy provisions of the EALP and the Council's Design Guidance.

9. RECOMMENDATION

9.1 The application should be approved subject to the condition on the attached sheet.

Alan Neish
Head of Planning and Building Control
VE/SMB
17 May 2001
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 with Modifications.
5. Mauchline-Drongan-Ochiltree Local Plan.
6. Adopted Ayrshire Joint Structure Plan.
7. Previous planning consent number 99/0727/FL

Any person wishing to inspect the background papers listed above, should contact Miss Vivien Emery on 01563 555485.

Implementation Officer: Dave Morris

Location	Watson Farm, Ochiltree
Nature of Proposal:	Proposed Palmerston House Type Replaced by Linmouth and Plots 7-17 Repositioned Slightly
Name and Address of Applicant:	Hope Homes Scotland Watson Terrace Drongan KA6 7AB
Name and Address of Agent	

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

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

- (1) This consent relates only to the repositioning of houses within Plots 7-17 and the introduction of the "Linmouth" house type in lieu of the "Palmerston" . The development of the site as a whole shall proceed in all other respects in accordance with planning consent number 99/0727/FL and the conditions attached thereto.

REASON – To ensure that the development proceeds in accordance with the approved details.

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AGENDA