

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 20 JUNE 2003

**02/0974/FL: PROPOSED HOUSING DEVELOPMENT OF 37 HOUSE UNITS
WITH ASSOCIATED ROADS, GARDENS, PARKING AND PLAY SPACE,
PHASE 2, BARONY ROAD, AUCHINLECK**

APPLICATION BY CROSSGREEN PROPERTIES, LIMITED

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of 37 dwellinghouses on the application site. All of the proposed dwellinghouses are of single storey construction. It is proposed to construct 13 Type B houses (detached, 4 apartments, 3 bedrooms), 14 Type D houses (detached, 5 apartments, 3 bedrooms) and 10 Type E houses (semi-detached, 3 apartments, 2 bedrooms). The proposed dwellinghouses will have uniformity of finishes with the external walls being finished in a dry dash render with smooth cement bands around door and window openings. House Type B will incorporate a facing brick panel on the front elevation. The roofs of all dwellings proposed will be finished in slate size grey roof tiles. These finishes are to match the existing dwellings that have been constructed within the Phase 1 development.

1.2 The northern part of the application site adjacent to the railway line is to be landscaped and set out as open space. The area will have a formal footpath linking the western part of the site through to Park Road and the access footpath to Auchinleck Railway Station. A formal play area is also to be provided. Two smaller area of open space will also be proved along the eastern boundary of the application site, part of which will remain as open space as site drainage will be located within this part of the site.

1.3 The north east part of the application site had previously been set aside as a possible future development area (Phase 3) although no details were provided for this part of the development. However, this has now been deleted from the proposal and the area will now be landscaped as part of the open space provision. Amended plans have been submitted accordingly. The proposal also involves a minor change to the layout of the northern part of the Phase 1 development resulting from the connecting of the residential roads serving the existing and the proposed phases of development.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheets

3. CONCLUSIONS

3.1 As is indicated at Paragraph 5.2 of the report, the application is considered to be in part contrary to the Development Plan. Therefore, given the terms of Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be refused unless material considerations indicate otherwise. As is indicated in Section 6 of the report, there are material considerations relevant to this application.

3.2 The residential development of the designated Industrial Development Opportunity Site that forms part of the application site is contrary to policy. It is, however, considered that an exception to Policy IND4 could be made in this case as the eastern boundary of the application site forms a natural boundary and housing development up to this boundary is considered acceptable. Further, it is considered that there is no shortage of available local industrial land in Auchinleck, for example Highhouse Industrial Estate opposite the application site is available for industrial development. In this regard, it is considered that an exception to policy can be made in this case. Furthermore residential development on the greater part of the development site is consistent with policy.

3.3 While there has been an objection raised by Scottish Water relating to the drainage of the site, it is considered that there are potential solutions to the concerns raised. In order to ensure that these concerns are appropriately addressed by the developer, it is considered appropriate to impose a suspensive condition on any consent granted, requiring the developer to demonstrate resolution of drainage issues prior to any development taking place on site. No other consultation replies have been received which would indicate that the application should be refused.

3.4 The design and density of the proposed dwellinghouses are considered to be compatible with the adjacent Phase 1 residential development and uniformity in terms of external finishes is to be maintained in the proposed Phase 2 development.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, and if that decision is on the basis of the principle of residential use of the Housing Development Opportunity Site, then the application would require to be referred to the Development Services Committee.

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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 20 JUNE 2003

**02/0974/FL: PROPOSED HOUSING DEVELOPMENT OF 37 HOUSE UNITS
WITH ASSOCIATED ROADS, GARDENS, PARKING AND PLAY SPACE,
PHASE 2, BARONY ROAD, AUCHINLECK**

APPLICATION BY CROSSGREEN PROPERTIES, LIMITED

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 the proposed development is a larger application of area significance, is partly contrary to policy and is subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on the north side of Barony Road in Auchinleck and lies immediately opposite Highhouse Industrial Estate. The site extends to approximately 2.4 hectares and is bounded to the north by the existing Glasgow - Dumfries rail line and Auchinleck Railway Station, to the west by the Phase 1 private housing development at Barony Road, to the south by Barony Road itself and Highhouse Industrial Estate, and to the east by maintained open space and Barony Road Industrial Estate.

2.2 The application site slopes gently upwards from east to west and also falls gently from Barony Road in the south to the railway to the north. Ground preparation works have already taken place on site with vegetation having been removed and some trees within the development site have been felled. The eastern boundary of the application site is demarcated by the line of the former mineral railway that previously served the former Highhouse Colliery.

2.3 A claimed right of way also passes through the eastern part of the application site. The eastern part of the application site also lies within the consultation zone of Barony Universal Products which is identified as a Major Hazard Installation.

2.4 **Proposed Development:** Full planning permission is sought for the erection of 37 dwellinghouses on the application site. All of the proposed dwellinghouses are of single storey construction. It is proposed to construct 13

Type B houses (detached, 4 apartments, 3 bedrooms), 14 Type D houses (detached, 5 apartments, 3 bedrooms) and 10 Type E houses (semi-detached, 3 apartments, 2 bedrooms). The proposed dwellinghouses will have uniformity of finishes with the external walls being finished in a dry dash render with smooth cement bands around door and window openings. House Type B will incorporate a facing brick panel on the front elevation. The roofs of all dwellings proposed will be finished in slate size grey roof tiles. These finishes are to match the existing dwellings that have been constructed within the Phase 1 development.

2.5 The northern part of the application site adjacent to the railway line is to be landscaped and set out as open space. The area will have a formal footpath linking the western part of the site through to Park Road and the access footpath to Auchinleck Railway Station. A formal play area is also to be provided. Two smaller area of open space will also be proved along the eastern boundary of the application site, part of which will remain as open space as site drainage will be located within this part of the site.

2.6 The north east part of the application site had previously been set aside as a possible future development area (Phase 3) although no details were provided for this part of the development. However, this has now been deleted from the proposal and the area will now be landscaped as part of the open space provision. Amended plans have been submitted accordingly. The proposal also involves a minor change to the layout of the northern part of the Phase 1 development resulting from the connecting of the residential roads serving the existing and the proposed phases of development.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objection to the proposal subject to the inclusion of conditions on the planning permission relating to the standard and construction of the site's internal roads and footways, the standard and formation of the driveways, individual access gates, parking provision and other general conditions. The developer will require to provide a 2 metres wide footway with upgraded street lighting along the full frontage of the site adjacent to Barony Road as part of the Construction Consent for the site. Junction visibility splays of 4.5 metres by 90 metres are required at the junction of Barony Road with no fencing, shrubs, buildings etc over 1 metre in height being allowed in these areas. Traffic calming measures must be provided on internal roads and on Barony Road in compliance with the Roads Development Guide 1996 and to the approval of the Roads Division. The link footpaths shown to Auchinleck Railway Station must be provided as part of the development. The private driveways accessing onto Barony Road must have internal turning provision within the plot to allow vehicles to enter and leave in forward gear in the interests of road safety.

Should the application be granted, appropriate conditions in respect of the above can be attached to the planning permission.

3.2 East Ayrshire Environmental Health Division had initially raised an issue regarding potential contamination of the land associated with the former mineral railway at the eastern end of the site. However since this area is to be landscaped as part of the development proposals, the Division does not object to the proposed development.

Noted.

3.3 Scottish Water objects to this application whereby the proposed development drains to the public sewerage system. This is due to the cost of providing infrastructure to serve the development being outwith Scottish Water's 'reasonable cost' obligations in terms of the Sewerage (Scotland) Act 1968. Scottish Water would remove its objection if the applicant:

- (a) bears the cost of the increase in capacity of Scottish Water's infrastructure to accommodate the development; and/or
- (b) promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and which is in terms satisfactory to Scottish Water,

The applicant has been advised of the comments of Scottish Water. A suspensive condition can be attached to any consent granted for the proposed development to ensure that appropriate arrangements for the drainage of the site are agreed with Scottish Water and, as indicated below by SEPA, prior to any works commencing on site.

3.4 The Scottish Environment Protection Agency has no objections in principle to the proposed development provided the drainage arrangements are to its satisfaction. In this regard all foul drainage from the development must be connected to the public sewer to the satisfaction of Scottish Water. The developer should select and install appropriate Sustainable Urban Drainage Systems to treat and minimise the amount of surface water leaving the site. The use of porous paving/asphalt for car parking and infiltration trenches/French drains for roof water would be welcomed.

See response to section 3.3 of the report. The use of SUDS can be secured though the imposition of appropriate conditions in any consent granted for the proposed development. Furthermore, a note advising the applicant to make early contact with the Scottish Environment Protection Agency can be attached to the planning permission.

3.5 Scottish Power has no objection to the proposal provided access to its transformer pole is maintained and building works do not interfere with its cables or apparatus.

Should the application be approved, an appropriate note in respect of the above can be attached to the planning permission to ensure that the applicant makes early contact with Scottish Power.

3.6 The Coal Authority has no objections to the proposed development.

Noted.

3.7 East Ayrshire Council Outdoor Service indicates that it has reservations regarding the removal of 4 mature trees in the middle of the site. It is preferred that the site be designed around these trees to leave some existing amenity cover. Any house should be outwith the falling distance of the trees and a protective fence should be erected 8 metres away from the trees to protect their root system and canopy.

While the loss of trees is generally to be regretted, the four trees in question are located at such a position within the development site that their retention would have a significant impact on the layout and the number of houses provided by the development. The trees are quite mature but are not covered by any Tree Protection Order. The proposed development provides for the planting of trees within the development site to compensate for the loss of these trees. In this instance it is considered that there will be compensatory provision to mitigate the removal of these trees.

3.8 Auchinleck Community Council and West of Scotland Archaeology Service have not responded to the consultation letter at the time of writing this report.

Noted.

3.9 Transco has indicated that if the development proceeds, it may be necessary to take measures to protect or divert pipelines or apparatus at the developer's cost. Transco advises that a site meeting will be required prior to the commencement of works.

A note can be attached to any consent granted for the proposed development advising the developer to make early contact with Transco.

3.10 The Health and Safety Executive in respect of the Major Hazard Installation at Barony Universal Products, does not propose to advise against the granting of planning consent in this instance.

Noted.

3.11 National Air Traffic Services have no objections to the proposed development.

Noted.

3.12 Railtrack states that on the basis of the information provided, it has no objections in principle to the proposed development provided the applicant agrees with Railtrack the boundary at this location, that an encroachment has taken place which will need to be rectified and that all burdens within the sales disposition are met and the necessary consents obtained. Accordingly no building works may commence until this consent has been obtained. This must be obtained outwith the planning process and Railtrack shall be contacting the applicant directly on this matter.

This is a legal matter between the applicant and Railtrack and is not material to the determination of this application.

Railtrack further indicates that there is an increased risk of trespass onto the railway and consequently requests that the applicant provides a 1.8 metres high concrete post and weld mesh fence along the mutual boundary.

A condition can be attached to any consent granted for the proposed development to meet the requirements of Railtrack.

4. REPRESENTATIONS

4.1 One letter of representation has been received from Scottish Water objecting to the proposed development as indicated in paragraph 3.3 above. No other third party representations have been received in respect of the proposed development.

Noted.

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 East Ayrshire Local Plan (2003).

East Ayrshire Local Plan

5.2 The proposed development site lies within two development opportunity sites i.e. Housing Site 005H and Industry Site 007B. Policy RES1 states:

The Council will encourage and support the residential development of those Development Opportunity Sites identified for housing purposes on the individual Local Plan maps. The Barony Road (2) site indicates a capacity of 37 dwellings.

This part of the proposed development is consistent with the provisions of Policy RES1.

5.3 However, the proposed residential development of the eastern part of the application site, identified as Industry Site 007B on the Local Plan maps would be contrary to Policy IND4 which states:

The Council will specifically reserve and encourage and support the development of those Category 1 and 2 sites forming the effective business and industrial land supply, as identified on the local plan maps for business, industrial and storage and distribution uses falling within Classes 4, 5, and 6 of the Use Classes Order.

The residential development of this part of the application site clearly does not fall within the stated use classes. It is, however, considered that an exception to Policy IND4 could be made in this case as the eastern boundary of the application site forms a natural boundary and housing development up to this boundary is considered acceptable. Further, it is considered that there is no shortage of available local industrial land in Auchinleck, for example Highhouse Industrial Estate opposite the application site is available for industrial development. In this regard, it is considered that an exception to policy could be made in this case.

5.4 The application also requires to be considered with regard to Policy RES 19 of the EALP. Policy RES 19 states that:-

In formulating their development proposals, developers should ensure that:

- (i) areas of open space are of a size and configuration that is easily maintainable. Larger areas of well located, consolidated open space should be provided in preference to a series of smaller, individual areas scattered throughout the proposed development site;*

- (ii) *the proposed areas of open space are safe and secure, overlooked if possible by adjacent properties;*
- (iii) *play equipment and facilities for the disabled and those with special needs are provided as considered appropriate;*
- (iv) *areas of open space are attractively planted and where appropriate, use plant species to encourage wildlife; and*
- (v) *all open spaces are provided, as appropriate, with footpaths for both access and leisure walking, linking with adjacent open spaces wherever possible.*

The applicant has included areas of public open space as part of the overall proposals for Phases 1 and 2. It is considered that the open space provision is sufficient to meet the requirements of the overall development. Access to the area of public open space is provided for in the submitted plans. Although no details of the provision of play equipment in the designated play area have been submitted at this stage, a condition can be attached to any consent granted for the proposed development requiring the developer to submit landscaping details and play equipment provision for the further approval of the Planning Authority.

5.5 Policy RES 22 is also of relevance. Policy RES 22 states:

All developers will require to observe the minimum private open space criteria and standards of provision detailed in Schedule 4 of the Local Plan.

The private open space provisions within the proposed development meet with the requirements of Schedule 4 of the Local Plan. It is therefore considered that the proposal accords with the provisions of Policy RES 22 of the EALP.

5.6 Policy TLR5 provides that developers of sites of 4 or more dwellings will be requested to enter into a Section 75 Agreement to provide for contributions to the Sports, Leisure and Recreation Fund to enhance the provision of leisure, recreational and sporting facilities in the area settlements.

The developer has verbally indicated that he is not willing to make a contribution to the Sports, Leisure and Recreation Fund.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the planning history of the site.

Consultation Responses

6.2 The consultation response from Scottish Water raises some concerns principally relating to the drainage of the site. However, it is considered that these concerns could be resolved and that in this instance the use of suspensive conditions would prevent development from taking place within the site until resolution of these concerns. Other issues raised through the consultation process can be addressed through the imposition of appropriate conditions or notes attached to any consent granted.

Planning History

6.3 The site has been the subject of several previous applications for planning permission as follows:-

- (i) 96/0477/OL: Outline planning permission for the development of land for residential purposes on a site forming the major part of the current application site was approved 19 December 1996.
- (ii) 00/0375/FL: Full planning permission for the erection of 12 dwellings on part of the above outline application site was approved on 11 August 2000 (Phase 1 development)

Works have commenced on Phase 1 and most of the dwellings in this phase have been completed or construction has commenced. No dwellings as yet have been occupied.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications may arise should the developer agree to contribute to the Sports, Leisure and Recreation Fund although the applicant has verbally indicated that he is not willing to make such contributions to the fund.

8. CONCLUSIONS

8.1 As is indicated at Paragraph 5.2 of the report, the application is considered to be in part contrary to the Development Plan. Therefore, given the terms of Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be refused unless material considerations indicate otherwise. As is indicated in Section 6 of the report, there are material considerations relevant to this application.

8.2 The residential development of the designated Industrial Development Opportunity Site that forms part of the application site is contrary to policy. It is, however, considered that an exception to Policy IND4 could be made in this case as the eastern boundary of the application site forms a natural boundary and housing development up to this boundary is considered acceptable. Further, it is considered that there is no shortage of available local industrial land in Auchinleck, for example Highhouse Industrial Estate opposite the application site is available for industrial development. In this regard, it is considered that an exception to policy can be made in this case. Furthermore residential development on the greater part of the development site is consistent with policy.

8.3 While there has been an objection raised by Scottish Water relating to the drainage of the site, it is considered that there are potential solutions to the concerns raised. In order to ensure that these concerns are appropriately addressed by the developer, it is considered appropriate to impose a suspensive condition on any consent granted, requiring the developer to demonstrate resolution of drainage issues prior to any development taking place on site. No other consultation replies have been received which would indicate that the application should be refused.

8.4 The design and density of the proposed dwellinghouses are considered to be compatible with the adjacent Phase 1 residential development and uniformity in terms of external finishes is to be maintained in the proposed Phase 2 development.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheets.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, and if that decision is on the basis of the principle of residential use of the Housing

Development Opportunity Site, then the application would require to be referred to the Development Services Committee.

Alan Neish
Head of Planning and Building Control

09 June 2003
HM/HM
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and certificates.
3. Consultation responses.
4. East Ayrshire Local Plan 2003
5. Ayrshire Joint Structure Plan 1999
6. Planning applications: 96/0477/OL and 00/0375/FL

Any person wishing to inspect the background papers listed above, should contact Mr Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0974/FL

Location	Phase 2, Barony Road, AUCHINLECK
Nature of Proposal:	Proposed housing development of 37 house units with associated roads, gardens, parking and play space
Name and Address of Applicant:	Crossgreen Properties Limited 2 West Street PORTADOWN
Name and Address of Agent	Taylor Associates, 17 Barns Street, AYR KA7 1XB

DPO's Ref:
PPO's Ref: Hugh Melvin

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

1. The proposed development shall be carried out in accordance with the application forms and plans received on 29 November 2003 and the amended site layout plan received by the Planning Authority on 11 June 2003.

REASON – To ensure that the development is carried out in accordance with the approved details.

2. No work shall commence on site until such time as the applicant has provided the Planning Authority with written confirmation from Scottish Water that there is in place adequate drainage infrastructure sufficient to accommodate the proposed dwellinghouses.

REASON -To ensure that adequate drainage is provided in the interests of public safety

3. No work shall commence on site until a scheme to deal with surface water drainage from the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be the subject of prior consultation with Scottish Water, the Scottish Environment Protection Agency and East Ayrshire Roads and Transportation Division.

REASON -To ensure that adequate drainage is provided in the interests of public safety.

4. Prior to the commencement of any works on site, the applicant shall submit to and have approved by the Planning Authority, a landscaping scheme for the site. This scheme shall indicate the number and species of trees and shrubs to be introduced within amenity spaces within the development site. The scheme approved under this condition shall be implemented not later than the first planting season after the development has been carried out. The scheme shall also include provision for the future maintenance of landscaped areas within the development site.

REASON – To ensure that appropriate provision is made for landscaping within the site and for its future maintenance.

5. Prior to works commencing on site, the applicant shall submit to and have approved by the Planning Authority details of the layout, surfacing and provision of play equipment within the designated play area within the application site.

REASON – In the interests of public safety and residential amenity.

6. A 1.8 metres high concrete post and weld mesh fence shall be provided along the northern boundary of the site adjacent to Auchinleck Rail Station and rail line, the details of which shall be submitted to and approved by the Planning Authority prior to works commencing on site.

REASON – In the interests of residential amenity and public safety.

7. Prior to the commencement of works on site, the applicant shall submit to and have approved by the Planning Authority details of screen fencing to be erected within the development site.

REASON – In the interests of residential and visual amenity.

8. The applicant shall take reasonable steps including the installation and effective use of a wheel washing facility within the site, to ensure that no mud or other debris is carried from the site onto the public road during the construction phase.

REASON – In the interests of public road safety.

9. During the construction of the dwellinghouses, no building or other operations shall take place on the site outwith the hours of 08:00 to 19:00 Monday to Saturday and not at any time on a Sunday.

REASON – In the interests of residential amenity.

10. Access to the site shall be taken via internal roads which comply with the Roads Development Guide 1996 and will require Construction Consent from East Ayrshire Roads and Transportation Division.

REASON – In the interests of public road safety.

11. A 2 metres wide footpath with upgraded street lighting shall be provided along the entire Barony Road frontage of the development site prior to the occupation of any of the dwellinghouses within Phase 2.

REASON – In the interests of residential amenity and public road safety.

12. Prior to commencement of works on site, junction visibility splays of 4.5 metres by 90 metres shall be provided and thereafter maintained at the junction of Barony Road with no fencing, shrubs, buildings etc over 1 metre in height being allowed in these areas.

REASON – In the interests of public road safety

13. Traffic calming measures must be provided on internal roads and on Barony Road in compliance with the Roads Development Guide 1996 and to the approval of the Roads Division.

REASON – In the interests of public road safety

14. The link footpaths shown on the approved plans leading to Auchinleck Railway Station shall be provided as part of the development and shall be laid out and completed at the same time as the formation and planting of the proposed open space area.

REASON – In the interests of public road safety

15 The private driveways accessing onto Barony Road must have internal turning provision within the plot to allow vehicles to enter and leave in forward gear in the interests of road safety.

REASON – In the interests of public road safety

16. Private access driveways shall be paved for a minimum distance of 2 metres from the rear of the footway to avoid overcarry of loose material onto the public road.

REASON – In the interests of public road safety

17. Any access gates shall open inwards only away from the public road.

REASON – In the interests of public road safety

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouse to which they relate. All garages shall be set back a minimum distance of 6 metres from the rear of the footway.

REASON – In the interests of visual amenity and public road safety.

19. Prior to the commencement of works on site the applicant shall submit details of the means of securing the development site during the construction phase in the interests of public safety.

REASON – To restrict access to the development site in the interests of public safety.

• **NOTES TO APPLICANT**

1. Prior to the commencement of development on site, the applicant should satisfy himself as to the suitability of the application site for construction purposes.
2. This consent does not involve the Council in the maintenance of open space.
3. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency to discuss drainage arrangements.
4. The applicant shall make early contact with Railtrack with respect to construction practices adjacent to railways.
5. The developer shall make early contact with Scottish Power and Transco to ensure that building works do not interfere with their apparatus on site.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**