

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 02 MARCH 2001

**00/0737/FL : PROPOSED ERECTION OF 20 DWELLINGHOUSES AT PHASE 1,
MAUCLINE ROAD, CATRINE
FOR HOPE HOMES SCOTLAND**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of 12, two-storey detached dwellings, 3 one and a half storey detached dwellings and 5, single storey dwellings on the site. The proposed houses comprise of either two, three or four bedrooms. Towards the centre of the site, adjacent to Mauchline Road, the applicant proposes to realign the existing sandstone wall to accommodate a bus stop and screen planting. It is proposed that the access to the site will be taken from Mauchline Road towards the centre of the site. The second and only other vehicular access to the site is proposed to be taken from Mauchline Road in the northern part of the site, where it would serve only one dwellinghouse. An area of public open space is proposed measuring approximately 1400 square metres. The applicant also proposes to provide traffic calming measures which would consist of road markings at the 30m.p.h. signs to the north of the site.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 As is indicated at paragraph 5.2 above, the application is considered to be 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 at paragraphs 6.2 to 6.10 above, there are material considerations relevant to the determination of this application.

3.2 Given the age of the Adopted Catrine-Sorn Local Plan, the Council has agreed that the East Ayrshire Local Plan Finalised Version should be considered as a prime material consideration. Whilst the proposal is contrary to the provisions of the Adopted Catrine-Sorn Local Plan, it is nevertheless in accordance with the policy provisions of the East Ayrshire Local Plan Finalised Version.

3.3 The objections relating to traffic impact, the threat of flooding and noise and disturbance during the construction phase can be addressed by the inclusion of appropriate conditions on the planning permission should the application be approved.

3.4 The other points of objection raised have either not been substantiated through the consultation process or are not considered to be material planning considerations.

3.5 The design and density of the proposed dwellinghouses is considered to be compatible with adjacent houses. The open space provision is also considered to be appropriate.

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 as the proposed development is a larger application of area significance and is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies adjacent to Mauchline Road on the northern approach to Catrine, opposite a row of existing dwellings which overlook the site. The site comprises a prominent greenfield site and is presently under agricultural use. Not all of the field is contained within the application site boundary. It is intended that future phases of development would occupy the southern part of the field. It measures some 1.48 hectares in area, and is bordered to the east by Mauchline Road, to the north and west by the Burn O'Need and to the south by the land extending to the River Ayr. The site lies at a lower level than Mauchline Road and is separated from the footway by an existing sandstone boundary wall, which is in a poor state of repair in parts. The boundary wall rises to approximately one metre in height when measured from the footway on Mauchline Road. The site is gently undulating and is traversed by a small watercourse in the northern section. A number of mature trees grow adjacent to the site, several of which are subject to Tree Preservation Orders. It is proposed that the trees will be incorporated into later phases of the development.

2.2 The existing houses to the east side of Mauchline Road, opposite the site, are a mixture of two storey, single storey and one and a half storey dwellings.

2.3 **Proposed Development:** Full planning permission is sought for the erection of 12, two-storey detached dwellings, 3 one and a half storey detached dwellings and 5, single storey dwellings on the site. The proposed houses comprise of either two, three or four bedrooms. Towards the centre of the site, adjacent to Mauchline Road, the applicant proposes to realign the existing sandstone wall to accommodate a bus stop and screen planting. It is proposed that the access to the site will be taken from Mauchline Road towards the centre of the site. The second and only other vehicular access to the site is proposed to be taken from Mauchline Road in the northern part of

the site, where it would serve only one dwellinghouse. An area of public open space is proposed measuring approximately 1400 square metres. The applicant also proposes to provide traffic calming measures which would consist of road markings at the 30m.p.h. signs to the north of the site.

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 access, internal roads and footways, the reconstruction of the footway along the west side of Mauchline Road, visibility splays, the formation of the driveways, individual access gates and the provision of a temporary turning head at the end of Phase 1 until such times as Phase 2 is commenced.

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

3.2 East Ayrshire Council's Roads and Transportation Division, Flooding Section has stated that a hydrological study is required to determine the probability of flooding on the site. The Section also states that the impact of any flooding on the site at levels of 1 in 10, 50 and 100 years should be addressed.

Should the application be granted, a condition requiring the submission to the Planning Authority for approval, of a hydrological survey prior to work commencing on site, which would take account of the Flooding Section's concerns, can be included on the planning permission. In the event that the survey indicates any constraints to development on the site, a further condition can be included on the planning permission requiring the submission of amended plans or mitigating measures for approval to the Planning Authority prior to work commencing on site. A note can also be included on the planning permission advising the applicant to make early contact with the Flooding Section.

3.3 The West of Scotland Water Authority has no objection to the proposal subject to operational requirements being met. The Authority also requests that all surface water is directed to the Burn O' Need via a sustainable urban drainage system. The West of Scotland Water Authority has stated it has no record of flooding on the site.

The applicant has submitted amended plans (Ref No. 00/09-01) showing a sustainable urban drainage system within the site which will discharge surface water to the Burn O' Need. Should the application be granted, conditions in respect of the surface water treatment, the sustainable urban drainage system and general drainage can be included on the planning permission. Furthermore, a note advising the applicant to make early

contact with the West of Scotland Water Authority can be attached to the planning permission.

3.4 The Scottish Environment Protection Agency has no objection to the proposal provided the drainage arrangements are to its satisfaction. The Agency has stated it has no objection to the applicant's amended proposals to direct all surface water to the Burn O' Need via the sustainable urban drainage system as indicated on plan reference number 00/09-01. The Agency also states that the sustainable urban drainage system must be installed before work starts on site.

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

Noted.

3.6 British Gas Transco has no objection to the proposal subject to the protection of its plant during construction.

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

3.7 The Coal Authority has no objection to the proposal. It does however state that reserves of coal exist in the locality which may be mined at some time in the future subject to feasibility.

Noted.

3.8 East Ayrshire Council's Environmental Health Section has no objection to the proposal subject to the inclusion of conditions on the planning permission in respect of working hours (given the proximity of existing dwellings to the site) and the provision of turning areas to allow the site to be serviced by refuse vehicles.

Should the application be granted, a condition limiting the hours of operation on the site, can be included on the planning permission. As noted above, in response to the comments of the Roads and Transportation Division, a condition can be included on the planning permission requiring the provision of a turning area at the end of Phase 1.

3.9 East Ayrshire Council's Department of Education and Social Services has no objection to the proposal in respect of schools provision.

Noted.

3.10 British Telecom has not responded to the consultation letter.

Noted.

3.11 Catrine Community Council has objected to the proposal on the following grounds:-

- Whilst the number of dwellings proposed in Phase 1 is in keeping with the Local Plan, the total number of houses indicated on the submitted plans for Phases 1, 2 and 3 is greater than that envisaged in the East Ayrshire Local Plan (Finalised Version).

This proposal can only be determined with respect to the current application. Upon determination of any subsequent phases of development, it will be possible to assess whether the numbers of units proposed overall is excessive, and whether the numbers conflict with the requirement for a high amenity development. Given the numbers within the first phase of the overall site, it is not considered that a refusal could be justified on the basis of conflict with the house numbers indicated in the Finalised East Ayrshire Local Plan.

- The probability of flooding on the site and perceived problems with sewage disposal from the development.

The West of Scotland Water Authority has no record of flooding on the site. Nevertheless, as noted above, should the application be granted, a condition can be included on the planning permission requiring the submission of a hydrological survey to the Planning Authority for approval prior to the commencement of works on site. Furthermore, the West of Scotland Water Authority and the Scottish Environment Protection Agency have not substantiated any concern that problems may arise with sewage disposal. It is therefore considered that a refusal of the application cannot be justified on those grounds.

4. REPRESENTATIONS

Nine letters of objection have been received in respect of the application, all of which are from residents in Mauchline Road. Details of a petition opposing the development are included in 4.12 – 4.15 below and an objection from Catrine Community Council is referred to in section 3.11 above. The terms of objection can be summarised as follows:-

4.1 The proposal would give rise to traffic congestion and represent an increased danger to motorists and pedestrians using Mauchline Road.

This objection has not been substantiated by the Roads and Transportation Division. Furthermore, the applicant proposes to install traffic calming measures on Mauchline Road, adjacent to the northern section of the site. It is therefore considered that this objection would not justify a refusal of the application. Nevertheless, in anticipation of the development of Phases 2 and 3 of the site, the Council may consider it expedient to ensure that further traffic calming measures are installed on Mauchline Road. This can be secured by including appropriate conditions on any subsequent planning permission relating to Phases 2 and 3.

4.2 The proposal represents a threat to wildlife on the site.

This objection questions the principle of development on the site. However, the principle of the site's development for residential purposes has already been secured as the site is identified for housing the East Ayrshire Local Plan (Finalised Version). Furthermore, the proposed development does not impinge on any statutory or non-statutory natural heritage interest. It is therefore considered that a refusal of the application cannot be justified on this ground.

4.3 The local drainage system cannot cope with sewage from the proposed development.

This objection has not been substantiated by the West of Scotland Water Authority or the Scottish Environment Protection Agency.

4.4 The view from the properties on Mauchline Road will be spoiled should the development go ahead.

This is not a valid ground of objection in planning terms.

4.5 The site is likely to flood and is not suitable for development.

As noted above, the West of Scotland Water Authority has no record of flooding on the site. Nevertheless, the Flooding Section has recommended that a condition be included on the planning permission with regard to the submission of a hydrological survey, should the application be granted.

4.6 The development of the site would reduce the value of properties on Mauchline Road.

This is not a valid ground of objection in planning terms.

4.7 The development will bring about a reduction in residential amenity during the construction phase.

As has been noted above, a condition can be included on the planning permission, limiting the hours of operation on the site, to minimise any adverse impact on residential amenity, should the application be granted.

4.8 The proximity of the site to water represents a danger to children, if developed.

Should the application be granted, a condition can be included on the planning permission requiring the erection of a fence or other suitable means of enclosure, along the site's boundary with the Burn O' Need, prior to the occupation of any of the dwellinghouses. Such a condition can also require the erection of fencing along the boundary of the application site with the proposed site of phase two of the development.

4.9 There are sufficient sites elsewhere for residential development within Catrine.

This objection questions the principle of development on the site. However, the principle of the site's development for residential purposes has already been secured as the site is identified for housing the East Ayrshire Local Plan (Finalised Version).

4.10 There are sufficient play areas in Catrine.

The applicant has not indicated that a children's play area is to be included within this phase of the development.

4.11 The area is protected from development and is covered by a Tree Preservation Order.

The Council has agreed to consider the East Ayrshire Local Plan as a prime material consideration in the determination of development proposals. The site is identified in the EALP for housing. Mature trees lie outwith the site of this current application, adjacent to the site boundary. Should the application be approved, a condition can be included on the planning permission to ensure the protection of adjacent mature trees during construction.

A petition signed by 43 signatories (all of whom are residents of Mauchline Road) has also been received. The points of objection on the petition relate to:-

4.12 Traffic congestion.

See response to 4.1 above.

4.13 The threat of flooding.

See response to 4.5 above.

4.14 Threat to wildlife.

See response to 4.2 above.

4.15 There are already sufficient sites within Catrine and the surrounding areas for residential development.

See response to 4.8 above.

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 Catrine-Sorn Local Plan (1984). The Adopted Plan was prepared in the context of the then approved Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the application site forms part of a larger site identified as an area of restraint. This designation seeks to preserve and enhance the existing character of the area.

It is considered that the development of the site for residential purposes would significantly alter its character and appearance and as such, the proposal is contrary to the above designation.

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, the objections detailed above and the site's planning history.

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 (EALP) should be considered as a prime material consideration.

6.3 The application forms part of a larger site identified for high amenity housing in the EALP. Policy RES1 states that the Council will encourage and support residential development on designated sites. Policy RES11 states that the Council will require the provision of high amenity housing on sites identified as appropriate for such development.

Whilst the proposed development is not exclusively high amenity, the proposed dwellings are all detached with 35% comprising four bedrooms.

As Catrine is a low demand area (in respect of housing requirement) the lesser proportion of high amenity housing should be accepted. It is therefore considered that the proposal is consistent with the site's designation and with Policies RES1 and RES11 of the EALP. It is further considered that the design of the proposed dwellings is compatible with the adjacent existing houses.

6.4 The designation of this site as part of a high amenity housing site in the EALP is linked to the use of a legal agreement under Section 75 of the Town and Country (Scotland) Act 1997. Policy RES3 states:-

“In appropriate circumstances, the Council will expect housing developers to enter into Section 75 Agreements under the Town and Country Planning (Scotland) Act 1997. Such Agreements will be requested where:

- (i) the development of a site is to be limited to a particular type of residential use.”

However, because full details have been submitted which indicate that the form of development within the application site is consistent with RES11, it is not necessary to use such an agreement in this circumstance.

6.5 The application also requires to be considered with regard to Policy RES19 of the EALP. Policy RES19 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 proposals. Should the application be approved, a condition can be included on the planning permission requiring the submission to the Planning Authority for approval, the details of the landscaping and planting

schemes associated with the development before any work starts on site. A further condition can be included on the planning permission requiring the applicant to submit to the Planning Authority for approval, details of a maintenance regime in respect of the landscaping and planting.

6.6 Policy RES21 is also of relevance. Policy RES21 states that:

“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 provision within the proposed development meets with the requirements of Schedule 4 of the Local Plan. It is therefore considered that the proposal accords with the provisions of Policy RES21 of the EALP.

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

6.7 CD/91/315: Full planning permission was granted on 10 April 1992 for the erection of 43 houses on a larger site which includes the site of this current application.

This permission was not implemented and expired on 10 April 1997.

6.8 99/0308/FL: Full planning permission was refused on 1 July 1999 for the erection of a detached bungalow on the site.

That proposal involved the erection of one house on a site which formed part of the northern part of the site of this application. The application was refused as it was considered that approval in the absence of an approved scheme for the comprehensive development of the site would be premature and result in the piecemeal development of the site.

6.9 99/0491/FL: Full planning permission was refused on 17 December 1999 for the erection of 20 dwellinghouses on a larger site which comprised part of the site of this current application.

This proposal related to a more linear development of the site and would have consisted of 22 separate accesses onto Mauchline Road. The application was refused as “the proposed linear layout does not readily enable the comprehensive development of the site and is unsatisfactory in the context of visual amenity and its relationship to the existing road pattern”. A subsequent appeal against this decision was dismissed. It is considered that this current application addresses the reasons for the refusal of the two previous applications, given that its layout enables the future development of the remainder of the site and that only two accesses are proposed onto Mauchline Road.

6.10 NPPG 7 Planning and Flooding indicates that the susceptibility of land to flooding is a material consideration in the assessment of development proposals. The Planning Authority's responsibility is to have regard to the risk of flooding in determining the planning application. This does not affect the liability position of developers or owners. Planning Authorities should avoid any indication that their approval of the application implies any absence of flood risk.

Due to the proximity of the Burn O' Need and the River Ayr to the application site, confirmation was sought from the West of Scotland Water Authority regarding the probability of flooding on the site. The West of Scotland Water Authority confirmed that it had no record of flooding on the site. Furthermore, the finished floor levels of the proposed dwellinghouses are higher than the levels of the adjacent water courses. Notwithstanding this, the Roads and Transportation Division, Flooding Section has recommended that a flood impact assessment be undertaken. It is considered that, should the application be approved a condition requiring the applicant to submit to the Planning Authority for approval, a hydrological survey, addressing the probability and impact of flooding on the site prior to work commencing, can be included on the planning permission.

6.11 As has been noted above, the existing sandstone boundary wall which runs along the frontage of the entire site is in a poor state of repair in parts.

It is considered that should the application be approved, a condition can be included on the planning permission requiring the applicant to retain and upgrade the sandstone boundary wall.

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 is indicated at paragraph 5.2 above, the application is considered to be 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 at paragraphs 6.2 to 6.10 above, there are material considerations relevant to the determination of this application.

8.2 Given the age of the Adopted Catrine-Sorn Local Plan, the Council has agreed that the East Ayrshire Local Plan Finalised Version should be considered as a prime material consideration. Whilst the proposal is contrary to the provisions of the Adopted

Catrine-Sorn Local Plan, it is nevertheless in accordance with the policy provisions of the East Ayrshire Local Plan Finalised Version.

8.3 The objections relating to traffic impact, the threat of flooding and noise and disturbance during the construction phase can be addressed by the inclusion of appropriate conditions on the planning permission should the application be approved.

8.4 The other points of objection raised have either not been substantiated through the consultation process or are not considered to be material planning considerations.

8.5 The design and density of the proposed dwellinghouses is considered to be compatible with adjacent houses. The open space provision is also considered to be appropriate.

9. RECOMMENDATION

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

Alan Neish
Head of Planning and Building Control
21 February 2001
DS/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans
2. Statutory notices and certificates
3. Consultation responses
4. Letters of objection and petition
5. East Ayrshire Local Plan Finalised Version
6. Adopted Catrine-Sorn Local Plan
7. NPPG 7: Planning and Flooding
8. Planning applications CD/91/0315, 99/0308 and 99/0491

Any person wishing to inspect the background papers listed above, should contact Mr Derek Scott on 01563 555485.

Implementation Officer : Dave Morris

REASON – In the interests of public road safety.

6. Prior to the occupation of any of the dwellinghouses, visibility splay areas shall be formed and thereafter maintained such that there shall be no obstruction to visibility over 1 metre in height within a visibility splay of 4.5 metres by 90 metres at the proposed accesses to the site from the B705, Mauchline Road.

REASON – In the interests of public road safety.

7. There shall be no obstruction to visibility over 1 metre in height within a visibility splay of 4.5m by 35 metres at all road junctions within the site.

REASON – In the interests of public road safety.

8. The access to each plot shall be by means of a standard footway crossing constructed in accordance with the East Ayrshire Council Roads Development Guide 1996.

REASON – In the interests of public road safety.

9. All individual driveways within the site shall be suitably surfaced to ensure that no surface water discharges or loose material is carried out onto the public road.

REASON – In the interests of public road safety.

10. The gradient of each driveway shall not exceed 1:10

REASON – In the interests of public road safety.

11. Any detached garages to be erected within the site shall be set back a minimum of 6 metres from the rear of the footway.

REASON – In the interests of public road safety.

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

REASON – In the interests of public road safety.

13. Notwithstanding any specification on the approved plans or application form, two off road car parking spaces shall be provided for each two and three bedroomed dwelling and three off-road car parking spaces shall be provided for each four bedroomed dwelling, such provision to be made prior to the occupation of any of the dwellinghouses.

REASON – In the interests of public road safety.

14. Notwithstanding any specification on the approved plans or application form, five visitor car parking spaces shall be provided within the site.

REASON – In the interests of public road safety.

15. Prior to the occupation of any of the dwellings, a temporary turning head shall be provided in accordance with East Ayrshire Council Roads Development Guide 1996 at the location indicated in green on the approved plan reference number 00/09-01 and shall be maintained free from obstruction until such times as the development of Phase 2 is commenced.

REASON – To ensure that service/delivery vehicles access and egress the site in a forward gear only in the interests of public road safety.

16. Prior to the commencement of any work on site, a hydrological survey shall be submitted to and agreed by the Planning Authority. The survey shall determine the probability of the site flooding and the impact of any flooding on the site at levels of 1 in 10, 50, and 100 years.

REASON – To ensure that an accurate assessment of the probability of flooding on site can be made.

17. In the event that the hydrological survey, referred to in Condition 16, indicates any constraint to the site's development in respect of flooding, amended plans or a schedule indicating flood mitigation measures to be taken, shall be submitted to and approved by the Planning Authority before any work begins on site.

REASON – To ensure the site is adequately protected with regard to flooding.

18. No demolition, site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around the trees shown on the approved plan reference number 00/09-01. The fencing shall enclose either:

(a) the area described by the limit of the spread of the branches of the tree;

or

(b) a radius of 5 metres from the trunk of the tree, whichever is the greater.

Such fencing shall be maintained during the course of construction, and no storage, site structure, parking or any other operation shall be permitted within the area thereby enclosed.

REASON – To ensure that the existing mature trees adjacent to the site are protected during the construction phase.

19. A landscaping scheme including details for the treatment and maintenance of the boundary of the site and areas of public open space shall be submitted to and approved by the Planning Authority prior to commencement of any development. The landscaping shall be implemented not later than the next appropriate planting season after the development has been carried out. The landscaping shall be maintained in accordance with the approved maintenance regime at all times thereafter. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

REASON – To ensure that adequate landscaping is provided, to an adequate standard, and that it is subsequently maintained, in the interests of residential and visual amenity.

20. Before any work commences on site, details of a fence or other suitable means of enclosure to be erected along the site's boundaries with the Burn O' Need and the proposed phase two of the development, shall be submitted to and approved by the Planning Authority. The approved means of enclosure shall be erected prior to the occupation of any of the dwellinghouses. (The means of enclosure on the site's boundary with phase two shall be erected for a temporary period until such time as the development of phase two is commenced).

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

21. Before any work commences on site, details of the sustainable urban drainage system, as shown on approved plan reference number 00/09-01 shall be submitted to and approved by the Planning Authority. The sustainable urban drainage system shall thereafter be installed on site prior to the erection of any of the dwellinghouses.

REASON – To ensure that adequate drainage is provided

22. Notwithstanding any specification on the approved plans or application form, and before any work is commenced on site, samples of all external construction materials to be used shall be submitted to and approved by the Planning Authority.

REASON – In the interest of visual amenity

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any other order or enactment replacing this, all detached garages erected within the site shall have pitched roofs and shall be externally constructed in materials to match the dwellinghouses to which they relate.

REASON – In the interest of visual amenity

24. Notwithstanding any specification on the approved plans or application form and before any work commences on site, details of the height, location and construction of all fences, walls and other means of enclosure shall be submitted to and approved by the Planning Authority.

REASON – In the interest of visual amenity

25. Any screen fencing to be erected shall not project forward beyond the front building line of any of the dwellinghouses.

REASON – In the interest of visual amenity

26. 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 at any time on a Sunday.

REASON – In the interest of residential amenity.

NOTES

- (1) The applicant is advised to contact the West of Scotland Water Authority, 35 Glenburn Road, Prestwick, KA9 2NS, with regard to water and drainage provision.
- (2) The applicant is advised to contact SEPA, 2 Alloway Place, Ayr, with regard to drainage provision.
- (3) All drainage shall comply with the requirements of the West of Scotland Water Authority and the Scottish Environment Protection Agency.
- (4) The applicant is advised to contact Transco, Plant Location Protection, 95 Kilbirnie Street, Glasgow, G5 8JD, with regard to the protection of Transco apparatus.
- (5) The applicant is advised to contact the Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG, with regard to minerals within the site.
- (6) The applicant is advised to contact East Ayrshire Council Roads and Transportation Division, Greenholm Street, Kilmarnock, KA1 4DR, with regard to securing necessary consents.
- (7) The applicant is advised to contact East Ayrshire Council Roads and Transportation Division, Flooding Section, Greenholm Street, Kilmarnock, KA1 4DR, with regard to possible flooding on the 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.**

AGENDA