

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 8 SEPTEMBER 2000

**00/0301/FL : ERECTION OF 5 NEW DETACHED DWELLINGS, PLOTS 17,
22, 30, 35 & 39 BURNSLAND NURSERY, MAUCHLINE**

APPLICATION BY KINGS HOMES LIMITED

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves the erection of 5 houses. The proposed houses are single storey houses with a render finish and facing brick basecourse. One 2 bedroom house is proposed and four 3 bedroom houses.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.**

3. SUMMARY OF ANALYSIS

3.1 The proposed development is consistent with the residential policies of the East Ayrshire Local Plan, Finalised Version. The design, layout and use of finishing materials is compatible with the surrounding houses.

**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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22, 30, 35 & 39 BURNSLAND NURSERY, MAUCHLINE****APPLICATION BY KINGS HOMES LIMITED****Report by the 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 Southern Local Planning Committee under the Scheme of Delegation as it involves a larger scale development which accords with the Development Plan and is of Area Significance.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site is located on the southern side of Catrine Road in Mauchline approximately 240 metres south east of its junction with Cumnock Road. The site is the Burnsland Nursery site which has been developed in housing plots by individuals or Kings Homes. Two of the houses are proposed largely adjacent to Catrine Road, two houses in the middle of the site and one house adjacent to the east of the site.

2.2 **Proposed Development** : The proposal involves the erection of 5 houses. The proposed houses are single storey houses with a render finish and facing brick basecourse. One 2 bedroom house is proposed and four 3 bedroom houses.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Roads Division have no objections subject to conditions regarding visibility sightline splay, car parking spaces, surfacing and width of the driveway and siting of any garages.

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

3.2 West of Scotland Water have commented that the development can be serviced from an existing public water main located in the street. The developer should satisfy himself by site investigation that relative levels are such as will allow the development to be connected at a reasonable gradient.

Branch connections for both foul and surface water sewers have been laid to serve this development and should be utilised.

A note can be attached to any planning consent if granted to advise the applicant to make early contact with West of Scotland Water.

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

Noted.

3.4 Transco require no mechanical excavation to be carried out within 500mm of Transco Plant. A site visit is likely to be required prior to the commencement of works.

A note can be attached to any planning consent if granted to require the applicant to make early contact with Transco.

3.5 Mauchline Community Council have not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 There are no representations.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site is identified for residential development.

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

5.2 The proposed development is consistent with the policies of the Finalised Cumnock and Doon Valley District Wide Local Plan.

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning History – CD/92/302 : Approval of Reserved Matters for Road Layout and Demarcation of 40 House Plots Burnsland Nursery, Catrine Road, Mauchline approved 20 December 1994.

The proposed development is consistent with the above planning consent.

6.2 There have been a number of planning approvals for single storey houses 98/0803/FL, 99/0805/FL, 00/0103/FL, 00/0385/FL and 00/0394/FL in the Burnsland Nursery site.

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 The proposed development is consistent with the residential policies of the East Ayrshire Local Plan, Finalised Version. The design, layout and use of finishing materials is compatible with the surrounding houses.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

Alan Neish
Head of Planning and Building Control
30 August 2000
PC/IH/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices and certificates.
3. Consultation responses.
4. East Ayrshire Local Plan, Finalised Version.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.
6. Planning application No's. CD/92/0302, 99/0803/FL, 99/0805/FL, 00/0385/FL, 00/0394/FL.

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

Implementation Officer : Miss Pamela Clifford

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0301/FL

Location	Plots 17, 22, 30, 35 & 39 Burnsland Nursery MAUCHLINE, KA5 6EJ
Nature of Proposal:	Proposed erection of 5 new detached dwellings.
Name and Address of Applicant:	Kings Homes Limited 93 Glaisnock Street CUMNOCK, KA18 1JP
Name and Address of Agent	Taylor Associates 17 Barns Street AYR, KA7 1XB

DPO's Ref: [PC/IH]
PPO's Ref; []

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 form and plans received on 5 May 2000 and the block plans received by the Planning Authority on 4 July 2000.

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

2. Notwithstanding the approved plans, the external wall finish materials are not hereby approved. Details/samples of the external wall finish materials shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON : In the interests of visual amenity.

3. Prior to works commencing on site, the developer shall submit to the Planning Authority for approval, a sample of the roof finish materials of the proposed dwellinghouse which shall match the roof finishes of the existing dwellinghouses within the Burnsland Nursery residential development.

REASON : In the interests of visual amenity.

4. No surface water shall be allowed to discharge onto the public road.

REASON : In the interests of public road safety.

5. Prior to the occupation of the dwellinghouse, two off-road car parking spaces shall be provided within the curtilage of the dwellinghouse.

REASON : In the interests of residential amenity.

6. Prior to the occupation of the dwellinghouse, the private driveway for the proposed dwellinghouse shall be paved for a minimum distance of two metres from the rear of the public footway to avoid overcarry of loose material onto the public road.

REASON : In the interests of road safety.

7. Notwithstanding the approved plans the minimum width of the driveway shall be 2.75 metres.

REASON : In the interests of road safety.

8. Notwithstanding the approved plans, prior to the occupation of the dwellinghouse, the footway along the site frontage shall be completed to basecourse level.

REASON : In the interests of road safety.

9. Notwithstanding the submitted plans, the existing hedge along the eastern boundary shall be retained, and no works shall take place which directly or indirectly damage either the hedge or its route system.

REASON : In the interests of visual and residential amenity.

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

REASON : In the interests of public road safety.

11. Visibility splays of 2 metres x 20 metres shall be formed and maintained at the driveway access point with no obstruction greater than 1.0 metre in height allowed within these areas.

REASON : In the interests of public safety.

12. Prior to the occupation of any house the visibility sightline splays of 4.5 metres x 60 metres shall be provided at the junction with B705 Catrine Road.

REASON : In the interests of public road safety.

13. Notwithstanding the submitted plans, details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON : In the interests of visual amenity.

NOTE

1. The applicant shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick regarding the servicing of the site.
2. The applicant shall make early contact with Transco (0141 418 4084) to arrange a site visit prior to the commencement of work.
3. The applicant shall ensure the stability of 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