

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 8 SEPTEMBER 2000 00/0474/FL : PROPOSED DEVELOPMENT COMPRISING 16 NO. PRIVATE DWELLINGHOUSES – SHIELD MEADOW, DRONGAN, PHASE III, DRONGAN

APPLICATION BY HOPE HOMES SCOTLAND

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves the erection of 16 dwellinghouses and consists of the erection of 6 semi-detached houses of 2 and 3 bedroom accommodation and 10 detached houses of 3 and 4 bedroom accommodation. The proposed houses will be a mix of single-storey, one and a half storey and two storey in height. The two single-storey houses will be sited along the western boundary of the site. Materials proposed are facing brick and dry dash render and concrete roof tiles which are consistent with the materials approved under Phase 1 and 2 of the development. Access to this phase of the development will be taken from a roundabout on Truesdale Crescent. A play area is also proposed as part of this development.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 The proposal 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 houses. It is proposed that a 1.8 metre high screen fence is erected along the rear boundaries with all existing houses. It is considered that the design, density, layout and use of finishing materials is acceptable and complies with the terms of the Section 50 Agreement for the site.

**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 – 8 SEPTEMBER 2000
00/0474/FL : PROPOSED DEVELOPMENT COMPRISING 16 NO. PRIVATE
DWELLINGHOUSES – SHIELD MEADOW, DRONGAN, PHASE III,
DRONGAN****APPLICATION BY HOPE HOMES SCOTLAND****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 because it is a larger application 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 western boundary of Drongan. The site is bounded by Phase 2 of the development to the north and east, agricultural land to the west and future housing development to the south. It is a sloping site.

2.2 **Proposed Development :** The proposal involves the erection of 16 dwellinghouses and consists of the erection of 6 semi-detached houses of 2 and 3 bedroom accommodation and 10 detached houses of 3 and 4 bedroom accommodation. The proposed houses will be a mix of single-storey, one and a half storey and two storey in height. The two single-storey houses will be sited along the western boundary of the site. Materials proposed are facing brick and dry dash render and concrete roof tiles which are consistent with the materials approved under Phase 1 and 2 of the development. Access to this phase of the development will be taken from a roundabout on Truesdale Crescent. A play area is also proposed as part of this development.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions regarding junction visibility splay areas, car parking spaces, surfacing of the driveway, location of garages and the opening mechanism of gates.

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

3.2 Scottish Power, East Ayrshire Council Environmental Health and Waste Management, Scottish Environment Protection Agency, Transco, have no adverse comments to make regarding the proposed development.

Noted.

3.3 East Ayrshire Council Outdoor Services have no objection and would point out that if the developer intends to ask East Ayrshire Council to adopt this for maintenance then in-line with current Council policy, 10 years maintenance costs would be sought. If play equipment is to be installed, the Play Development Officer should be contacted.

Noted. A condition can be used to confirm the intended maintenance proposals.

3.4 West of Scotland Water have commented that any new internal or external pipework should be connected to the correct drain or sewer.

Noted.

3.5 Drongan 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 Council 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 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 3 of the development site immediately adjacent to the western perimeter boundary of Phase 2 shall be single-storey and detached. The remainder of the dwellinghouses within Phase 3 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 16 houses complies with the terms of the Section 50 Agreement covering this site. The two houses along the western boundary are single-storey in height. The remaining houses are single-storey, one and a half storey or two-storey in height. 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.

This development is presently being implemented on site. The site is adjacent to the present application site and access to the site is taken from Pettoch Road. A play area also formed part of the above proposals.

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 site is adjacent to the application site and access to the site is taken from Mill Of Shield Road.

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 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 houses. It is proposed that a 1.8 metre high screen fence is erected along the rear boundaries with all existing houses. It is considered that the design, density, layout and use of finishing materials is acceptable and complies with the terms of the Section 50 Agreement for the site.

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
30 August 2000
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.
5. Planning Application No. : CD/96/0034/DPP
99/0053/FL
00/0032/FL

Any person wishing to inspect the background papers listed above, should contact Pamela Clifford on 01563 555485.

Implementation Officer : Pamela Clifford

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0474/FL

Location	Shield Meadow, Phase 3 DRONGAN, AYR
Nature of Proposal:	Proposed development comprising 16 no. private dwellinghouses
Name and Address of Applicant:	Hope Homes Scotland, Watson Terrace DRONGAN KA6 7AB
Name and Address of Agent	

DPO's Ref:	[PAMELA CLIFFORD]
	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 submitted on 7 July 2000 as revised by the site plan as proposed received by the Planning Authority on 22 August 2000.

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

- (2) 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.

- (3) Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any order or enactment replacing this, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouses to which they relate and shall be set back a minimum distance of 6 metres from the rear of the footway.

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

- (4) Access to the site shall be taken via internal roads which comply with East Ayrshire Council Roads Development Guide 1996.

REASON – In the interests of road safety.

- (5) Prior to the occupation of each house, the private driveway shall be paved for a minimum distance of 2 metres from the rear of the footway/edge of the public road carriageway to avoid overcarry of loose material onto the public road.

REASON – In the interests of road safety.

- (6) Any gates shall require to open inwards away from the public road.

REASON – In the interests of road safety.

- (7) Visitor and car parking spaces for each dwellinghouse shall be provided in accordance with the requirements of East Ayrshire Council Roads Development Guide 1996.

REASON – In the interests of road safety.

- (8) No construction work and preparation works shall take place on site before 0700 hours and after 1800 hours on Mondays to Fridays, before 0800 hours and after 1200 hours on Saturdays and at anytime on Sundays.

REASON – In the interests of residential amenity.

- (9) Prior to works commencing on site, the applicant shall submit to and have approved by the Planning Authority details of the treatment of the play area and play equipment to be installed within the site including the intended arrangements to be made for maintenance. The play area and play equipment shall be installed prior to the last house within this phase of the development.

REASON – To ensure that the play area is provided to an adequate standard, installed on site and thereafter maintained.

- (10) Prior to the occupation of any adjacent houses, a 1.8 metre high screen fence shall be erected along the northern and north-western boundaries of the site adjacent to the existing housing, the eastern boundary and along the side and rear boundaries of the play area, details of its design and location shall be submitted to and approved by the Planning Authority before development commences on site.

REASON – In the interests of residential amenity.

- (11) Notwithstanding the approved plans, a fence or wall shall be erected around the visitor car parking adjacent to the play area and along the frontage of the play area except where to allow access. Details of its design, height and location shall be submitted to and approved by the Planning Authority before development commences on site and it shall be erected prior to the use of the play area.

REASON – In the interests of road safety.

- (12) Junction visibility splay areas of 2.5 metres by 35 metres shall be required at all internal road junctions with no object greater than 1 metre in height allowed within these areas.

REASON – In the interests of road safety.

Note to Applicant:

1. The applicant shall satisfy himself as to the suitability of the site for construction purposes prior to the commencement of works on site.

2. The applicant shall make early contact with East Ayrshire Roads Division, Council Offices, Lugar regarding the provision of Construction Consent.

**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