	<h1>Report</h1>	<b>Agenda Item</b>  <h1>4</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **27 February 2007**  
 Report by: **Executive Director (Enterprise Resources)**

Application No           EK/06/0591  
 Planning Proposal:      Demolition of Existing Restaurant and Hotel and Replacement with  
                                   10 Houses with Associated Parking and Access Road

## 1 Summary Application Information

- Application Type :       Detailed Planning Application
- Applicant :             Mr S Fleming
- Location :              Baxters Country Inn  
                                   Highfield  
                                   Drumclog  
                                   Strathaven

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Consent – Subject to Conditions (Based on the conditions attached)

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated Powers to determine this application.
- (2) The application is contrary to the Development Plan and objections have been received. In accordance with Council procedures, a hearing may be required prior to determining the application.

## 3 Other Information

- ◆ Applicant's Agent:       Five Architecture
- ◆ Council Area/Ward:       32 Avondale South
- ◆ Policy Reference(s):      **East Kilbride and District Local Plan(Adopted)**  
                                       Policies ENV2/SLP2 – Rural Areas,  
                                       DC1 and SLP6 – Development Control General.  
                                       **South Lanarkshire Local Plan(Finalised Plan)**  
                                       Policies STRAT4 – Accessible Rural Area,  
                                       CRE1 – Housing in the Countryside  
                                       ENV33 – Development in the Countryside,  
                                       DM1 – Development Management.  
                                       DM9 – Demolition and Redevelopment for

## Residential Use.

- ◆ Representation(s):
  - ▶ 8 Objection Letters

- ◆ Consultation(s):

Building Standards Services (East Kilbride Area)

Environmental Services

Roads and Transportation Services (East Kilbride)

Roads & Transportation Services H.Q. (Flooding)

S.E.P.A. (West Region)

S.E.P.A. (West Region) (Flooding)

TRANSCO (Plant Location)

Scottish Water

Scottish Wildlife Trust

Sandford & Upper Avondale Community Council

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is the former Baxters Restaurant located in the Rural Area on the west side of the Strathaven to Darvel road (A71) at Highfield, Drumclog. The site is bounded by fields to the north, west and south with the A71 running along the eastern boundary of the site. An existing bungalow known as 'Highfield' is accessed through the site and Crofthead Farm shares its vehicular access with the application site from the A71.
- 1.2 The site extends to 0.76 hectares. The site is principally flat with a retained slope upwards towards the western and northern boundaries. Mature treebelts exist on the northern and southern boundaries of the site.
- 1.3 Access to the site is directly from the A71.

### **2 Proposal**

- 2.1 The applicant proposes the demolition of the redundant Baxters restaurant/hotel building and the erection of 10 dwellings to form a courtyard development. The vehicular access would be upgraded to an adoptable standard and 30 car parking spaces would be provided.
- 2.2 More specifically the proposal comprises the following:
  - 1) 10 two storey linked dwellings arranged in terraces to form a 'U' shaped courtyard.
  - 2) Each dwelling provides 4 bedrooms and a bathroom on the first floor and a living room, family room, study and kitchen and wc on the ground floor.
  - 3) Self contained rear gardens.
  - 4) 20 no. car parking spaces are proposed within the courtyard contained by a stone wall and feature railing.
  - 5) An additional 10 visitors car parking spaces are proposed on the eastern side of the access road.
  - 6) The external finishing materials proposed include natural red sandstone, larch and zinc cladding, natural slate roofs and timber windows.
  - 7) Additional design features proposed include boundary treatments of screen fencing, stock proof beech hedging and metal railings.
  - 8) A separate bin storage area is proposed to the east of the visitor car parking.

### **3 Background**

#### **3.1 Local Plan Status**

The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is identified in the Local Plan as lying within the Rural Area. Policies SLP2 – Rural Area, DC1 and SLP6- Development Control General are relevant. The proposal also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The site lies within the Accessible Rural Area. Policies within this plan namely, STRAT4 – Accessible Rural Area, CRE1 – Housing in the Countryside, DM1 – Development Management and DM9 – Demolition and Redevelopment for Residential Use are relevant.

#### **3.2 Planning History**

A planning application (EK/06/0360) for the erection of 10 units was lodged in July 2006 but was subsequently withdrawn.

## **4 Consultation(s)**

- 4.1 **SLC Environmental Services** - raised no objections to the proposal and confirmed that they have no records which establish the presence of contaminants on the site. It is recommended that an Action Plan should be formulated and available in the event of contaminants being encountered.  
**Response:** Noted. The applicant will be advised of this requirement.
- 4.2 **SLC Roads and Transportation Services (East Kilbride)** - commented on various issues including sight lines, mitigation measures to improve the junction onto the A71 and internal road layout and car parking.  
**Response:** Noted. The Divisional Engineer has had direct discussion with the applicant's traffic consultants and is satisfied with the revised road and junction design submitted. Any approval will be suitably conditioned to ensure that the road layout will accord with the requirements of Roads and Transportation Services.
- 4.3 **SLC Roads & Transportation Services H.Q. (Flooding)** - have no objections to the proposal subject to the submission of a Drainage Impact Assessment, SUDS details and Flood Prevention Measures. The applicant is to provide written confirmation that the dwellings can be served by a sewerage scheme to the satisfaction of the Council and Scottish Water as Sewerage Authority.  
**Response:** The applicant's consultants have submitted further detailed information regarding the above to both the Council and SEPA. Any approval will be subject to conditions to ensure that flood risk and drainage impact assessments are undertaken prior to the commencement of site works and that SUDS requirements are incorporated in the design of the development.
- 4.4 **S.E.P.A. (West Region)** - have no objections subject to conditions, following receipt of a flood risk assessment with additional information.  
**Response:** Noted. Any approval will be suitably conditioned to ensure that the recommendations from the submitted assessments are undertaken.
- 4.5 **TRANSCO (Plant Location)** - no objections. No gas mains exist in the area.  
**Response:** Noted.
- 4.6 **Scottish Water** - no objections to the proposal. A separate application should be made to SW for connection to their infrastructure and a totally separate drainage system will be required with the surface water draining to a suitable outlet.  
**Response:** Noted and suitable conditions will be attached to any approval.
- 4.7 **Sandford & Upper Avondale Community Council** - no response received to date.  
**Response:** Noted.

## **5 Representation(s)**

- 5.1 Eight letters of representation have been received in respect of this application. The points raised are summarised as follows:
- a) **It would be a sad loss for people travelling east to west as 'Baxters' facilities were excellent.**  
**Response:** The previous use of the land as a restaurant and hotel had closed for business therefore the site had become vacant. The proposed change has been assessed against Local Plan Policy as detailed in section 6 below. The Council has no control over the success or failure of the previous restaurant facility.

- b) **This proposal is over development of this small country community, causing great loss to said community for the sake of generating huge profits for a private developer.**  
**Response:** The proposal has been assessed on its own merits against the Local Plan Policies. Any profit from the development of the site is not a planning matter.
- c) **Other acquisitions of hotels in other Local Authorities have been undertaken by the same applicant, subsequently run down and then demolished with a view to building housing at considerable profit.**  
**Response:** The Council have assessed this proposal against the Local Plan Policies given its location within the South Lanarkshire Council area. Any allegations relating to projects outwith SLC do not relate to this application and cannot therefore be commented upon.
- d) **The applicant has been granted a Building Warrant to demolish the existing restaurant and hotel.**  
**Response:** I can confirm that a Demolition Warrant has been issued. The Council has no grounds to withhold the issue of the demolition warrant prior to the determination of the Planning application. The Warrant was fully considered on its own merits.
- e) **No account has been taken of the historical murals and memorabilia within the restaurant together with the Covenanters' Memorial Stone within the grounds.**  
**Response:** The applicant has been in dialogue with the Covenanters Association to discuss the above. The memorial stone has been incorporated into the overall design of the development and given its own setting within the south eastern corner of the site adjacent to the visitors parking. This ensures that its location at the site can remain as part of the Covenanters' Trail. However, I understand the Covenanters Association may prefer the stone to be re-located within a local graveyard. If approved, the Association will continue dialogue with the applicants.
- f) **With the loss of the Bow Butts Public House in Gilmourton in recent years, Baxters was the only remaining drinking/eating place in the immediate area. If this site is developed for housing another facility would be lost.**  
**Response:** As stated above, the Council has no control over the success or failure of private local businesses. This proposed residential development has been carefully assessed against the current Local Plan Policies as detailed in Section 6 below.
- g) **The proposed development would bring houses very close to the objector's show jumping arena in the adjacent field which could jeopardise that business due to safety regulations, noise etc.**  
**Response:** The proposal has been assessed in relation to the adjacent land uses and boundaries. The rear gardens of four of the houses are located along the western boundary of the site and extend to between 12 and 17 metres in length. It is therefore considered that adequate distances are achieved to safeguard amenity. In addition stock proof fencing will be erected along this boundary.
- h) **A building site and all the resultant noise would render the adjacent arena unusable.**

**Response:** There is likely to be some noise and disruption during construction as with any development, however this would be a temporary situation and a restrictive construction hours condition would be attached to any approval.

- i) **The public interest is not being best served by a Council which permits over development of a community and the removal of its leisure facilities.**

**Response:** The proposed development has been carefully assessed. The site can accommodate the development of ten houses with adequate associated garden ground and open space. This proposal provides the opportunity to redevelop a redundant site.

- j) **A previous Planning Permission was turned down. What circumstances have changed to make this proposal more acceptable?**

**Response:** The previous application was withdrawn by the applicant prior to determination. The current application has been submitted subsequent to further discussion between the applicant's architect and the Planning Department. The design of the current scheme has been assessed against the current Local policies in Section 6 below.

- k) **There are currently no bus routes serving this area. If the transport requirements of new residents are to be met by private car, a safety issue will arise due to vehicular movement.**

**Response:** The proposed junction and vehicular access has been assessed by the Council's Roads & Transportation Services. They are satisfied that the proposed layout and vehicular access including visibility splays, is in accordance with Roads guidelines. Although no bus route exists at present, demand may result in a service in the future.

- l) **Given the presence of a farm to the rear of the site, this poses a danger for children living in such close proximity to livestock.**

**Response:** The rear boundaries of the gardens are to be stock proof fenced together with beech hedging. The rear elevations of the dwellings would be set back from the western boundary by a minimum of 14 metres. This is not an unusual situation with residential properties in the rural area sharing boundaries with farmland.

- m) **With all the other development in the Gilmourton and Drumclog area, there seems to be an excess of housing in the area as there are still some unsold properties on the market.**

**Response:** The proposal entails an additional ten dwellings to this area. In planning terms the principle of small scale residential development in the rural area is acceptable.

- n) **Concern is expressed in respect of the drainage of the fields to the west of the site as the burn is piped through the existing car park and across the road into a field drain. If the pipe was blocked this could lead to flooding.**

**Response:** The applicant has submitted flood risk information which has been assessed by both The Council's Flood Prevention Officer and SEPA. They are satisfied with the proposed measures and any approval would be suitably conditioned to ensure that a satisfactory drainage scheme is achieved.

- o) **The nature and intensity of the proposal is in conflict with the Council's Development Management and Countryside Policies of the emerging South Lanarkshire Local Plan.**

**Response:** The proposal has been assessed against the relevant policies of both the adopted Local Plan and the emerging Local Plan. This assessment is detailed in Section 6 of the report. The policies support the principle of redevelopment for residential use provided specific criteria are complied with including that the scale and design of the development should be sympathetic to the scale/mass/height/materials of adjacent buildings. In this instance it is considered that while the development will intensify the existing grouping, the proposal comprises the consolidation of the existing footprint by constructing high quality houses in a courtyard design which does not significantly breach existing front building lines. This design has been reached after extensive discussion with the Council and the architects have created a layout that is a contemporary interpretation of the traditional steading that is sensitive to the context of the rural setting. The existing building's footprint has developed through the addition of various extensions in an adhoc manner. It is considered that the new development will improve the visual character of the immediate area. Boundary treatment and the proximity of adjacent properties has been carefully assessed and it is considered that the new development will not have a detrimental impact on residential amenity but rather will improve the vehicular access and the appearance of the local rural environment.

- (p) **The prominent position which the application site occupies necessitates careful consideration of the issues involved.**

**Response:** I would agree that the site is prominent from the A71 and therefore it is important that any replacement development is well designed taking account of the rural character of the surrounding area. In this instance detailed discussions have taken place between the Council and the architect to ensure that the proposal incorporates good design and quality materials. It is considered that this contemporary courtyard layout at this location is acceptable and will result in an improvement to the character of the area.

- (q) **If the Council accept the principle of development then a scaled down design should be considered.**

**Response:** The design of this scheme has been examined in detail and it is considered that the carefully designed development of ten dwellings can be successfully introduced to the site.

## 6 **Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning consent for the demolition of the former restaurant and hotel building and the erection of a ten dwelling courtyard development accessed directly from the Strathaven to Darvel road (A71) at Highfield Drumclog. The determining issues in this instance are the proposal's compliance with the adopted and finalised draft local plan policies and impact on the amenity of the area.
- 6.2 Policies ENV2 and SLP2 of the adopted East Kilbride and District Local Plan states that within the Rural area, the Council will generally favour development of an appropriate form and that development is preferred on sites identified in the local plan, or suitable infill/gap sites identified within settlement boundaries, or where development can be integrated with existing building groups. It further advises that isolated proposals will be resisted, along with those which would lead to ribbon development, an extension of a settlement or which, by virtue of their scale or design

would change the established character of the area. Outwith established settlements, isolated housing development in the rural area must be justified against one of the following:

- (1) Agricultural or economic requirement.
- (2) Re-use or conversion of an existing building.
- (3) Development of derelict or degraded land.

In respect of this proposal the site had formerly contained a restaurant and hotel business which became non-profitable, declined and ultimately ceased operation. The site has therefore become unused and can be classed as Brownfield in nature. SLP2 states that where a housing proposal involves the re-use of a formerly developed site, it will require to meet all of the following:

The proposal must:

- (1) Improve the environment and integrate with the landscape by removing significant areas of dereliction or blight that detract from the landscape. And either:
  - (a) Involve a sustainable, low density, low impact form of housing with associated small scale economic development.
  - or
  - (b) In normal circumstances be for a single dwelling only.

In either case the development must satisfy the Council's policies on

- (a) Roads and parking
- (b) Siting and design
- (c) Adequate sewerage treatment and water
- (d) Reducing the use of private transport by ensuring that the development can or is capable of being served by public transport.

- 6.3 In this instance the proposal involves the upgrade of a site which is classed as Brownfield land, contains a poorly designed single storey building which has had several ad hoc extensions. It is considered that development of a bespoke solution for the site by way of a low density courtyard design would be preferable to re-use of the existing building, improve the appearance of the site, integrate with the landscape and satisfy the Council's policies on siting and design, roads and parking, sewerage etc.
- 6.4 While the proposal is contrary to the adopted Local Plan in that it involves the development of more than one house, with no directly associated economic development, it is considered that the removal of the redundant buildings and the subsequent development of a vacant site of this size would significantly improve the overall amenity and rural character of the area.
- 6.5 South Lanarkshire Local Plan (Finalised Plan) constitutes a material consideration in the determination of this application and this plan identifies the site as forming part of the Accessible Rural Area. Any housing development within the Accessible Rural Area should conform to policy CRE1 – Housing in the Countryside. Policy CRE1 states that new housing proposals in the countryside should be assessed against the following criteria:



- a) The development will not extend, expand or intensify the grouping to the detriment of the local amenity and/or traffic safety.
- b) The design and location of the housing does not adversely affect the character and amenity of the surroundings, particularly landscape, countryside amenity and nature conservation etc.
- c) The proposal shows satisfactory integration with adjoining properties.
- d) The proposal complements the scale and character of the existing adjoining properties.
- e) The proposal meets access and parking standards and can be readily provided with services such as water, drainage and sewerage.
- f) The proposal complies with the Council's policy on siting and design as contained in Policy ENV33 – Development in the Countryside.

In this instance it is considered that while the development will intensify the existing grouping, the proposal involves the redevelopment of a Brownfield site by constructing high quality houses in a courtyard setting. The design has been reached after extensive discussion with the Council and the architects have created a design that is a contemporary interpretation of a traditional steading that is sensitive to the context of the rural setting. The existing bungalow 'Highfield' is linked by an extension of the access road serving the courtyard and the overall safety of the access from the A71 will be improved with better sight lines at the junction. It is considered that attention to detail in terms of a courtyard layout, landscaping, boundary treatments involving the retention of mature hedges and trees, and the use of quality materials will ensure that the development will comply with Policy ENV33 and will improve the overall rural character of the area.

- 6.6 Policies SLP6- Development Control and DM1- Development Management are also relevant. These policies seek to promote quality and sustainability in the development design and require that any new development should enhance and make a positive contribution to the character and appearance of the environment. It is considered that the size of the individual plots which read together as a courtyard are of satisfactory proportions to meet the Council's Residential Development Guidelines. Should Committee agree to grant consent for this proposal, it is intended to attach conditions requiring the applicant to submit sample materials for consideration and approval to ensure that quality materials are used appropriate to this rural setting.
- 6.7 With regard to Policy DM9 - Demolition and Redevelopment for Residential Use, it supports the redevelopment of sites for residential use provided specific criteria are complied with. These are as follows:
  - (a) There will be a general presumption against the demolition and redevelopment of sites within Conservation areas or where a listed building is affected.
  - (b) The scale and design of development should be sympathetic to the scale/mass/height/materials of adjacent buildings and to development in the immediate area. It should not significantly breach any existing layout convention such as established building line or height of adjacent buildings.
  - (c) Re – development proposals should not be cramped, out of keeping with or occupy a significantly greater footprint than the demolished building or those adjacent, where this is to the detriment of the visual character of the area.
  - (d) Increased overlooking of adjoining properties should not occur.

- (e) Overshadowing of adjacent properties should not occur. Assessment of the impact of the new development shall have regard to orientation, height, proximity to boundaries and adjacent buildings.
- (f) Vehicular access and off-street parking must be satisfactorily achieved and must not present a traffic hazard or create amenity problems. Parking provision should not adversely affect the appearance or character of the area.

In this instance the site does not lie within a Conservation Area nor does it affect a Listed Building. It is considered that although the building group is intensified, the new development, through innovative design, consolidates the footprint by introducing a courtyard style development in keeping with the character of the rural area. The proposal is of two storey design, however, it is considered that the scale of the new development is acceptable in this location given that it is a contemporary interpretation of a steading building group. Through the use of sensitive boundary treatments, quality materials and respect of the existing building line the proposal will improve the visual character of this area which is presently in an unkempt condition. In addition the vehicular access to the site will be improved together with the provision of adequate on curtilage parking. Given the above it is considered that the proposal complies with Policy DM9.

6.8 After carefully considering all relevant issues, I consider a departure from the East Kilbride and District Local Plan in respect of Policy SLP2 – Rural Areas can be justified for the following reasons.

- (a) The application site is classed as a Brownfield site as it contains a former restaurant and hotel building which is now vacant and, owing to its design, does not lend itself to conversion.
- (b) The architects have produced a high quality design that satisfies Council Policy with a contemporary interpretation of the traditional steading that will be sensitive to the context of the Rural setting.
- (c) The proposal complies with the detailed development control/management policies contained within the adopted and the finalised draft Local Plans; and
- (d) There are no infrastructure issues.

## **7 Reasons for Decision**

7.1 For the reasons stated in Paragraph 6.7 above.

**Ian Urquhart**  
**Executive Director (Enterprise Resources)**

**20 February 2007**

## **Previous References**

♦ none

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 

S.E.P.A. (West Region)	24/01/07
S.E.P.A. (West Region)	19/01/07
Roads & Transportation Services H.Q. (Flooding)	08/12/06
Roads and Transportation Services (East Kilbride)	08/12/06
Environmental Services	01/12/06
TRANSCO (Plant Location)	01/12/06
Scottish Water	27/11/06
Building Standards Services (East Kilbride Area)	14/11/06
- ▶ Representations
 

Representation from :	Lorna Hillhouse, Crofthead Farm, Ryelands, Strathaven, ML10 6QF, DATED 17/11/06
Representation from :	John & Mary Callan, Ryelandside Farm, Strathaven, ML10 6QF, DATED 21/11/06
Representation from :	Neil Gainford MRTPI, Planning and Development Consultant, 15 Silverdale Crescent, Lanark, ML11 9HW, DATED 26/01/07
Representation from :	L Hillhouse, Crofthead Farm, Ryelands, Strathaven, ML10 6QF, DATED 11/12/06
Representation from :	Mrs Isobel Ramsay, Ashdale, Gilmourton, Strathaven, ML10 6QF, DATED 24/11/06
Representation from :	L Hillhouse, Crofthead Farm, Ryelands, Strathaven, ML10 6QF, DATED 27/11/06
Representation from :	L Hillhouse, Crofthead Farm, Ryelands, Strathaven, ML10 6QF, DATED 01/12/06
Representation from :	Dan Brownlie, Schiehallion, Gilmourton, By Strathaven, DATED 22/12/06

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Maud McIntyre, Planning, Civic Centre, East Kilbride  
 Ext. 6385 (Tel :01355 806385 )  
 E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That the roofs of the dwellings shall be clad externally in natural slate.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 7 All trees to be removed must be replaced by semi-mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 8 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 9 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the buildings or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 10 That before development starts, full details of the design and location of all fences and walls,including any retaining walls, recycle area enclosures, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 11 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council

as Planning Authority has been obtained under the terms of Condition 10 above, shall be erected and thereafter maintained to the satisfaction of the Council.

- 12 That before development starts, details of all boundary treatments shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 13 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 14 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 15 That prior to the commencement of site works, a detailed plan and specification shall be submitted detailing the proposed visibility splays, signing and lining improvements/ mitigation measures for the A71 Darvel Road, for the consideration and approval by the Council as Planning and Roads Authority.
- 16 That prior to the commencement of site works, details of the culvert, open channel and SUDS details and calculations shall be submitted for consideration and approval by the Council as Planning and Roads Authority.
- 17 Flush road kerbs shall be installed to delineate the extent of the proposed public road, to the satisfaction of the Council as Roads Authority.
- 18 That prior to the commencement of site works, a Drainage Impact Assessment (including a detailed scheme for surface water drainage) shall be submitted to and approved in writing by the Council as Planning and Roads Authority.
- 19 Surface water discharge from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and shall be agreed with the Council as Planning Authority and SEPA.
- 20 That prior to the commencement of site works, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority.
- 21 That no dwelling shall be occupied until flood prevention measures required under Condition 20 above have been completed in accordance with the approved scheme.
- 22 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

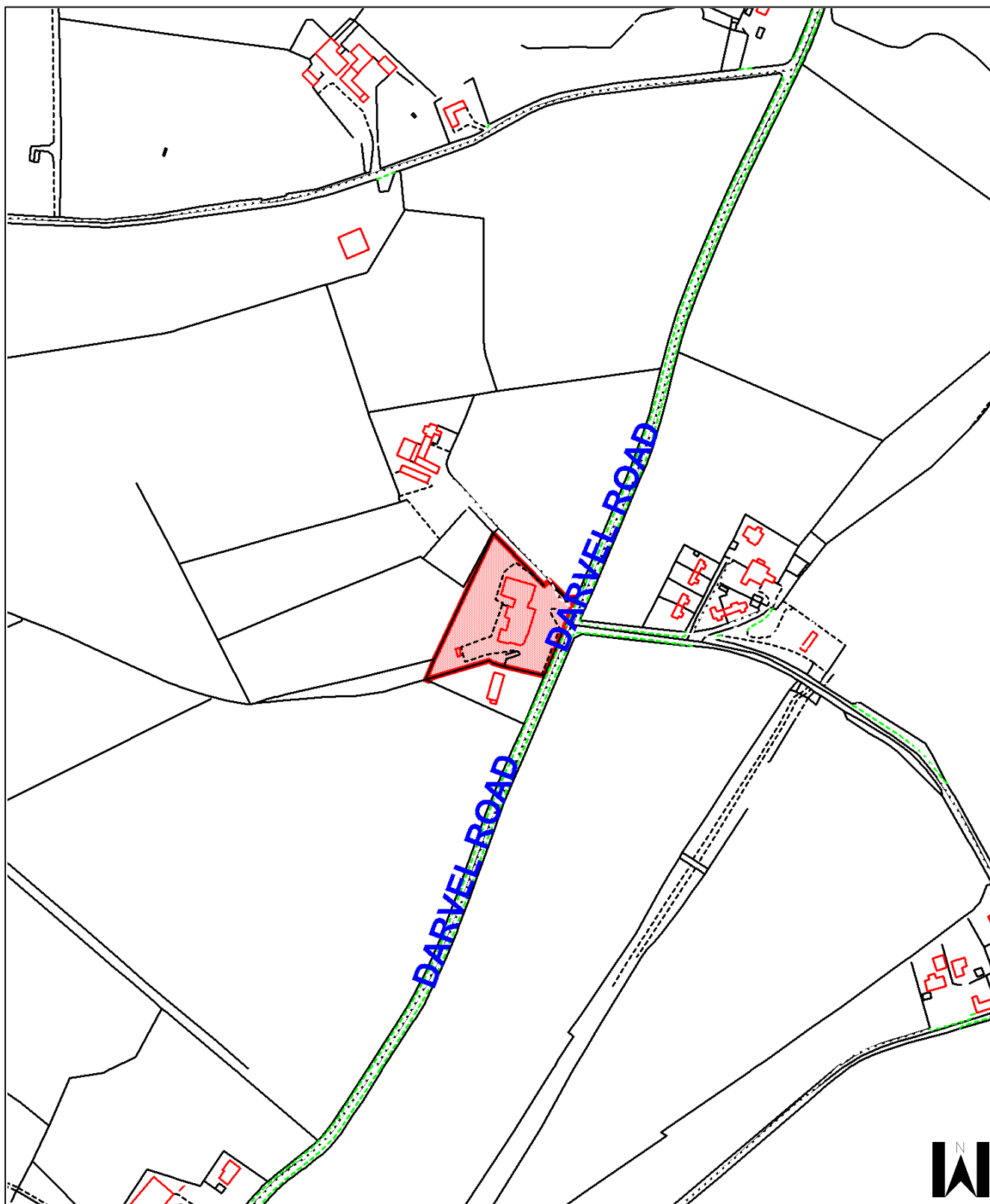
- 23 That no dwellinghouse shall be occupied until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water standards.
- 24 That the audible construction activities shall be restricted to the following hours:-  
8.00am - 7.00pm - Monday to Friday  
8.00am - 1.00pm - Saturday  
No audible activities - Sunday
- 25 No construction works shall commence on site until a method statement of working has been submitted to and approved in writing by the Council as Planning and Highways Authority. This shall include details of ensuring maintenance at all times of pedestrian/vehicular access to adjacent properties namely 'Highfield' and 'Crofthead Farm'
- 26 That prior to commencement of site works details of proposed re-location of the Covenanters' Stone and method of protection of same during site construction shall be submitted to and approved by the Council as Planning Authority.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7 In the interests of amenity.
- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 These details have not been submitted or approved.
- 11 In order to retain effective planning control
- 12 These details have not been submitted or approved.
- 13 In the interests of amenity and to retain effective planning control.
- 14 In the interest of public safety
- 15 These details have not been submitted.
- 16 These details have not been submitted.
- 17 This detail has not been indicated.
- 18 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 19 To ensure the satisfactory disposal of surface water in a safe and sustainable manner with minimum adverse impact on people the environment and to alleviate the potential for 'off-site' flooding.
- 20 To ensure that there will be no increased risk of flooding to land and properties either on site or downstream.
- 21 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream.

- 22 To ensure the provision of a satisfactory sewerage system
- 23 To demonstrate that a satisfactory means of sewerage management can be achieved.
- 24 In the interests of amenity.
- 25 In the interest of public and traffic safety.
- 26 To ensure the protection and satisfactory re-location of the Covenanters' stone.

For information only



For information only