

Form TP18

Department of Corporate Support

Planning and Economic Development Division

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East Ayrshire
COUNCIL

FULL PLANNING PERMISSION

Application no: 07/0394/FL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDER 1992

TO:



With reference to your application dated 08/05/2007 for planning permission under the above mentioned Act and Order for the following development, viz:-

ERECTION OF 4 DETACHED DWELLINGHOUSES

AT: 28, 30, 32, 34 BURNSIDE, NEW CUMNOCK, KA18 4QL

East Ayrshire Council in exercise of their powers under the above mentioned Act and Order hereby grant planning permission for the said development in accordance with the plans 3 in number docquetted as relative hereto and with the particulars given in the application subject to the following condition imposed to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997:

That the development to which this permission relates must be begun within 5 years from the date of this permission and subject to the following additional condition(s) imposed for the reasons stated, viz:

CONDITIONS

- 1) The proposed development shall be carried out in accordance with the application form and plans received by the Planning Authority on 8th May 2007.

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

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

REASON: In the interests of visual amenity.

- 3) Notwithstanding the submitted plans the dwellings positioned on plots 28&34 shall be set back a distance of 9.5m from the rear edge of the public footpath to the front of the building line. The dwellings positioned on plots 30&32 shall be set back a distance of 11.5m from the rear edge of the public footpath to the front of the building line.

REASON: In the interests of creating a staggered building line.

- 4) Access to each plot shall be taken via a standard driveway access crossings to East Ayrshire Council's Roads Standards.

REASON: In the interests of road safety.

- 5) A 2.0m wide kerbed footpath to East Ayrshire Council's Roads specification shall be constructed along the full frontage of the site, prior to the occupation of any of the proposed dwellinghouses.

REASON: In the interests of road safety.

- 6) A minimum of three off road car parking spaces (2.5m x 5m) shall be provided for each dwellinghouse.

REASON: In the interests of road safety.

- 7) Any garages shall be set back 10.5m from the rear of the adjacent footway.

REASON: In the interests of road safety.

- 8) No surface water shall be allowed to discharge from the site onto the public road.

REASON: In the interests of road safety.

- 9) The access driveways shall be paved for a minimum distance of 2m from the rear of the footpath to avoid the overcarry of loose material onto the public road.

REASON: In the interests of road safety.

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

REASON: In the interests of road safety.

- 11) The proposed driveways shall not be less than 10.5m in length by 5m wide.

REASON: In the interests of road safety.

- 12) The street lighting shall be upgraded across the frontage of the site to the satisfaction of East Ayrshire Council's Roads Division.

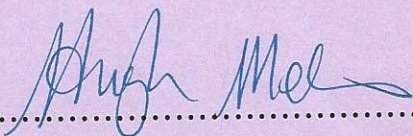
REASON: In the interests of road safety.


Notes.

1. It should be understood that this permission DOES NOT carry with it any building warrant which may be required under the Building Regulations currently in force, or any necessary consent or approval to the proposed development under other statutory enactments.
2. If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval of the reserved matters in respect of the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Scottish Ministers in accordance with Section 47 of the Town and Country Planning (Scotland) Act, 1997, within six months of the date of this notice. The Scottish Ministers have power to allow a longer period for the giving of a notice of appeal, but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. If Permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with sections 88 to 95 of the Town and Country Planning (Scotland) Act, 1997.
4. Any notice of appeal should be sent to the Scottish Ministers, Scottish Executive Inquiry Reporters Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR
5. Applicants should have early contact with the appropriate bodies who provide Water, Sewerage and Roads infrastructure otherwise the availability of services might be delayed.
6. The proposed development may lie / lies within a coal mining area. Applicants should take account of any coal mining hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involve entry into any coal or mines of coal, including coal mine shafts and adits and the

implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

Dated this: 06/07/2007

Signed..........

 **Head of Planning and Economic Development**

Alan Neish