
NORTH AYRSHIRE COUNCIL

Planning Committee

Locality	North Coast & Cumbraes
Reference	18/00917/PP
Application Registered	23rd October 2018
Decision Due	23rd December 2018
Ward	Dalry And West Kilbride

Recommendation	Approved subject to Conditions
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Location	Site To North West Of Chapelton Mains Seamill West Kilbride Ayrshire
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Applicant	Hope Homes (Scotland) Ltd Fao Mr Ian Hope
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Proposal	Residential development (phase 5) comprising of 25 detached dwelling houses
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1. Description

This application seeks planning permission for the erection of 25 dwellings at a site to the North West of Chapelton Mains, Seamill, West Kilbride. On 31 August 2016, Planning Permission in Principle (PPP) was granted for a residential development of the larger site (Ref. 16/00561/PPPM).

This application relates to part of the area identified as 'Phase 2' in the original masterplan. The proposal is for the erection of 25 detached houses, comprising of ten 2 storey 4 bedroom properties; six 2 storey 3 bedroom properties; five 1 storey 3 bedroom properties; two 1 storey 2 bedroom properties; and two 1 ½ storey 2 bedroom properties.

To reflect the character of those buildings of previous phases the houses would be finished in a mix of stone or wet dash rendered walls, grey slates, upvc windows and doors. Chimneys, pitched roofs and painted bands would be formed around windows, doors and at base course level in order to provide a traditional appearance. The two 1 ½ storey dwellings would introduce red facing brick finishes onto the site.

Private amenity space would be associated with each dwelling with parking located in curtilage either at the rear or to the side. Access to the site would be provided through the new junction created in Phase 1.

In support of the application a statement has been provided which summarises the design approach taken in this particular phase. The statement outlines that this phase includes 25 dwellings with the inclusion of two gatehouses at the site entrance as well as the central village green. The statement notes that the gatehouse design evolved throughout the design of the project with the aim to create an entrance feature which is in keeping with the development style whilst subtly maintaining the gatehouse narrative, which is demonstrated with the use of contrasting materials, curved dormer windows large central chimney breast and feature cill and lintel details, as expected of a gatehouse. The statement outlines that it is proposed that the southern section of houses (plots 59-66) would be 2 storey with a mix of massing achieved by 'book-ending' the Admiral house types at the middle and end of this row. The Admiral house types in the section would be given the same ashlar stone finish to the front elevation as the show home on Ardrossan Road. This layout would provide a balanced mix of materials and would punctuate the white wet dash render homes between in an intentionally planned manner. Plots 69-74 would be detached single storey. The introduction of a linked wall between each house provides a cohesive streetscape to this section and enhances the curved building line. The applicant has sought to deliver a mixture of sizes and styles of detached homes to meet demand for detached homes over terraced housing, which remain unsold on the previous phase 1.

In the adopted Local Development Plan (LDP) the application site is allocated for market housing, where Policy Res 2 (Additional Housing Sites) applies. In terms of Policy Res 2, the site has an indicative capacity of 124 units. Policies PI 1 and PI 8 are relevant to the consideration of the application. The General Policy of the LDP is also relevant and requires all development proposals to be considered against a set of assessment criteria, the relevant ones in this case being (a) siting, design and external appearance, (b) amenity, and (d) access, road layout, parking provision.

Relevant Planning History

16/00561/PPPM for Residential development with associated access roads, open space, landscaping and other required infrastructure Approved subject to Conditions on 31.08.2016.

17/00100/MS for Application seeking approval of matters specified in conditions / provision of information in relation to conditions (conditions 1-9 of Planning Consent N/16/00561/PPPM) and submission of detailed housing proposals for Phase 1 of development Approved subject to Conditions on 14.06.2017.

18/00171/MS for Erection of 31 dwellings comprising of terraced and flatted properties Approved subject to Conditions on 23.05.2018.

18/00412/MS for Application seeking approval of detailed design for the erection of 13 Dwellings associated with planning permission in principle 16/00561/PPPM Approved subject to Conditions on 13.07.2018.

Relevant Development Plan Policies

RES2

POLICY RES 2: ADDITIONAL HOUSING SITES

The sites identified in Table 1 and on the LDP Maps are allocated for market housing to meet the identified housing requirement to 2025.

Sites will require to mitigate against any unacceptable adverse impacts on infrastructure arising as a result of the site's development. Indicative requirements are set out within the Action Programme.

POLICY PI 1

WALKING, CYCLING & PUBLIC TRANSPORT

All development proposals which will result in significant trip generation shall require to demonstrate that account has been taken of the needs of walkers, cyclists and public transport users by demonstrating that:

- (a) the proposals reflect the principles of "Designing Streets" where applicable;
- (b) at an early design stage, consideration has been given to likely desire routes (public transport nodes, schools, town centres etc.) which shall inform the design of the development;
- (c) connectivity is maximised within and to the development site by providing direct routes to wider path networks where possible;
- (d) any paths through the site are clearly signposted, well lit and where possible overlooked;
- (e) secure cycle parking of a proportionate scale, in a visible and accessible location, is provided where the development will be used by a significant volume of visitors (including employees). Changing and shower facilities should also be provided where appropriate;
- (f) discussion with Strathclyde Partnership for Transport (SPT) has been undertaken to consider the provision of new or diverted bus route(s) to serve the development where the proposal is not within 400m of a public transport node. New/diverted routes may require to be subsidised by the developer where such schemes are not commercially viable; and
- (g) proposals for national or major development (as defined by the Planning Etc. (Scotland) Act 2006) which will involve significant trip generation will require the preparation of a Travel Plan for the development.

A Transport Assessment may be required where development will involve significant trip generation.

POLICY PI 8

DRAINAGE, SUDS & FLOODING

Water/Waste Water Treatment Infrastructure

1. Proposals for the expansion or development of new facilities for water supply or the treatment of waste water shall accord with the LDP, subject to satisfying the following criteria:

- (a) it can be demonstrated that a range of alternative sites have been examined and that the proposed development offers the solution with least environmental impact

whilst at the same time being technically feasible and financially viable;
(b) the proposal incorporates appropriate landscape buffering, screening and design, particularly in sensitive environments.

Drainage

Development shall normally require a comprehensive Drainage Assessment (see Supplementary Guidance: Drainage, SUDS & Flooding) to be submitted to the satisfaction of the Council's Flooding Risk Management section unless it can be otherwise demonstrated that the site can be satisfactorily drained.

2. Proposals where public sewage infrastructure is available should connect to the public network, instead of providing a private drainage solution.

3. Where a private drainage solution is proposed, this will only be acceptable subject to the criteria set out within Supporting Information Paper 9.

4. Any proposals for the culverting of a watercourse will be considered with reference to SEPA's position statement on culverting.

SUDS

5. All development, with the exception of single house developments and development discharging surface water run-off to coastal waters, shall require to incorporate SUDS techniques.

Flooding

6. Development on areas identified as at or greater than 0.5% risk of flooding annually (0.1% for essential civil infrastructure) on flood risk plans, or on areas of known or suspected incidences of flooding, shall not accord with the LDP, unless the following criteria can be satisfied:

(a) a Flood Risk Assessment, completed to the satisfaction of the Council's Flood Risk Management Section, has been submitted;

(b) the ability of any functional floodplain to store and convey water will not be impaired;

(c) the development will not increase the risk of flooding elsewhere or materially increase the number of buildings at risk of being damaged by flooding; AND

(d) the risk of flooding to the development itself can be mitigated satisfactorily (i.e. through an existing or planned flood protection scheme); OR

(e) where flood risk cannot be satisfactorily mitigated, the development has an operating requirement that makes the location essential (e.g. for emergency services coverage, agriculture related use, water based activity) and will be capable of remaining operational and accessible during extreme flooding events.

The above criteria shall generally not apply to alterations and small scale extensions, provided that such development will not have a significant material effect on the functional floodplain; will not affect local flooding issues; and will not significantly increase the number of people occupying/visiting the area.

7. Development on areas identified as having flood risk of less than 0.5% will normally be acceptable for development in respect of flood risk. A Flood Risk Assessment may be required if the nature of the development or local circumstances indicate heightened risk.

General Policy

GENERAL POLICY

(a) Siting, Design and External Appearance:

- Siting of development should have regard to the relationship of the development to existing buildings and the visual effects of the development on the surrounding area and landscape.
- Design should have regard to existing townscape and consideration should be given to size, scale, form, massing, height, and density.
- External appearance should have regard to the locality in terms of style, fenestration, materials and colours.
- Development will require to incorporate the principles of 'Designing Streets' and 'Designing Places'.
- The particularly unique setting of North Ayrshire's rural, coastal, neighbourhood and town centre areas, and those with similar characteristics, necessitates that all development proposals reflect specific design principles unique to these areas. Coastal, Rural, Neighbourhood and Town Centre Design Guidance (four separate documents) are Supplementary Guidance to the Plan and contain further details.
- Consideration should be given to proper planning of the area and the avoidance of piecemeal and backland development.
- Design should have regard to the need to reduce carbon emissions within new buildings.

(b) Amenity:

Development should have regard to the character of the area in which it is located.

Regard should be given to the impact on amenity of:

- Lighting;
- Levels and effects of noise and vibration;
- Smell or fumes;
- Levels and effects of emissions including smoke, soot, ash, dust and grit or any other environmental pollution;
- Disturbance by reason of vehicular or pedestrian traffic.

Development should avoid significant adverse impact on biodiversity and upon natural heritage resources, including those outwith designated sites and within the wider countryside. Development proposals should further have regard to the preservation and planting of trees and hedgerows, and should also have regard to their potential to contribute to national and local green network objectives.

In relation to neighbouring properties regard should be taken of privacy, sunlight and daylight.

(d) Access, Road Layout, Parking Provision:

Access on foot, by cycle, by public transport and other forms of transport should be an integral part of any significant development proposal. Development should have regard to North Ayrshire Council's Roads Development Guidelines and meet access, internal road layout and parking requirements.

2. Consultations and Representations

The application was subject to the standard neighbour notification procedure and was advertised in the local press on 31 October 2018. There were no representations received.

Transport Scotland - No objections.

Response: Noted.

NAC Transportation - No objections.

Response: Noted.

NAC Flooding - No objection. Details should be submitted regarding drainage, treatment and management of surface water prior to commencement of the development. The applicant must provide confirmation that the drainage scheme is in line with an approved Flood Risk Assessment.

Response: Noted. A condition could be applied in this regard. The Flood Risk Assessment was approved in August 2016 as such drainage measures must comply with this document.

3. Analysis

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that decisions by planning authorities shall be taken in accordance with the development plan, unless material considerations indicate otherwise.

This application seeks planning permission for the erection of 25 dwellings within part of the area identified as 'Phase 2' in the original masterplan, approved in Planning Permission 16/00561/PPPM. In the adopted Local Development Plan (LDP) the application site is allocated for market housing, where Policy Res 2 (Additional Housing Sites) applies. In terms of Policy Res 2, the masterplan site has an indicative capacity of 124 units. To date 83 units have been approved and this application proposes a further 25.

Policies PI 1, PI 8 and RES 4 are relevant to the consideration of the application. The General Policy of the LDP is also relevant and requires all development proposals to be considered against a set of assessment criteria. The relevant criteria being (a) siting, design and external appearance, (b) amenity, and (d) access, road layout, parking provision.

With regard to Policy PI 1 the applicant had previously provided a transport assessment which considers issues and methods to promote active travel and the use of public transport. The site is well located for pedestrians and cyclists, being connected to the existing network of local footpaths, national cycle route and is within walking distance of West Kilbride town centre. The site is also well located for public transport, with the A78 being on the main bus route between Greenock and Ayr. In summary, the proposal is satisfactory in relation to Policy PI 1.

Policy PI 8 relates to drainage, SuDS and flooding. The PPP application was subject to a drainage assessment. The applicant subsequently provided a Flood Risk Assessment which concludes that SEPA's Indicative Flood Map 1:200 year flood plain does not impinge

on the site although some localised surface water flooding may occur from the east which would be intercepted at the site boundary.

It has previously been agreed that there is no requirement to provide SUDS to treat surface water discharge in line with SEPA's advice on treating low risk activities such as the development proposed. No objections have been received from NAC Flooding, subject to condition. The proposal is satisfactory in relation to Policy PI 8.

With regard to the General Policy the relevant ones in this case are (a) siting, design and external appearance, (b) amenity, and (d) access, road layout, parking provision.

(a) siting, design and external appearance.

The applicant has provided detailed designs including elevations, site plans and road details. The original design brief and masterplan outline the approach taken with the detail for the development and outlines the traditional aspects which have been used to inform the design solution for the masterplan area. The applicant proposes to take influence from more historic development in the area with the view of creating a 'Place'. The approved design brief notes that there are a range of building types in the area as well as more modern bungalow/ suburban type housing and that throughout the masterplan area there would be a mixture of one, one and a half two and two storey housing to provide variety and focal points within the development. The statement also refers to potential materials and detailing, which reflect a more traditional approach to design, with influence taken from North Ayrshire Council's 'Neighbourhood Design' document.

The proposed mix of buildings would ensure a balance of property types. This application site includes the large area of open space identified within the masterplan. Whilst no details of the planting and general grading of the open space have been provided a condition could require further details.

Two rows of buildings would front onto the open space, which would contain the scale of the open space whilst improving overlooking and security of the space. The setting of the wider masterplan area would be widely improved by the arrangement and scale of buildings located around the site.

The layout adheres to the original masterplan with the location of roads and pedestrian links, strategically placed village green and structured landscaping all remaining unchanged. The particular house types chosen for this phase would link into the existing phase 1, creating variety and an attractive streetscape whilst delivering a mix of houses for a range of occupants.

Frontage parking has been minimised to improve the appearance of the development and provide a consistent and attractive design throughout the masterplan area. Those houses fronting the open space would have parking located to the rear as would those fronting onto the A78.

It is considered that the proposed siting, design and layout of the development is acceptable in design terms and would continue to set a high standard of design for the remaining phases of the larger site. The proposal would comply with criteria (a).

(b) amenity.

The location of this phase would not impact on existing residents. For future residents, front and rear windows would be located out with 9 metres of adjoining boundaries, which is acceptable. The properties would be sited within varying plot sizes, which reflect the scale of the house proposed, and would offer acceptable levels of amenity for future residents. All houses would have direct access to private gardens and the large shared open space. The development has been designed to reflect the intrinsic design values of the wider area and due to siting, restricted building heights and varying plot sizes. The proposed occupants would have an acceptable level of residential amenity. The visual amenity of the area would be improved.

The proposals would comply with criterion b).

d) access, road layout, parking provision.

Officers have encouraged the applicant to take account of the Scottish Governments Guidance 'Designing Streets'. The geometry of the road has been designed to limit vehicle speeds within the development. The design reduces the need for more formal traffic attenuation such as speed bumps, helping create a more attractive place. Where possible parking has been located to the side or rear of buildings, to reduce the visual impact. It is noted that parking for plots 59 to 66 would be visible but the linking road to access these properties would form part of a rear lane once the next phase of development proceeds, further enhancing the visual amenity of the development. NAC Transportation has not objected to the proposals.

The proposed development would comply with criterion d).

The proposed development is considered to comply with the requirements of the LDP. It is considered that the matters submitted are acceptable, subject to condition.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That the flood management measures recommended in the Flood Risk Assessment by Kaya Consulting Limited dated December 2016 shall be fully implemented and no development shall take place until information has been submitted for the written approval of North Ayrshire Council as Planning Authority in relation to flood risk, specifically:

(i) Details of remediation works and arrangement of ground levels to ensure that surface water runoff reaching the site is intercepted along the eastern boundary and routed around the site and provide an overland flow pathway should the interception measures block during an extreme event;

(ii) Proposals for an appropriate inspection and management regime to be put in place with regard to the proposed cut of drain;

(iii) Details of an emergency flow pathway through the site in the event of blockage of the site drainage system, or rainfall events in excess of design conditions. The flow pathways should route surface water through the site without flooding properties or increasing flood risk to neighbouring properties;

(iv) A programme for the implementation of the flood management measures, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To minimise the risk of flooding within the site and elsewhere.

Condition

2. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

Reason

In the interest of the amenity of the area.

Condition

3. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

Reason

In the interest of the amenity of the area.



Karen Yeomans
Executive Director
Economy & Communities

For further information please contact Mr Ross Middleton Planning Officer on 01294 324379.

Appendix 1 – Location Plan

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