

Application No: N/99/00624/OUT
 Date Registered: 6th. May 1999
 APPLICANT: MR. R. CONWAY, 30 MID BARRWOOD ROAD, KILSYTH
 Agent: None
 DEVELOPMENT: ERECTION OF TWO DWELLINGS IN OUTLINE
 LOCATION: ADJACENT TO 30 MID BARRWOOD ROAD, KILSYTH
 Ward No: 64
 Grid: 272759 - 677492
 File Reference: P.W.
 Site History: None

Development Plan: Kilsyth Local Plan 1983 Housing Policy H2
 Kilsyth Local Plan Finalised Draft 1996 policies HG2 and HG3

Contrary to Development Plan: No

CONSULTATIONS:

Objection: Transportation Manager
 No Objection: West of Scotland Water, Scottish Gas, The Coal Authority
 No Reply:
 Conditions:

REPRESENTATIONS:

Neighbours: One letter of objection
 Newspaper Advert:

COMMENTS:

This application seeks consent for the erection of two dwellings in outline on a site to the east of 30 Mid Barrwood Road, Kilsyth.

The site lies within a residentially zoned area in both the Adopted 1983 Local Plan and the emerging 1996 Finalised Draft Local Plan. The proposed vehicular access, Mid Barrwood Road, is an unadopted, unmade up, rough single lane at the application location. Also, no main sewer facilities are available at the application location.

A letter of objection has been received from the resident of 38 Mid Barrwood Road.

It is considered that the proposal is contrary to policy as it would result in more than three dwellings being served off an unadopted access with no proposed main drainage connection.

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PLANNING APPLICATION NO: N/99/00624/OUT
 PROPOSED HOUSING PLOTS AT
 MID BARRWOOD ROAD, KILSYTH
 NS7277

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In addition, if approved the proposal would set an undesirable precedent for other proposals which are contrary to policies H2 and HG3. The application therefore, is recommended for refusal.

RECOMMENDATION:

Refuse on the following grounds:-

1. The proposal is contrary to policy H2 of Kilsyth Local Plan 1983 as mains drainage connection is not proposed.
2. The proposal is contrary to policy HG3 of the Kilsyth Local Plan (Finalised Draft) 1996 because it would lead to the sub-standard vehicular access serving at least six dwellings, three more than is allowed by the policy.
3. If approved, this application would set an undesirable precedent for other proposals which are contrary to policies H2 and HG3.

List of Background Papers:

Application form and plans dated 6th. May 1999
Kilsyth Local Plan 1983
Kilsyth Local Plan (Finalised Draft) 1996
Letter of objection from 38 Mid Barrwood Road dated 12th. May 1999
Consultation response from the Transportation Manager

Any person wishing to inspect these documents should contact Paul Williams on 01236-616464

NORTH LANARKSHIRE COUNCIL
REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: Supplemnetary Report on Planning Application N/99/00624/OUT: Erection of Two Dwellings in Outline, Site Adjacent to 30 Mid Barrwood Road, Kilsyth
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 13TH. JULY 1999	Ref: N/99/00624/OUT/JK	

1. Purpose of Report

- 1.1 To inform members of the receipt of a further consultation response in respect of the above proposal.

2. Background

- 2.1 The above application was considered at the Planning & Environment Committee on 23rd. June 1999 and was continued to this meeting to enable a Committee site visit to be carried out. In the meantime, a further consultation response has been forthcoming, which is of relevance to one of the reasons for refusal in the original report. The additional response is from the Scottish Environmental Protection Agency (SEPA) which has advised that no public sewer connection is available, also that there are no watercourses into which sewage effluent could be discharged. The Agency has therefore stated that the site will have to be serviced by means of a septic tank or total soakaway arrangement. The SEPA response confirms that received from West of Scotland Water as noted in the original report to Committee that no main drainage system exists within the vicinity of the application site. This circumstance results in the proposal being contrary to Policy H2 of the Kilsyth Local Plan 1983, which is noted as one of the reasons for refusal on page two of the original report to Committee.

3. RECOMMENDATION

- 3.1 It is recommended that Committee refuse the application in the terms noted on page two of the original report to Committee.



Director of Planning & Environment

5th. July 1999

Any person wishing further information on the matter should contact Paul Williams on 01236-616464