

EAST AYRSHIRE COUNCIL**NORTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 6 MARCH 2009 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Alan Brown, John MacKay, Helen Coffey, Willie Coffey, Maureen McKay, Tom Cook, Robert Keohone, Iain Linton, Jim Buchanan, John Campbell, Gordon Cree, John Knapp, Jim Todd, Stuart Finlayson, Robert McDill and Provost Stephanie Young.

ATTENDING: John Trakalo, Acting Area Engineer, Roads; Mark Scott, Engineer, Roads; Fiona Finlay and Craig Iles, Principal Planning Officers; Marion Fergusson, Senior Planner; Avril Forrest, Solicitor; and Jennifer Morrison, Administrative Officer.

APOLOGIES: Councillors Rose-Ann Cuninghame, John McGhee, Douglas Reid, Drew McIntyre and Hugh Ross.

CHAIR: Councillor Alan Brown, Chair.

HEARING PROCEDURE

1. The Administrative Officer established that the Hearing Procedure was understood by all participants (circulated).

CONSIDERATION OF APPLICATIONS

2. **APPLICATION NOS 08/0694/FL AND 08/0706/LB: KLIN HOLDINGS LIMITED: 6-14 JOHN FINNIE STREET/30-38 JOHN FINNIE STREET/1-3 DUNLOP STREET AND 12-14 STRAND STREET, KILMARNOCK**

There was submitted an executive summary sheet and report dated 27 February 2009 (both circulated) by the Head of Planning and Economic Development on (i) a full planning application for proposed façade retention and erection of retail centre behind with food and drink complex, change of use to hotel and public house and associated extensions and alterations; and (ii) a listed building application for proposed façade retention and new build to rear and associated extensions and alterations and demolition of listed building at 3 Dunlop Street and façade retention and partial demolition of unlisted building at 14 Strand Street, both applications in respect of 6-14 John Finnie Street/30-38 John Finnie Street/1-3 Dunlop Street and 12-14 Strand Street, Kilmarnock.

2.1 Consideration of Item

Fiona Finlay, Principal Planning Officer, reported that four objections had been received in relation to the full planning application and three objections had been received in relation to the listed building application, details of which were contained within the report; summarised the planning considerations in respect of the application; and gave the recommendation of the Head of Planning and Economic Development: Approval of full planning application No 08/0694/FL subject to the conditions and for the reasons detailed in the report and approval of listed building application no 08/0706/LB subject to the conditions and for the reasons detailed in the report and that prior to any consent being released the application should be

referred to Historic Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2.2 Planning Hearing

The Committee heard James Kleboe, Ayrshire and Architectural Heritage Trust, in support of his objections.

Members of the Committee asked questions of the objector.

The Committee then heard Marie Macklin, the applicant, in support of the application.

Members of the Committee asked questions of the applicant in accordance with the Hearing Procedure.

The Chair closed the Hearing.

2.3 Determination of Application

Fiona Finlay, Principal Planning Officer and Mark Scott, Roads, provided clarification on points raised during the Hearing.

It was agreed to grant full planning application No 08/0694/FL subject to the conditions and for the reasons detailed in the report; and to grant listed building application No 08/0706/LB subject to the conditions and for the reasons detailed in the report and that prior to any consent being released the application be referred to Historic Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

3. APPLICATION NO 08/0734/FL: MRS A STEVEN: GRASSYARDS A719, WATERSIDE

3.1 Declaration of Interest

Provost Stephanie Young declared a non-financial interest in accordance with paragraphs 5.17 and 5.18 of the Code of Conduct and retired to the Public Gallery.

3.2 Consideration of Item

There was submitted an executive summary sheet and report dated 27 February 2009 (both circulated) by the Head of Planning and Economic Development on a full planning application for proposed trout fishery including access, parking, timber pavilion and toilet facilities at Grassyards A719, Waterside.

It was noted that some Members of the Committee had attended a site visit prior to the meeting.

Craig Iles, Principal Planning Officer, reported that 16 objections had been received, details of which were contained within the report as well as 33 letters of support and a petition containing 264 signatures also in support of the application; reported an additional condition to include advanced road warning signage on the A719; Reason: To provide adequate warning of the approaching junction to road users in the interests of road safety; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Economic Development: Approval, subject to the conditions and for the reasons detailed in the report and subject to the additional condition and reason, as reported by Craig Iles, Principal Planning Officer.

3.3 Planning Hearing

The Committee heard Simon Craufurd, Ann Storey, in support of her own objections and those of Jean McGillivray; Lesley Hair in support of her own objections and those of Cowan's Law, Gordon Walker, the River Irvine Angling Improvement Association and Mr Grant of Sunnyside Cottage Gardens; Simon Young, Lilian Meikle on behalf of Moscow and Waterside Community Council and Mrs G M Roberts, all in support of their objections.

Members of the Committee asked questions of the objectors.

The Committee then heard David Bryce and Jack Steven, the applicant's representatives in support of the application.

Members of the Committee asked questions of the applicant's representatives in accordance with the Hearing Procedure.

The Chair closed the Hearing.

3.4 Determination of Application

Craig Iles, Principal Planning Officer, provided clarification on points raised during the Hearing.

It was agreed to grant the application subject to the conditions and for the reasons detailed in the report and subject to the following additional conditions, viz:- (19) Notwithstanding the plans and details hereby approved, additional natural screening shall be provided to the east side of the lodge and chemical toilets, details of which including tree and shrub species shall be submitted for the written approval of the Planning Authority prior to the fishery coming into use. Reason: To provide adequate screening of these structures in the interest of maintaining the visual amenity of the rural area; (20) Prior to any site excavation works the developer shall submit a method statement indicating the proposed routing and timing of construction traffic for the written approval of the Planning Authority and the method statement shall thereafter be implemented as approved. Reason: In the interests of road safety; and (21) Prior to any works commencing on site, the developer shall submit details of two Variable Message Signs warning signs, one each to be provided within the road verge to the north and south of the A719 at the approach to the site access, for the written approval of the Planning Authority in consultation with the Councils Roads Division and shall thereafter be installed and operational as approved prior to construction works commencing. Reason: To provide adequate warning of the approaching junction to road users in the interests of road safety.

Councillor Jim Buchanan left the meeting during the Hearing on the above item.

The meeting terminated at 1220 hours.