

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 25 FEBRUARY 2011 AT 1000 HOURS
IN THE BARRHILL CENTRE, BANK AVENUE, CUMNOCK**

PRESENT: Councillors Drew Filson, Jimmy Kelly, Neil McGhee, Jim Roberts, David Shaw, William Crawford, Barney Menzies, Kathy Morrice, Elaine Dinwoodie and Moira Pirie.

ATTENDING: Fiona Finlay and Hugh Melvin, Principal Planning Officers; Avril Forrest, Solicitor; Stuart Norval, Team Leader, Roads and Transportation; and Jennifer Morrison, Administrative Officer.

APOLOGY: Councillor Eric Ross.

CHAIR: Councillor Drew Filson, Chair.

PRE-DETERMINATION HEARING**HEARING PROCEDURE**

1. The Administrative Officer established that the Pre-Determination Hearing Procedure was understood by all participants (circulated). The Administrative Officer further clarified that no decision on the application (Item 1.1 below) would be made today. The application would be referred to and determined by the Council at its next appropriate meeting.

- 1.1 **PRE-DETERMINATION HEARING: APPLICATION NO 10/0548/PPP: NEW CITY HOMES, C/O JAMES BARR LIMITED, CAPONACRE ROAD, CAPONACRE, CUMNOCK**

There was submitted an executive summary sheet and report dated 15 February 2011 (both circulated) by the Head of Planning and Economic Development on an application to construct one nursing home (60 beds) and one retirement flat complex (55 beds) with associated car parking and landscaping at proposed residential development, Caponacre Road, Caponacre, Cumnock.

- 1.2 **Consideration of Item**

Hugh Melvin, Principal Planning Officer, reported that (i) the view of the Local Planning Committee was sought under the Scheme of Delegation as the proposed development represented a major application in terms of the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 that was considered significantly contrary to the Development Plan and therefore determination of the application rested with a meeting of the Council; (ii) no objections had been received, and one letter of support had been received in respect of the application, details of which were contained in the report. Thereafter, Hugh Melvin, Principal Planning Officer, gave the recommendation of the Head of Planning and Economic Development (i) that the Local Planning Committee endorse the view of the Head of Planning and Economic Development that the application be refused for the reasons detailed in the report; and (ii) that the recommendation of the Local Planning Committee should be referred to the next appropriate Council meeting for consideration in the determination of this application.

1.3 Pre-Determination Hearing

The Committee heard Simon Herriot representing the applicant in support of the application.

Members of the Committee asked questions of the applicant's representative.

The Committee then heard Bill Bain in support of the application.

Members of the Committee asked questions of the supporter.

The applicant's representative then exercised his right of reply to points raised by the supporter.

The Chair closed the Hearing.

1.4 Determination of Application

Hugh Melvin, Principal Planning Officer, provided clarification on points raised during the Hearing.

Having heard the Pre-Determination Hearing, Councillor William Crawford, seconded by Councillor Barney Menzies, moved (i) to endorse the view of the Head of Planning and Economic Development that the application be refused for the reasons detailed in the report; and (ii) that this recommendation of the Local Planning Committee be referred to the Council for its consideration in the determination of the application.

Councillor Jim Roberts, seconded by Councillor Jimmy Kelly, moved as an amendment (i) that the application be approved due to the potential benefits presented by the proposed development as outlined in Section 8.2 of the report; and (ii) that this recommendation of the Local Planning Committee be referred to the Council for its consideration in the determination of the application.

On a division by a show of hands, the motion was carried by 7 votes to 3.

CONSIDERATION OF APPLICATIONS

2. APPLICATION NO 10/0860/PP: EXECUTIVE DIRECTOR OF EDUCATIONAL AND SOCIAL SERVICES, EAST AYRSHIRE COUNCIL: CASTLE PRIMARY SCHOOL, 4 CASTLE, NEW CUMNOCK

There was submitted an executive summary sheet and report dated 17 February 2011 (both circulated) by the Head of Planning and Economic Development on an application for the extension and refurbishment to existing Primary School to form new Nursery, Gymnasium and Dining Hall with Demolition and Associated Works at Castle Primary School, 4 Castle, New Cumnock.

Fiona Finlay, Principal Planning Officer, 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.

It was agreed to grant the application subject to the conditions and for the reasons detailed in the report and subject to an additional Condition (10) Prior to any work commencing on site, details of a scheme for the servicing of the extended school including provision for the uplift of refuse, shall be submitted to and approved in writing by the Planning Authority. The proposed scheme be implemented on site prior to the development hereby approved being brought into use. It shall thereafter

be maintained in accordance with the approved details; REASON: in the interests of road safety.

The Committee also agreed to pass to the Executive Director of Educational and Social Services, its concerns over the access from the adjacent Afton Bridgend House to the school playground.

3. APPLICATION NO 10/0954/PP: EAST AYRSHIRE COUNCIL: PATNA PRIMARY SCHOOL, 32 CARNSHALLOCH AVENUE, PATNA

There was submitted an executive summary sheet and report dated 17 February 2011 (both circulated) by the Head of Planning and Economic Development on an application for replacement single storey Primary Schools with associated parking, landscaping, playground and refurbishment of existing Library and Community Centre at Patna Primary School, 32 Carnshalloch Avenue, Patna.

Fiona Finlay, Principal Planning Officer, 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.

It was agreed to grant the application subject to the conditions and for the reasons detailed in the report.

The meeting terminated at 1115 hours.