

EAST AYRSHIRE COUNCIL**LOCAL REVIEW BODY****MINUTES OF MEETING HELD ON FRIDAY 1 JULY 2011 AT 1450 HOURS IN THE COUNCIL CHAMBERS, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Alan Brown, John McGhee, Tom Cook and William Crawford.

ATTENDING: Fiona Finlay, Principal Planning Officer; Melanie Barbour, Solicitor; and Gillian Hamilton, Administrative Officer.

CHAIR: Councillor Alan Brown, Chair.

CONTINUED REVIEW CASE - APPLICATION NO LRB 09/0573/PP: LAND ADJACENT TO REDGATE COTTAGE, CATRINE (Item 2, Page 1674, 07/12)

1. Following an accompanied site visit attended by Councillors Alan Brown, John McGhee, Tom Cook and William Crawford, together with Mr A Hunter, the applicant, Jim Smith, Technical Officer, Roads and Transportation, Fiona Finlay, Principal Planning Officer, Melanie Barbour, Solicitor, and Gillian Hamilton, Administrative Officer, held prior to the meeting, Members considered the application to review the refusal of planning permission for the erection of two dwellinghouses at land adjacent to Redgate Cottage, Catrine.

The position statement, Notice of Review submission, the Decision Notice, the Planning Officer's Report of Handling, and information from the Head of Roads and Transportation as requested by the Local Review Body on 27 May 2011, comprising a plan of the application site showing the nature and extent of the suggested sightlines in respect of the proposed development, together with the response from the applicant in relation to this matter, particularly in relation to the applicant's ability to secure and maintain those sightlines, were all circulated.

Following consideration, the Local Review Body determined that they now had sufficient information before them to proceed to determine the application without further procedure.

The Local Review Body took the view that the proposed development was not contrary to Policy Res 11 and Res 18 of the Adopted East Ayrshire Local Plan, being not insensitive to the design and layout of the existing group of houses. Visual intrusion, whilst not significant, could be addressed through conditions to specify boundary treatment and frontage with the C86 public road, and native tree planting on the southern boundary of the site.

The Local Review Body therefore determined that the application be approved, not upholding the appointed Officer's determination and remitted the Principal Planning Officer to specify conditions to reflect the external materials to be used for the construction of two dwellinghouses at the location, details of boundary treatment and frontage with the C86 public road and native tree planting at the southern boundary of the site, requirements for inward opening gates, and in respect of water runoff, road surface, splays, drainage to satisfy SEPA and provision of a service bay, and a

negative suspensive condition to address the requirement for an alternative access, as is typical of a rural area.

The meeting terminated at 1513 hours.