

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 15 APRIL 2005 AT 1005 HOURS IN
DARVEL TOWN HALL, 10/12 MAIN STREET, DARVEL**

PRESENT: Councillors Maureen McKay, Isabella Macrae, Harry Wilson, Jim Raymond, Stuart Finlayson and Robert McDill.

ATTENDING: Dave Morris, Development Promotion Manager; Peter Hessett, Team Leader, Litigation; and Robert Beaton, Administrative Officer.

APOLOGIES: Councillors Jim O'Neill, John McGhee and Stephanie Young.

CHAIR: Councillor Maureen McKay, Chair

1. APPLICATION NO 05/0078/FL: MR R JARVIE: PROPOSED ERECTION OF ONE AND A HALF STOREY DWELLINGHOUSE AT GLENDOUNE HOUSE, CROOKEDHOLM

There was submitted an executive summary sheet and report dated 6 April 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed erection of one and a half storey dwellinghouse at Glendoune House, Crookedholm.

It was noted that members had previously undertaken a visit to the application site.

1.1 Consideration of Item

The Development Promotion Manager reported that eight letters of objection had been received, 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, Development and Building Standards, viz:- Approval, subject to the conditions and for the reasons detailed in the report.

1.2 Planning Hearing

The Committee then heard Mrs A Douglas (on behalf of Mr and Mrs MacDonald and Mr and Mrs Kyle) and Mrs J Young, in respect of their objections. Members of the Committee asked questions of the objectors all in accordance with the agreed Hearing Procedure.

The Committee then heard Mr Jarvie, applicant, in support of the application. Members of the Committee asked questions of the applicant all in accordance with the agreed Hearing Procedure.

The Chair closed the Hearing.

1.3 Determination of Application

Councillor Raymond, seconded by Councillor Macrae, moved refusal of the application as they considered that the new access arrangements at the junction of the development with the public road would have a detrimental effect on road safety.

Councillor Finlayson, seconded by Councillor Wilson, moved as an amendment to approve the application subject to the conditions, and for the reasons, detailed in the report and subject to the two additional conditions:-

- (a) that prior to the commencement of development, details of the provision to be made for car parking onsite shall be submitted to and approved by the Planning Authority. These details shall allow for the provision of three, visitor car parking spaces and shall include details of their means of access, location within the site and of the surface on which they are to be provided. The parking shall be provided prior to the occupation of the dwelling hereby approved and in accordance with such as are agreed further to this condition.

REASON: In the interests of residential amenity and road safety.

- (b) that the existing conifer hedge along the eastern boundary of the site shall be retained and during the construction process care shall be taken to ensure that neither the hedge nor its roots systems are damaged by such construction works or the movement or storage of building materials or vehicles.

REASON: In the interests of residential and visual amenity.

On a division by a show of hands, there were three votes for the amendment and three votes for the motion.

There being an equality of votes, the Chair exercised her casting vote in favour of the amendment which became the decision of the meeting.

2. APPLICATION NO 05/0081/FL: MR K EDGAR: SUNNYSIDE COTTAGE, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 April 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed improved vehicle access to house, storage yard at rear of house, access road between new house access and storage yard at Sunnyside Cottage, Kilmarnock.

The Development Promotion Manager reported that one letter of objection had been received, 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, Development and Building Standards, viz:- Refusal for the reasons detailed in the report.

No hearing took place as the objector was not present or represented.

It was agreed:-

- (i) to approve the application as the Committee considered the application to be consistent with Policy SD3 of the Adopted East Ayrshire Local Plan criteria (iii) in that the proposal can be fully justified in terms of social and economic benefit to the community; and
- (ii) to delegate to the Head of Planning, Development and Building Standards preparation of appropriate conditions to be attached to the consent in consultation with the Chair of the Committee.

3. APPLICATION NO 04/1157/FL: AYRSHIRE PROPERTY DEVELOPMENTS LTD: GREENHEAD AND UNION STREET, NEWMILNS

There was submitted an executive summary sheet and report dated 6 April 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed erection of 12 one and three quarter storey detached dwellinghouses at vacant ground, Greenhead and Union Street, Newmilns.

The Development Promotion Manager reported that no letters of objection had been received; summarised the planning considerations in respect of the application; and gave the recommendation of the Head of Planning, Development and Building Standards, viz:- Approval subject to the conditions, and for the reasons, detailed in the report.

It was agreed (i) to approve the application subject to the conditions, and for the reasons, detailed in the report; and (ii) subject to the additional condition and reason that construction work onsite shall not take place prior to 0800 hours and after 1800 hours on Monday to Friday, prior to 0900 hours and after 1300 hours on a Saturday and not at any time on Sundays.

REASON: In the interests of residential amenity.

4. APPLICATION NO 04/1116/FL: MR J FITZGERALD: MAXWOOD ROAD, GALSTON

There was submitted an executive summary sheet and report dated 6 April 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of dwellinghouse and demolition of existing house at Barrmill Cottage, Maxwood Road, Galston.

It was noted that Members had previously undertaken a visit to the application site.

The Development Promotion Manager reported that no letters of objection had been received, 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, Development and Building Standards, viz:- Approval, subject to the conditions, and for the reasons, detailed in the report.

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

5. LAIGH, FENWICK (WEST) (PROVISIONAL) TREE PRESERVATION ORDER

There was submitted a report dated 6 April 2005 (circulated) by the Head of Planning, Development and Building Standards which advised on the making, serving and advertising of the Laigh, Fenwick (West) (Provisional) Tree Preservation Order 2004 and sought the approval for the Order to be confirmed.

It was agreed:- (i) not to confirm the Tree Preservation Order as proposed in the report; (ii) to request the Head of Planning, Development and Building Standards to undertake further assessment of the trees on an individual basis with a view to establishing which specific trees would be worthy of individual protection and to report back to a future meeting; and (iii) to create a new Provisional Tree Preservation Order for a six month period to ensure the trees are afforded protection during the review of their condition.

The meeting terminated at 1141 hours.