

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 23 MARCH 2007 AT 1000 HOURS IN
THE BARRHILL CENTRE, BANK AVENUE, CUMNOCK**

PRESENT: Councillors Neil McGhee, Eric Jackson, George Smith, Jimmy Kelly, Tommy Farrell, William Crawford, Elaine Dinwoodie, Elaine Stewart and Jimmy Carmichael.

ATTENDING: Hugh Melvin, Principal Planning Officer; Peter Hessem, Team Leader - Litigation and Advice; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors William Menzies and Eric Ross.

CHAIR: Councillor Neil McGhee, Chair.

HEARING PROCEDURE

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

2. **APPLICATION NO 07/0089/FL: BRANDON HOMES: VACANT SITE OFF PRIMPTON AVENUE, DALRYMPLE**

There was submitted an executive summary sheet and report dated 5 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of 44 two storey houses for a Housing Association at a vacant site located off Primpton Avenue, Dalrymple.

- 2.1 **Consideration of Item**

The Principal Planning Officer reported that four objections had been received, details of all 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: Approval subject to the conditions, and for the reasons detailed in the report, but that the issue of the decision notice be withheld until the Solicitor to the Council had satisfactorily concluded a legal agreement, under Section 75 of the Town and Country Planning (Scotland) Act 1997, with the developer in terms of the obligations described in Section 8.5 of the report.

- 2.2 **Planning Hearing**

The Committee heard Mr George Schoening, objector in support of his objections.

The Committee then heard Drew Murray, representing the applicant, in support of the application.

The Chair closed the Hearing.

- 2.3 **Determination of Application**

It was agreed to approve the application subject to the conditions and for the reasons detailed in the report but that the issue of the decision notice be withheld until the Solicitor to the Council had satisfactorily concluded a legal agreement,

under Section 75 of the Town and Country Planning (Scotland) Act 1997, with the developer in terms of the obligations described in Section 8.5 of the report.

3. APPLICATION NO 06/1114/FL: EVELYN MEIKLE AND SCOTT HENDERSON: LOWN HADDIN, SORN

There was submitted an executive summary sheet and report dated 6 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed variation of Condition 1 of Consent 04/1171/FL to allow for extension of timescale for 12 months for a residential caravan at Lown Haddin, Sorn.

The Principal Planning Officer reported that one 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: Refusal for the reasons detailed in the report.

No Hearing took place because the objector was neither present nor represented.

It was agreed (i) to approve the application, the extension of time to apply for 12 months from the date of this meeting, on the basis that this would facilitate rehabilitation of the adjacent dwellinghouse and the Committee being of the view that the residential caravan would not be unduly detrimental to the amenity of the location during this further temporary period; and (ii) that the applicant be made aware that the Committee fully expects that the necessary rehabilitation works to the dwellinghouse will be completed and the residential caravan removed from the site within the additional period of 12 months now allowed, without the need for further extensions of time.

4. APPLICATION NO 06/1118/FL: MS LOUISE MALONE AND MR PHILIP SMEATON: 82 MAIN STREET, OCHILTREE

There was submitted an executive summary sheet and report dated 23 February 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of a timber cattery/shed at 82 Main Street, Ochiltree.

4.1 Consideration of Item

The Principal Planning Officer reported that one 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: Approval, subject to the conditions and for the reasons detailed in the report.

4.2 Planning Hearing

The Committee heard Mrs Angela McKichan, objector, in support of her objections. The Committee then heard Mr Philip Smeaton, applicant in support of the application. Members asked questions of the applicant who responded to the issues raised, all in accordance with the Hearing Procedure.

The Chair closed the Hearing.

4.3 Determination of Application

It was agreed to continue consideration of this application to the next meeting in order to enable Members to undertake a site visit.

5. APPLICATION NO 06/1143/FL: MR B NEIL: 112 HANNAHSTON AVENUE, DRONGAN

There was submitted an executive summary sheet and report dated 15 February 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of a detached garage and extension to rear to form a lounge and change of use of ground from public open space to private garden ground, vehicle access and garage at 112 Hannahston Avenue, Drongan.

The Principal Planning Officer reported that three letters of objection, from one objector, 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: Approval, subject to the conditions, and for the reasons detailed in the report.

No Hearing took place because the objector was neither present nor represented.

It was agreed to continue consideration of this application to the next meeting in order to enable Members to undertake a site visit.

6. APPLICATION NO 06/1122/FL: SHIRE HOUSING ASSOCIATION LTD: LAND TO THE EAST OF KINGS WAY, CUMNOCK

There was submitted an executive summary sheet and report dated 5 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of 48 dwellings on land to the east of Kings Way, Cumnock.

The Principal Planning Officer reported that no objections 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: 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.

7. APPLICATION NO 06/1141/FL: DTR HOLDINGS: NEWTON TERRACE, CATRINE

There was submitted an executive summary sheet and report dated 6 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of dwellinghouses and the renovation of existing factory units at Newton Terrace, Catrine.

It was noted that Members of the Committee had had the opportunity to attend a site visit in respect of this application prior to the meeting.

The Principal Planning Officer reported that no objections 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: Refusal, for the reasons detailed in the report.

It was agreed to refer this application to the Development Services Committee with a recommendation for approval on the basis that the proposed development would not unduly compromise opportunities for industrial development in the local area, would significantly enhance the general amenity of the location and would result in the renovation and the bringing back into use of three existing industrial units which were currently derelict; and therefore the proposed development would represent an acceptable departure from the Development Plan.

8. APPLICATION NO 06/0944/FL: REGENT BUILDERS: GROUND AT LITTLEMILL ROAD, DRONGAN

There was submitted an executive summary sheet and report dated 28 February 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for a proposed housing development (Phase 3) at Littlemill Road, Drongan.

The Principal Planning Officer reported that no objections 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: Approval, subject to the conditions, and for the reasons, detailed in the report, but that the issue of the decision notice be withheld until the Solicitor to the Council had concluded a Section 69 Agreement under the Local Government (Scotland) Act 1973, dealing with the matter indicated in Section 7.1 of the report and payment in that regard having been made.

It was agreed to approve the application subject to the conditions, and for the reasons, detailed in the report, but that the issue of the decision notice be withheld until the Solicitor to the Council had concluded a Section 69 Agreement under the Local Government (Scotland) Act 1973, dealing with the matter indicated in Section 7.1 of the report, and payment in that regard having been made.

9. APPLICATION NO 06/0517/OL: MR K SIMMONDS: FORMER SMALL HOLDING SITE AT VACANT LAND ADJACENT TO GLAISNOCK MOOR, CUMNOCK

There was submitted an executive summary sheet and report dated 5 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for the proposed erection of a family dwellinghouse on vacant land adjacent to Glaisnock Moor, Cumnock.

The Principal Planning Officer reported that no objections 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: Refusal, for the reasons detailed in the report.

It was agreed to continue consideration of this application to the next meeting in order to enable Members to undertake a site visit.

10. APPLICATION NO 06/0375/FL: EASSDA LTD: OPEN SPACE AT SILLYHOLE, ARMOUR WYND, DALMELLINGTON (Item 2, Page 2723, 03/07)

10.1 Members Eligible to Participate

Councillor Jackson did not participate in the consideration or determination of this item on the basis that this application had been continued following an earlier Hearing at which he was not present.

10.2 Consideration of Application

There was submitted an executive summary sheet and report dated 13 March 2007 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of eight semi detached and 22 detached houses, associated roads, services and open space at Sillyhole, Armour Wynd, Dalmellington.

It was noted that members of the Committee had had the opportunity to attend a site visit in respect of this application, prior to the meeting.

The Principal Planning Officer reported that four letters of objection had been received, details of all 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: Approval, subject to the conditions, and for the reasons detailed in the report.

It was agreed, in view of road safety issues associated with vehicular access to the development being taken along Armour Wynd, as proposed, to continue consideration of this application to a future meeting in order to enable the Head of Planning, Development and Building Standards to consult with the applicant regarding the possibility of an alternative vehicular access being provided, and to report back on the outcome.

The meeting terminated at 1056 hours.