

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON FRIDAY 27 MAY 2005 AT 1003 HOURS IN THE HOGG HALL, GALSTON

PRESENT: Councillors Stuart Finlayson, Jim O'Neill, John McGhee, Stephanie Young, Isabella Macrae, Jim Raymond and Robert McDill.

ATTENDING: David Mitchell, Head of Administrative and Legal Services; Dave Morris, Development Promotion Manager; Sandy Gillatt, Chief Engineer, Department of Roads and Transportation; John Trakalo, Senior Engineer, Department of Roads and Transportation; and Christine Baillie, Administrative Officer.

APOLOGIES: Councillors Maureen McKay and Harry Wilson.

CHAIR: Councillor Stuart Finlayson, Vice-Chair.

CONSIDERATION OF APPLICATIONS

1. The Committee agreed that as all three applications were related to a single development site there should be a conjoined Hearing in respect of all three before the Committee then proceeded to determine each individually.

It was also agreed that the objectors be given up to 15 minutes each and the applicant/agent up to 30 minutes to address the Committee on the applications.

HEARING PROCEDURE

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

3. **APPLICATION NO'S 05/0119/FL, 05/0147/FL AND 05/0160/FL: CASTLE DEVELOPMENTS LTD: PROPOSED HORIZONTAL AND VERTICAL ALIGNMENT OF ACCESS ROAD, PROPOSED INSTALLATION OF LPG TANKS AND GAS DISPERSION WALL AND RAISING OF GROUND LEVEL AND PROPOSED ERECTION OF THREE NO. TWO STOREY TERRACED DWELLINGHOUSES AT 22 MAIN ROAD, WATERSIDE**

There were submitted executive summary sheets and reports dated 20 May 2005 (all circulated) by the Head of Planning, Development and Building Standards on full planning applications for proposed horizontal and vertical alignment of access road, proposed installation of LPG tanks and gas dispersion wall and raising of ground level and proposed erection of three no. two storey terraced dwellinghouses at 22 Main Road, Waterside.

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

3.1 Consideration of Items

The Development Promotion Manager reported that four letters of objection had been received in addition to the objections submitted by Moscow and Waterside Community Council and the Architectural Heritage Society of Scotland for all three applications (with the exception of application number 05/0119/FL: proposed horizontal and vertical alignment of access road to which the Architectural Heritage

Society of Scotland had not objected to), details of which were contained within the report; summarised the planning considerations in respect of the applications; and gave the recommendation of the Head of Planning, Development and Building Standards, viz:-

Application No. 05/0119/FL: proposed horizontal and vertical alignment of access road at 22 Main Road, Waterside: Approval subject to the conditions, and for the reasons, detailed in the report and subject to an additional condition that the sections drawing received be made part of the package of approved plans;

Application No. 05/0147/FL: proposed installation of LPG tanks and gas dispersion wall and raising of ground level at 22 Main Road, Waterside: Approval subject to the conditions, and for the reasons, detailed in the report; and

Application No. 05/0160/FL: proposed erection of three no. two storey terraced dwellinghouses at 22 Main Road, Waterside: Approval subject to the conditions, and for the reasons detailed in the report, and subject to an additional condition that prior to the commencement of the development on site, details shall be submitted to, and approved by, the Planning Authority of the measures to be provided to accommodate the storage of waste bins to comply with the Council's recycling policies.

REASON: In the interests of visual amenity and public health.

3.2 Planning Hearing

The Committee then heard Mrs Meikle on behalf of the objections submitted by Moscow and Waterside Community Council, Mr and Mrs Crawford, Mr and Mrs Stienlet in respect of their objections to all 3 applications and Mrs Roberts on behalf of the objections submitted by the Architectural Heritage Society of Scotland in respect of their objections to application numbers 05/0147/FL and 05/0160/FL. Members of the Committee asked questions of the objectors all in accordance with the agreed Hearing Procedure.

3.3 Adjournment/Reconvention of Meeting

It was agreed to adjourn the meeting at 1140 hours to allow the Committee to take legal advice. The meeting reconvened at 1156 hours with the same Members and Officers present and in attendance.

3.4. Planning Hearing Continued

Members of the Committee then continued to ask questions of the objectors all in accordance with the agreed Hearing Procedure.

The Committee then heard Mr Houghton and Mr Thomson, agents for the applicant, in support of the application. Members of the Committee asked questions of the agents for the applicant all in accordance with the agreed Hearing Procedure.

The Chair closed the Hearing.

3.5 Determination of Application

The Development Promotion Manager responded to various planning issues raised during the Hearing.

The Committee then took the following decisions:-

Application Number 05/0119/FL: Proposed horizontal and vertical alignment of access road at 22 Main Road, Waterside

Councillor O'Neill, seconded by Councillor Raymond, moved that the application be approved subject to the conditions, and for the reasons, detailed in the report and subject to an additional condition:-

"That the sections drawing received be made part of the package of approved plans."

Councillor Young, seconded by Councillor Macrae, moved as an amendment that the application be refused on the grounds that if a proposed road alignment is achieved through the infill of land there is a resulting loss of privacy to adjoining properties and the road levels would impact on any further developments.

On a division by a show of hands the motion was carried by 4 votes to 3.

Application Number 05/0147/FL: Proposed Installation of LPG Tanks and Gas Dispersion Wall and Raising of Ground Level at 22 Main Road, Waterside

It was agreed that the application be refused in the interest of public safety and because there is insufficient information relative to the servicing of the installation by vehicles.

Application Number 05/0160/FL: Proposed Erection of Three No. Two Storey Dwellinghouses at 22 Main Road, Waterside

Councillor O'Neill, seconded by Councillor McDill, moved that the application be approved subject to the conditions, and for the reasons, detailed in the report and subject to the undernoted additional condition:-

"Prior to the commencement of the development on site, details shall be submitted to, and approved by, the Planning Authority of measures to be provided to accommodate the storage of waste bins to comply with the Council's recycling policies."

REASON: In the interests of visual amenity and public health.

Councillor Young, seconded by Councillor McGhee, moved as an amendment that the application be refused on the grounds that the application would be detrimental to visual amenity and have an adverse impact on the setting of the adjacent listed building.

On a division by a show of hands, the amendment was carried by 4 votes to 3.

The meeting terminated at 1300 hours.