

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 19 MAY 2006 AT 1000 HOURS IN
KILMAURS COMMUNITY CENTRE, EAST PARK DRIVE, KILMAURS**

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

ATTENDING: Bill Stewart, Principal Planning Officer; Gillian Craig, Senior Planning Officer; Avril Forest, Solicitor; and Christine Baillie, Administrative Officer.

APOLOGIES: Councillors John McGhee and Stephanie Young.

CHAIR: Councillor Maureen McKay, Chair.

CHAIR'S REMARKS

1. The Chair welcomed students, together with their lecturer, from Auchincruive Agricultural College to the meeting who were attending as observers.

HEARING PROCEDURE

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

Councillor Harry Wilson joined the meeting at this point.

3. **APPLICATION NO. 05/1053/FL: MR AND MRS CARTEN: LAND ADJACENT TO THE B7037 SORN ROAD, GALSTON**

There was submitted an executive summary sheet and report dated 10 May 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed siting of caravan and erection of barn at land adjacent to the B7037 Sorn Road, Galston.

3.1 Consideration of Item

The Principal Planning Officer reported that 7 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: Refusal for the reasons detailed in the report.

3.2 Planning Hearing

The Committee heard Ms Bishop in respect of her objections and Mrs Cogley in respect of her own objections and those submitted by Stephen and Francesca Murray.

Members of the Committee asked questions of the objectors in accordance with the Hearing Procedure.

The Committee then heard Mr McCall, Agent for the applicants, in support of the application.

Members of the Committee then asked questions of the Agent for the applicants in accordance with the Hearing Procedure.

The Chair closed the Hearing.

3.3 Determination of Application

It was agreed that the application be referred to the Development Services Committee with a recommendation for approval on the grounds that, as the proposal only falls short of the minimum justification of 1 labour unit by 0.07, the application does provide sufficient justification for the provision of an agriculturally related residential caravan on the site and that if the application is approved a condition be attached to the consent that the barn be positioned in a less prominent location on the site.

Councillor Jim Raymond entered the meeting during discussion of the above item but took no part in the consideration or determination of the application.

Councillor Harry Wilson left the meeting during discussion of the above item.

4. APPLICATION NO. 05/1219/OL: ALIH/BRENT DEVELOPMENTS: MAIN ROAD, CROOKEDHOLM

There was submitted an executive summary sheet and report dated 10 May 2006 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for proposed outline residential development at Main Road, Crookedholm.

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

4.1 Consideration of Item

The Principal Planning Officer reported that 4 letters and a petition with 30 signatories had been received objecting to the application, Scottish Water and Hurlford and Crookedholm Community Council had also submitted objections to the proposal, 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 and that the issuing of the planning decision notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal agreement with the applicants in respect of a financial contribution to the TLR5 fund, as referred to in paragraphs 5.6 and 7.1 of the report.

4.2 Planning Hearing

The Committee heard Mr Baird and Mrs McNulty in respect of their objections.

Members of the Committee asked questions of the objectors in accordance with the Hearing Procedure.

The Committee then heard Duncan Jenkins, Agent for the applicant, in support of the application.

Members of the Committee asked questions of the Agent for the applicant in accordance with the Hearing Procedure.

The Chair closed the Hearing.

4.3 Determination of Application

It was agreed to refuse the application on the following grounds (i) as the development is to be built on a Functional Flood Plain there would be a risk of flooding on the site or elsewhere; (ii) road safety - as there would be no safe access; and (iii) the application would be detrimental to the residential amenity of the site.

5. APPLICATION NO. 05/1074/FL: MR J HODGE: 3 BANKWOOD, GALSTON

There was submitted an executive summary sheet and report dated 9 May 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for change of use of double garage to one and a half storey dwellinghouse at 3 Bankwood, Galston.

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

The Principal Planning Officer reported that paragraph 3.2 of the report should read "Galston Community Council" and not "Moscow and Waterside Community Council"; 2 letters of objection from 4 parties had been received, details of which were contained within the report; that 2 further letters had been received from the same 4 parties reiterating the same concerns; 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 as the objectors were either not present at the meeting or were present and did not wish to be heard.

It was agreed to refer the application to the Development Services Committee with a recommendation for approval on the grounds that the application does accord with Policy RES7 of the East Ayrshire Local Plan and would enhance the amenity of the area.

6. APPLICATION NO 06/0301/FL: MR JAMES GIBB: THREEPWOOD FARM, GALSTON

It was noted that this application had been withdrawn from the Agenda.

7. APPLICATION NO 06/0212/FL: NATIONAL AUSTRALIA GROUP: SOMERFIELD SUPERMARKET, RIGG STREET, STEWARTON

There was submitted an executive summary sheet and report dated 9 May 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for installation of automatic telling machine at Somerfield Supermarket, Rigg Street, Stewarton.

7.1 Consideration of Item

Following clarification from Councillor O'Neill on the site description, the Principal Planning Officer reported that one letter of objection had been received from Stewarton and District Community Council, 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.

7.2 Planning Hearing

The Committee heard Mr Fulton in respect of the objections submitted by Stewarton and District Community Council.

Members of the Committee asked questions of the objector in accordance with the Hearing Procedure.

The Committee then heard Mr McCaw, Agent for the applicant, in support of the application.

Members of the Committee asked questions of the Agent for the applicant in accordance with the Hearing Procedure.

The Chair closed the Hearing.

7.3 Determination of Application

It was agreed to refuse the application on the grounds that the application would be detrimental to the interests of community safety.

8. APPLICATION NO 06/0220/FL: JIM SCOTT HOMES: PLOTS 4 AND 6 MALCOLM'S YARD, CROSSHOUSE ROAD, KILMAURS

There was submitted an executive summary sheet and report dated 9 May 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed addition of 7 lock up garages, one each at plots 1,2,4,6,8,9 and 10, plot boundary repositioning and the repositioning of the dwellinghouses within plots 4 and 6 at Malcolm's Yard, Crosshouse Road, Kilmaurs.

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

No Hearing took place as the objector was not present or represented at the meeting.

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

The meeting terminated at 1250 hours.