

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 21 APRIL 2006 AT 1010 HOURS IN
DARVEL TOWN HALL, 10/12 MAIN STREET, DARVEL**

PRESENT: Councillors Maureen McKay, Jim O'Neill, John McGhee, Isabella Macrae, Stuart Finlayson and Robert McDill.

ATTENDING: Bill Stewart, Principal Planning Officer; Craig Iles, Senior Planning Officer; Peter Hessem, Team Leader, Administration and Legal Services; and Christine Baillie, Administrative Officer.

APOLOGIES: Councillors Stephanie Young, Harry Wilson and Jim Raymond.

CHAIR: Councillor Maureen McKay, Chair.

CHAIR'S REMARKS

1. The Chair reported, and it was noted, that Application Nos 05/0458/FL: Proposed change of use from public open space to private garden ground at land to rear of plots 10 and 11 Old Glasgow Road, Stewarton by Mr Craig and Mr Gilmartin and 05/0040/FL: Conversion of former dairy building into a dwellinghouse at Rowallan Home Farm, Fenwick by Mrs Willox had been withdrawn from the Agenda.

HEARING PROCEDURE

2. The Administrative Officer established that the Hearing Procedure was understood by all participants.
3. **APPLICATION NO. 06/0165/FL: MR J McFADZEAN: TOWERHILL FARM, CROSSHOUSE ROAD, KILMAURS**

There was submitted an executive summary sheet and report dated 6 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for erection of roof over existing midden at Towerhill Farm, Crosshouse Road, Kilmaurs.

3.1 Consideration of Item

The Principal Planning Officer reported that 6 letters of objection had been received from 7 objectors, 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 reason detailed in the report.

3.2 Planning Hearing

The Committee heard Mrs Roberts in respect of the objection submitted by Mr and Mrs Davidson and Mr Davidson on his own behalf, and Mr Fyfe and Mrs Laurenson in respect of their objections.

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

The Committee then heard Mr Bishop, agent for the applicant and Mr McFadzean, applicant, in support of the application.

Members of the Committee then asked questions of the agent for the applicant and the applicant in accordance with the Hearing Procedure.

The Chair closed the Hearing.

3.3 Determination of Application

It was agreed to refuse the application for the reason detailed in the report.

4. APPLICATION NO. 05/0506/FL: JIM CRAWFORD: NEWMILL ROAD, DUNLOP

There was submitted an executive summary sheet and report dated 11 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed change of use and alterations to existing telecom building to dwellinghouse at Newmill Road, Dunlop.

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

4.1 Consideration of Item

The Principal Planning Officer reported that 6 letters of objection from 9 objectors 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 Mr Bloomfield in respect of his own objections and also those submitted by Dunlop and Lugton Community Council and Mr Craig in respect of his objections.

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

The Committee then heard Mr Crawford, applicant, in support of the application.

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

The Chair closed the Hearing.

4.3 Determination of Application

Councillor McKay, seconded by Councillor O'Neill, moved that the application be refused on the grounds that there was sufficient safety concerns regarding the access to the site to warrant refusal of the application.

Councillor McGhee, 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 conditions:-

- (i) that a note be added to the consent advising the applicant that early contact should be made with Scottish Power as Scottish Power apparatus may be located on the site; and

- (ii) that, prior to any works commencing on site, the applicant shall submit and have approved by the Planning Authority, details of the proposed gradient of the access to the development.

REASON: In the interests of road safety.

On a division by a show of hands the motion was carried by 4 votes to 2.

5. APPLICATION NOS. 06/0044/LB AND 06/0063/FL: MR ELLIOT NOUILLAN: FULSHAW FARM, OLD GLASGOW ROAD, STEWARTON

There was submitted an executive summary sheet and report dated 10 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for change of use and extension to former milking sheds to form dwellinghouse and garage at Fulshaw Farm, Old Glasgow Road, Stewarton.

The Principal Planning Officer reported that one letter of objection from Stewarton and District Community Council 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 as the objector was not present or represented.

It was agreed to refuse the application for the reasons detailed in the report.

6. APPLICATION NO 04/0652/FL: MCTAGGART CONSTRUCTION: SILVERWOOD ROAD AND MEADOWSIDE, CROOKEDHOLM

There was submitted an executive summary sheet and report dated 5 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for erection of 28 dwellinghouses and associated roads and groundworks at Silverwood Road and Meadowside, Crookedholm.

The Senior 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 and that the issuing of the planning decision notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of the matters detailed in paragraphs 7.1 and 7.2 of the report.

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

It was agreed to approve the application subject to the conditions, and for the reasons, detailed in the report and subject to the undernoted additional conditions:-

- (6) External construction works shall take place only between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday and at no time on a Sunday.

REASON: In the interests of residential amenity; and

- (7) That the public roads adjacent to the site be kept clear of mud and other deposited materials at all times by means of mechanical brushing as appropriate.

REASON: In the interests of road safety and;

that the issuing of the planning decision notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal agreement under section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of the matters detailed in paragraphs 7.1 and 7.2 of the report.

7. APPLICATION NO 05/1256/FL: MR D'ANDREA: PORTLAND BRAE, HURLFORD

There was submitted an executive summary sheet and report dated 10 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed change of use of vacant store to form a single flatted dwellinghouse at 6 Portland Brae, Hurlford.

The Senior Planning Officer 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: Approval subject to the conditions and for the reason, detailed in the report and subject to the undernoted additional conditions:-

- (2) External construction works shall take place only between the hours of 8am to 6pm Monday to Friday and 8am to 1 pm on Saturday and at no time on a Sunday;

REASON: In the interests of residential amenity; and

- (3) That sufficient bin storage is made available at a suitable location to be approved by the Planning Authority;

REASON: In the interests of residential amenity.

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

8. APPLICATION NO 06/0101/FL: MR AND MRS P ALLARDYCE: BLAIR LODGE, LANFINE, NEWMILNS

There was submitted an executive summary sheet and report dated 5 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of a replacement dwellinghouse and erection of garage at Blair Lodge, Lanfine, Newmilns.

The Principal Planning Officer 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: 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.

9. APPLICATION NO 05/0293/FL: MR AND MRS HUTCHISON: THE PIGGERY, HIGH FULLWOOD, STEWARTON

There was submitted an executive summary sheet and report dated 5 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for conversion of former piggery building to form a dwellinghouse at the Piggery, High Fullwood, Stewarton.

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

The Senior Planning Officer 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: Refusal for the reason detailed in the report.

It was agreed to refuse the application for the reason detailed in the report.

10. APPLICATION NO 05/1095/FL: MISS P DOONAN: WEST CLANFIN FARM, WATERSIDE

There was submitted an executive summary sheet and report dated 5 April 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed conversion, extension and alteration of former byre into dwellinghouse at West Clanfin Farm, Waterside.

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 the Contrary Decision Notice on page 116 of the report should state that the application would require to be referred to the Development Services Committee if the application were to be approved; 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: Refusal for the reason detailed in the report.

It was agreed to refuse the application for the reason detailed in the report.

The meeting terminated at 1235 hours.