

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 12 DECEMBER 2003 AT 1000 HOURS
IN DALRYMPLE COMMUNITY CENTRE, BARBIESTON ROAD, DALRYMPLE**

PRESENT: Councillors Neil McGhee, George Smith, Jimmy Kelly, William Crawford, Eric Ross, Elaine Dinwoodie and Elaine Stewart.

ATTENDING: Hugh Melvin, Principal Planning Officer; Karen McLeod, Solicitor; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Eric Jackson, Tommy Farrell, William Menzies and Jimmy Carmichael.

CHAIR: Councillor Neil McGhee, Chair.

HEARING PROCEDURE

1. The Administrative Officer established that the Hearing Procedure was understood by all participants.
2. **APPLICATION NO 03/0450/FL: NORTHKIRK LIMITED: PENNYLANDS ROAD, AUCHINLECK**

There was submitted an executive summary sheet and report dated 1 December 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for a proposed housing development comprising the erection of seven dwellinghouses (Phase 1) and the establishment of a roads layout and demarcation of plots at Pennylands Road, Auchinleck.

The Principal Planning Officer reported that nine objections had been received, including a petition signed by 26 individuals, 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 and Building Control: Approval, subject to the conditions, and for the reasons, detailed in the report; and that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded with the applicants a Minute of Agreement regarding the matter indicated within Section 7.1 of the report.

No Hearing took place as the objectors were not present or represented.

It was agreed to approve the application subject to the conditions, and for the reasons, detailed in the report, with the exception of Condition 4, the Committee being of the view that responsibility for the approval and implementation of a satisfactory method of foul drainage rests with Scottish Water and Scottish Environment Protection Agency; and that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded with the applicants a Minute of Agreement regarding the matter indicated within Section 7.1 of the report.

3. APPLICATION NO 03/0250/OL: SKELDON ESTATE: LAND ADJACENT TO SKELDON CRESCENT, DALRYMPLE

There was submitted an executive summary sheet and report dated 28 November 2003 (both circulated) by the Head of Planning and Building Control on an outline planning application for the proposed development of an existing open space for residential purposes at land adjacent to Skeldon Crescent, Dalrymple.

3.1 Consideration of Item

The Principal Planning Officer reported that 12 objections 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 and Building Control: Approval, subject to the conditions, and for the reasons, detailed in the report.

3.2 Planning Hearing

The Committee heard Mr Robert Ponton and Mr James Riggans, objectors, in support of their objections.

The applicant was not present or represented.

The Chair closed the Hearing.

3.3 Determination of Application

Councillor Kelly, seconded by Councillor Ross moved that the application be approved subject to the conditions, and for the reasons, detailed within the report.

Councillor Dinwoodie, seconded by Councillor Stewart moved as an amendment that the application be refused (a) in view of the perceived adverse impact which the proposed development would have on road safety at Skeldon Drive and Skeldon Crescent arising from the use, for vehicular access, of the roads within this existing residential development, by residents of the new dwellinghouses; and (b) notwithstanding the requirement which would be placed upon the applicant to submit a detailed Flood Risk Assessment should this outline planning application be approved, due to the potential for the proposed development site to be affected by a future flood event, having regard to the susceptibility of the area within which the site is located to flooding in the past.

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

4. APPLICATION NO 03/0531/FL: MRS MAUREEN McDOUGALL: LAND AT SINCLAIRSTON ESTATE, SINCLAIRSTON

There was submitted an executive summary sheet and report dated 27 November 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of one dwellinghouse on land at Sinclairston Estate, Sinclairston.

The Principal Planning Officer reported that five objections 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 and Building Control: Refusal, for the reasons detailed in the report.

No Hearing took place as the objectors were not present or represented.

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

5. APPLICATION NO 03/0863/FL: MR WILLIAM WHITE: 88 LOCH ROAD, MAUCLINE

There was submitted an executive summary sheet and report dated 26 November 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a fence at the rear of 88 Loch Road, Mauchline.

The Principal Planning Officer reported that two objections from the same 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 and Building Control: Approval, subject to the condition, and for the reason, detailed in the report.

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

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

6. APPLICATION NO 03/0456/FL: D & A CONTRACTS: LAND TO THE SOUTH EAST AND SOUTH WEST OF JOHN STREET, CATRINE

There was submitted an executive summary sheet and report dated 28 November 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for a proposed change of use of agricultural land to residential development site and erection of 28 private dwellinghouses with garages and parking on land to the south east and south west of John Street, Catrine.

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 and Building Control: Approval, subject to the conditions, and for the reasons, detailed in the report; and that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 regarding the matter indicated within Section 7.1 of the report.

It was agreed to continue consideration of this application to the next meeting to enable the Head of Planning and Building Control to consult with the applicant regarding the proposed site layout, with particular reference to the Committee's concerns regarding inclusion within the development site of an existing area of maintained open space which is owned by East Ayrshire Council.

Councillor Smith left the meeting at this point.

7. APPLICATION NO 03/0663/OL: MR AND MRS BROWN: SLATEHOLE FARM, OCHILTREE

There was submitted an executive summary sheet and report dated 2 December 2003 (both circulated) by the Head of Planning and Building Control on an outline planning application for a proposed farm cottage and garage at Slatehole Farm, Ochiltree.

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 and Building Control: 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.

Councillor Smith rejoined the meeting at this point.

8. APPLICATION NO 03/0802/FL: NORTHERN STAR PROPERTIES LIMITED: 53-55 LOUDOUN STREET, MAUCHLINE

There was submitted an executive summary sheet and report dated 25 November 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed change of use from shop/printing studio to dwellinghouse and alterations to frontage at 53-55 Loudoun Street, Mauchline.

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 and Building Control: 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.

The meeting terminated at 1058 hours.