

**EAST AYRSHIRE COUNCIL****DEVELOPMENT SERVICES COMMITTEE - SITTING AS A PLANNING COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 8 FEBRUARY 2005 AT 1400 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors George Smith, Jim O'Neill, John McGhee, Stephanie Young, Brian Reeves, Daniel Coffey, Douglas Reid, Drew McIntyre, Isabella Macrae, John Campbell, Ray Murray, Stuart Finlayson, Robert McDill, Jimmy Kelly and Tommy Farrell.

**ATTENDING:** David Mitchell, Head of Administrative and Legal Services; Alan Neish, Head of Planning, Development and Building Standards; Jim Kane, Head of Roads and Transportation; Keith Orton, Principal Engineer - Traffic; Kerr Chalmers, Senior Engineer; and Robert Beaton, Administrative Officer.

**APOLOGIES:** Councillors Iain Linton, Eric Jackson, Eric Ross, Elaine Dinwoodie and Jimmy Carmichael.

**CHAIR:** Councillor George Smith, Vice-Chair.

**CONSIDERATION OF APPLICATIONS****1. HEARING PROCEDURE**

The Administrative Officer established that the Hearing Procedure was understood by all participants (circulated).

**2. APPLICATION NO 04/1238/OL: PROPOSED SECONDARY SCHOOL, PRIMARY SCHOOL AND SPECIAL SCHOOL WITH COMMUNITY FACILITIES, TRAFFIC CALMING, SIGNALLING AND PEDESTRIAN CROSSING AT GRANGE ACADEMY AND ANNANHILL PRIMARY SCHOOL, BEECH AVENUE AND GRANGE TERRACE AND IRVINE ROAD, KILMARNOCK BY ATKINS CONSULTANTS**

There was submitted an executive summary sheet and report dated 31 January 2005 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for proposed secondary school, primary school and special school with community facilities, traffic calming, signalling and pedestrian crossing at Grange Academy and Annanhill Primary School, Beech Avenue and Grange Terrace and Irvine Road, Kilmarnock.

**2.1 Consideration of Item**

The Head of Planning, Development and Building Standards reported that 21 letters of objection had been received, details of which were contained within the report; advised that following discussion with the applicant the new building will now be no higher than three storeys in height; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning, Development and Building Standards, viz:- Approval, (i) subject to the conditions, and for the reasons detailed in the report; and (ii) subject to the notification to and clearance by Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

The Administrative Officer reported that a request had been received from Mr Thomas Ruddle, objector, that his letter of objection be circulated at the meeting. Following agreement, copies of the letter dated 22 November 2004 were circulated.

## **2.2 Planning Hearing**

The Committee then heard Mr Thomas Ruddle, Mrs Rebecca Neil, on behalf of Bonnyton Community Council, Mr Stuart Faure, Mr David McSorley and Mr William McConnell in respect of their objections. Members of the Committee asked questions of the objectors, all in accordance with the agreed Hearing Procedure.

The Committee then heard Alison Wilson and Robin Duncan, on behalf of the applicant, in support of the application. Members of the Committee asked questions of the applicant, all in accordance with the Hearing Procedure.

The Chair closed the Hearing.

## **2.3 Determination of Application**

Councillor Farrell, seconded by Councillor Reeves, moved to approve the application subject to (i) the conditions and for the reasons as detailed in the report but that notwithstanding the submitted details the proposed location of the pelican crossing is not hereby approved and Condition (9) be amended to the effect that no development shall commence on site until details of the proposed location and design of a pelican or puffin crossing along Irvine Road shall be submitted to and approved by the Planning Authority and implemented prior to the use of the new school campus. REASON: to allow control over the design and location of the pedestrian crossing and allow ease of access by pedestrians; and (ii) notification to and clearance by Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

Councillor Reid, seconded by Councillor D Coffey, moved as an amendment the proposal in relation to Condition (9) detailed above and that a similar approach be adopted in relation to Condition (8) in respect of the proposed traffic lights; and (ii) notification to and clearance by Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

On a division by a show of hands, the motion was carried by 10 votes to 5.

## **3. APPLICATION NO 04/1236/OL: PROPOSED DENOMINATIONAL SECONDARY SCHOOL, PRIMARY SCHOOL, COMMUNITY FACILITIES, OUTDOOR EDUCATION AND NURSERY CLASS AND TRAFFIC LIGHTS AT ST JOSEPH'S ACADEMY, GRASSYARDS ROAD/STRAWBERRYBANK ROAD/REAR LANE, KILMARNOCK BY ATKINS CONSULTANTS**

There was submitted an executive summary sheet and report dated 28 January 2005 (both circulated) by the Head of Planning, Development and Building Standards on an application for the proposed denominational secondary school, primary school, community facilities, outdoor education and nursery class and traffic lights at St Joseph's Academy, Grassyards Road/Strawberrybank Road/Rear Lane, Kilmarnock.

The Head of Planning, Development and Building Standards 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 that the application be approved subject to the conditions and for the reasons detailed within the report.

**4. APPLICATION NO 04/1237/OL: PROPOSED PRIMARY SCHOOL, NURSERY SCHOOL AND COMMUNITY FACILITIES AT SHORTLEES PRIMARY SCHOOL, KNOCKMARLOCH DRIVE AND BLACKSKYE AVENUE, KILMARNOCK BY ATKINS CONSULTANTS**

There was submitted an executive summary sheet and report dated 28 January 2005 (both circulated) by the Head of Planning, Development and Building Standards on an application for a proposed primary school, nursery school and community facilities at Shortlees Primary School, Knockmarloch Drive and Blackskye Avenue, Kilmarnock.

The Head of Planning, Development and Building Standards 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 within the report.

**5. DECISION OF THE NORTHERN AREA LOCAL PLANNING COMMITTEE HELD ON 21 JANUARY 2005 RELATING TO PLANNING APPLICATION NO 04/0083/OL: PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 10 NO. 2 STOREY DWELLINGHOUSES AT MAXWOOD ROAD, GALSTON BY AYRSHIRE PROPERTY DEVELOPMENTS LIMITED (Item 4, Page 1189, 03/07)**

There was submitted a report (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which informed of the decision of the Northern Area Local Planning Committee held on 21 January 2005 regarding the above planning application; and executive summary sheet and report dated 12 January 2005 (both circulated) by the Head of Planning, Development and Building Standards which presented for determination an outline planning application for the proposed demolition of existing building and erection of 10 no. 2 storey dwellinghouses at Maxwood Road, Galston.

The Head of Planning, Development and Building Standards reported that one objection had been received in respect of this application from Scottish Water; and that the Head of Economic Development had advised that demand for this industrial site was expected to be slow and that the site could lie unused for some considerable time; 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 at the Local Planning Committee meeting.

It was agreed to approve the application on the grounds that the proposal would enhance the residential amenity of the area and to remit the Head of Planning, Development and Building Standards to approve appropriate conditions.

The meeting terminated at 1527 hours.