

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE**

**MINUTES OF MEETING HELD ON FRIDAY 3 DECEMBER 2004 AT 1002 HOURS  
IN CATRINE COMMUNITY CENTRE, INSTITUTE AVENUE, CATRINE**

**PRESENT:** Councillors Neil McGhee, Eric Jackson, George Smith, William Menzies, William Crawford, Elaine Dinwoodie and Jimmy Carmichael.

**ATTENDING:** David Mitchell, Head of Administrative and Legal Services; Hugh Melvin, Principal Planning Officer; Kevan Aitken, Senior Roads Engineer; and Stuart Nelson, Administrative Officer.

**APOLOGIES:** Councillors Jimmy Kelly, Tommy Farrell, Eric Ross and Elaine Stewart.

**CHAIR:** Councillor Neil McGhee, Chair.

**1. APPLICATION NO 04/0528/FL: JHP DEVELOPMENT LIMITED: FORMER A & W POLLOCKS, INDUSTRIAL SITE AT STATION ROAD AND STATION LANE, MAUCHLINE (Item 3, Page 966, 03/07)**

There was submitted an executive summary sheet and report dated 22 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed demolition of existing buildings, erection of 8 houses plus associated drainage and roadworks at the former A & W Pollocks Works, Station Road, Mauchline, and relocation of existing bollards in Station Lane, Mauchline.

**1.1 Members Eligible to Participate**

Councillors Menzies and Crawford left the meeting prior to consideration of this item on the basis that this application had been continued following an earlier Hearing at which they were not present and they could not therefore participate in consideration or determination of this application at this stage.

**1.2 Continuation of Consideration of Application**

The Principal Planning Officer reported that four letters of objection with five signatories had been received, details of all of which were contained within the report; summarised the planning considerations in respect of the application; advised of the position regarding potential access to the application site from Barskimming Road; 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.

**1.3 Determination of Application**

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

Councillors Menzies and Crawford re-joined the meeting at this point.

**2. APPLICATION NO 04/0654/FL: JOHN LYNCH BUILDERS LIMITED: GROUND AT HAMILTON AVENUE, MAUCHLINE**

There was submitted an executive summary sheet and report dated 22 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of 49 detached dwellinghouses and associated roads and services at Hamilton Avenue, Mauchline.

The Principal Planning Officer reported that in addition to an objection from Scottish Water, three letters of objection with four signatories had been received, 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, Development and Building Standards: Approval, subject to the conditions, and for the reasons, detailed in the report, but that the issue of the 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 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, but that the issue of the 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 Section 7.1 of the report.

**3. APPLICATION NO 04/0956/FL: SATELLITE INFORMATION SERVICES LIMITED: 31 LOUDOUN STREET, MAUCHLINE**

There was submitted an executive summary sheet and report dated 19 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed installation of a one metre diameter satellite antenna wall mounted on the rear elevation at 31 Loudoun Street, Mauchline.

The Principal Planning Officer reported that one 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.

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

**4. APPLICATION NO 04/0699/FL: G & S HOMES: LAND AT ROBERT BURNS AVENUE, DRONGAN**

There was submitted an executive summary sheet and report dated 23 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for a proposed residential development on land at Robert Burns Avenue, Drongan.

It was agreed (a) to continue consideration of this application to the next meeting to enable a site visit to take place, in view of concerns expressed at the meeting relating

to the proposed location of two storey houses overlooking Drongan Cemetery and the proposed siting of a children's play area underneath overhead power lines; and (b) that arrangements again be made for a Hearing to take place at the next meeting, prior to the Committee continuing consideration of this application.

## **5. APPLICATION NO 04/0642/FL: TAY LIMITED: 46-48 MAIN STREET, PATNA**

### **5.1 HEARING PROCEDURE**

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

### **5.2 CONSIDERATION AND DETERMINATION OF APPLICATION**

There was submitted an executive summary sheet and report dated 19 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of six dwellinghouses at 46-48 Main Street, Patna.

#### **5.2.1 Consideration of Item**

The Principal Planning Officer reported that in addition to an objection from Scottish Water, two objections had been received, 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, Development and Building Standards: Approval, subject to the conditions, and for the reasons, detailed within the report but that the issue of the 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 Paragraph 7.1 of the report.

#### **5.2.2 Planning Hearing**

The Committee heard Mrs Eleanor Lafferty, objector, who spoke in support of her objections.

The applicant was not present or represented.

The Chair closed the Hearing.

#### **5.2.3 Determination of Application**

It was agreed to continue consideration of this application to the next meeting to enable the Head of Planning, Development and Building Standards to enter into further discussions with the applicant on the proposed site layout, in view of concerns expressed at the meeting regarding the crescent shaped arrangement of the proposed houses and their setting back from the established building line.

## **6. APPLICATION NO 04/0978/RM: HOPE HOMES SCOTLAND: LOMOND WALK, COALHALL ROAD, DRONGAN**

There was submitted an executive summary sheet and report dated 23 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a reserved matters application for a proposed housing development for private dwellings at Lomond Walk, Coalhall Road, Drongan.

The Principal Planning Officer reported that, in addition to an objection from Scottish Water, three letters of objection from the same objector had been received, 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, Development and Building Standards: Approval, subject to the conditions, and for the reasons, detailed in 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.

**7. APPLICATION NO 04/0719/FL: EASSDA LIMITED: VACANT GROUND AT BURNTON ROAD, DALRYMPLE**

There was submitted an executive summary sheet and report dated 19 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for a proposed housing development (Phase 4) of nine houses, parking area and services on vacant ground at Burnton Road, Dalrymple.

The Principal Planning Officer reported that in addition to an objection from Scottish Water, one objection had been received, 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, Development and Building Standards: Approval, subject to the conditions, and for the reasons, detailed in the report but that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of those matters detailed in Section 7.1 of the report.

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

It was agreed (a) to approve the application subject to the conditions, and for the reasons, detailed in the report but that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of those matters detailed in Section 7.1 of the report; and (b) to note that the Head of Planning, Development and Building Standards would pursue, with the developer, issues raised at the meeting regarding the provision of a footway and street lighting at Seath Drive.

**8. APPLICATION NO 03/0412/FL: GIBSON DEVELOPMENTS: GROUND AT MAIN STREET/MUIRKIRK ROAD, SORN**

There was submitted a supplementary report dated 19 November 2004 (circulated) by the Head of Planning, Development and Building Standards on a full planning application which was to be considered by the Local Planning Committee under the Scheme of Delegation because the developer had been unable to meet the terms of the proposed Section 75 Agreement following the decision of the Local Planning Committee on 14 November 2003.

The Principal Planning Officer reported that no objections had been received in respect of the amendments to the application; 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 but that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily

concluded a formal Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of those matters detailed in Section 8.4 of the report.

It was agreed to approve the application subject to the conditions and for the reasons, detailed in the report but that the issue of the Decision Notice be withheld until the Solicitor to the Council had satisfactorily concluded a formal Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of those matters detailed in Section 8.4 of the report.

## **9. APPLICATION NO 04/0873/FL: ATH RESOURCES: GARLEFFAN II OPENCAST COAL SITE, NEW CUMNOCK**

### **9.1 Declaration of Interest**

Councillor Jackson declared a financial interest in this application and left the meeting at this point.

### **9.2 Consideration of Application**

There was submitted an executive summary sheet and report dated 22 November 2004 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for a proposed site extension to permit the extraction of additional coal at Garleffan II Opencast Coal Site, New Cumnock.

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, Development and Building Standards: Approval, subject to the conditions, and for the reasons, detailed in the report but that the issue of the 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 those matters detailed in Section 8.4 of the report.

### **9.3 Determination of Application**

It was agreed to approve the application subject to the conditions, and for the reasons, detailed in the report but that the issue of the 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 those matters detailed in Section 8.4 of the report.

## **VENUES FOR MEETINGS OF THE SOUTHERN LOCAL PLANNING COMMITTEE: JANUARY TO JUNE 2005**

10. There was submitted a report dated 17 November 2004 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which advised of the dates on which meetings of the Local Planning Committee were scheduled to take place during the period January to June 2005; and invited the Committee to determine the venues at which each of these meetings should be held.

It was agreed:-

- (i) to note the dates fixed for the meetings of the Committee for the period January to June 2005, as detailed in the report; and

- (ii) that the venues for meetings of the Committee during the period January to June 2005 be as follows, namely:-

<b><u>DATE</u></b>	<b><u>VENUE</u></b>
Friday 28 January 2005	Dalmellington Community Centre
Friday 25 February 2005	Auchinleck Community Centre
Thursday 24 March 2005	Muirkirk Community Wing
Friday 22 April 2005	Drongan Community Centre
Friday 20 May 2005	Patna Community Centre
Friday 17 June 2005	New Cumnock Community Centre

The meeting terminated at 1048 hours.