

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON FRIDAY 30 SEPTEMBER 2005 AT 1000 HOURS IN DARVEL TOWN HALL, 10-12 MAIN STREET, DARVEL

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

ATTENDING: Dave Morris, Development Promotion Manager; Bill Stewart, Principal Planning Officer; Julie McKinlay, Solicitor and Christine Baillie, Administrative Officer.

APOLOGY: Councillor Harry Wilson

CHAIR: Councillor Maureen McKay, Chair (for items 2 to 4) and Councillor Stuart Finlayson, Vice-Chair (for Item 5)

HEARING PROCEDURE

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

2. **APPLICATION NO 05/0030/FL: QUEENSBRIDGE RESIDENTIAL: SHAW FARM, KILMAURS**

There was submitted an executive summary sheet and report dated 23 August 2005 and supplementary report dated 23 September 2005 (all circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed amendment to condition 1 of planning permission 03/0037/FL retrospectively, to remove the requirements for a stone boundary wall, replace 1.8 metre high close boarded fence with 1.0 metre stob and wire fence between the properties and replace wall to rear of barn with 1.8 metre close boarded fence at Shaw Farm, Kilmaurs.

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

2.1 **Consideration of Item**

The Principal Planning Officer reported that 3 letters of objection had been received from 6 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, viz:- Approval subject to the condition, and for the reason, detailed in the report.

2.2 **Planning Hearing**

The Committee then heard Mr and Mrs Fishwick, Mrs Rome and Mrs Roberts, on behalf of Mr Rome, in respect of their objections. Members of the Committee asked questions of the objectors all in accordance with the agreed Hearing Procedure.

The Applicant was not present or represented.

The Chair closed the Hearing.

2.3 Determination of Application

It was agreed to refuse the application on the grounds that failure to comply with condition 1 of Planning Consent 03/0037/FL would be detrimental to the residential amenity of the area and would not provide an adequate level of road safety. Councillor Raymond left the meeting following discussion of the above item.

3. APPLICATION NO 05/0785/FL: HOPE HOMES SCOTLAND LIMITED: FENWICK ROAD/MILLHILL AVENUE, KILMAURS

There was submitted an executive summary sheet and report dated 23 September 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed erection of 8 no. residential dwellings at Fenwick Road/Millhill Avenue, Kilmaurs.

3.1 Consideration of Item

The Principal Planning Officer reported that eight letters of objection had been received from ten objectors, details of which were contained within the report; that a late objection had been received from Kilmaurs Community Council, the contents of which were summarised at the meeting; summarised the planning considerations in respect of the application; and gave the recommendation of the Head of Planning, Development and Building Standards, viz:- 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 applicant in respect of the matters detailed in paragraph 7.1 of the report.

3.2 Planning Hearing

The Committee then heard Mr Aitchison in respect of his own objections, and those submitted by his wife, Mr Sharpe and Mr and Mrs Ince and then Mr Tait on behalf of the objections submitted by Kilmaurs Community Council. Members of the Committee asked questions of the objectors all in accordance with the agreed Hearing Procedure.

The Committee then heard Mr Hope, applicant in support of the application. Members of the Committee asked questions of the applicant all in accordance with the agreed Hearing Procedure.

The Chair closed the Hearing.

3.3 Determination of Application

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

- (i) that appropriate temporary fencing up to 2 metres in height, be erected to ensure the retention of the existing hedging to the north and east boundaries of No. 2 Fenwick Road.

REASON: In the interests of residential amenity

- (ii) that construction works onsite shall not take place prior to 0800 hours and after 1700 hours on Monday to Friday, prior to 0800 hours and after 1300 hours on a Saturday and not at any time on a Sunday.

REASON: in the interests of residential amenity

(iii) The public roads adjacent to the site shall 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 with the applicant in respect of the matters detailed in paragraph 7.1 of the report.

Councillor McGhee left the meeting following discussion of the above item.

4. APPLICATION NO 05/0839/FL: MR R JARVIE: GLENDOUNE HOUSE, CROOKEDHOLM

There was submitted an executive summary sheet and report dated 22 September 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed removal of Condition 9 of planning permission 05/0078/FL at Glendoune House, Crookedholm.

4.1 Consideration of Item

The Principal Planning Officer reported that nine 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, viz:- that Condition 9 of planning permission 05/0078/FL be removed and that it be replaced with alternative conditions securing the boundary treatment as detailed in the report.

4.2 Planning Hearing

The Committee then heard Mrs Kyle and Mr Young and Mrs Douglas on behalf of her own objections and those submitted by Mr Murphy and Mr and Mrs MacDonald. Members of the Committee asked questions of the objectors all in accordance with the agreed hearing procedure.

The Committee then heard Mr Jarvie, applicant, in support of the application. Members of the Committee asked questions of the applicant all in accordance with the agreed hearing procedure.

The Chair closed the Hearing.

4.3 Determination of Application

It was agreed that Condition 9 of planning permission 05/0078/FL be removed and that it be replaced with alternative conditions securing the boundary treatment as detailed in the report.

It was further agreed that the replacement hedging be of similar type, size and maturity of that removed and utilise root balled or pot grown specimens.

5. APPLICATION NO 05/0608/FL: DUNLOP AND DISTRICT COMMUNITY COMPANY: DUNLOP VILLAGE HALL, 48 MAIN STREET, DUNLOP

5.1 Declaration of Interest

Councillor McKay declared a non-financial interest in this item and left the meeting. Councillor Finlayson, Vice-Chair took the Chair for this item.

5.2 Consideration of Item

There was submitted an executive summary sheet and report dated 22 September 2005 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for proposed alteration and extension of existing village hall at Dunlop Village Hall, 48 Main Street, Dunlop.

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, viz:- 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.

The meeting terminated at 1245 hours.