

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 11 AUGUST 2006 AT 1000 HOURS IN
THE BARRHILL CENTRE, BANK AVENUE, CUMNOCK**

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

ATTENDING: David Morris, Development Promotion Manager; Hugh Melvin, Principal Planning Officer; Julie McKinlay, Solicitor; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Tommy Farrell, William Menzies and Eric Ross.

CHAIR: Councillor Neil McGhee, Chair.

1. APPLICATION NO 06/0291/FL: ATH RESOURCES PLC: OVERLAND BETWEEN THE EXISTING GARLEFFAN OPENCAST COAL SITE AND THE APPROVED LAIGH GLENMUIR OPENCAST COAL SITE

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed construction of an overland conveyor between the existing Garleffan Opencast Coal Site and the approved Laigh Glenmuir Opencast Coal Site with associated access and river crossing, near New Cumnock.

1.1 Consideration of Item

The Principal Planning Officer reported that three letters of 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 agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of the obligations described in Section 8.4 of the report.

1.2 Planning Hearing

The Committee heard Mrs Linda Howie, objector, in support of her objections.

The Committee then heard Mr Lee Weatherall, representing the applicant, in support of the application. Members asked questions of the applicant's representative, who responded to the issues raised, all in accordance with the Hearing Procedure.

The Chair closed the Hearing.

1.3 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 the obligations described in Section 8.4 of the report.

Councillor Eric Jackson joined the meeting at this point.

2. APPLICATION NO 06/0485/OL: ALBA PROPERTY SERVICES: FIELD TO THE EAST OF HAYHILL HOUSE, HAYHILL

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for the proposed erection of four dwellings at a field to the east of Hayhill House, Hayhill.

The Principal Planning Officer reported that four letters of 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.

No Hearing took place because the objectors were neither present nor represented.

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

3. APPLICATION NO 06/0225/FL: MR J DUNLOP: BARDARROCH LODGE, OCHILTREE

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed siting of a residential caravan at Bardarroch Lodge, Ochiltree.

3.1 Consideration of Item

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: Refusal, for the reasons detailed in the report.

3.2 Planning Hearing

The Committee heard Mrs Janice Craig, objector, in support of her objections.

The Committee then heard Ms Mhairi Shaw, representing the applicant, in support of the application. Members asked questions of the applicant's representative who responded to the issues raised, all 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 reasons detailed in the report.

Councillor Eric Jackson left the meeting at this point.

4. APPLICATION NO 06/0253/FL: MS MAUREEN McDOUGALL: SINCLAIRSTON HOUSE, SINCLAIRSTON

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a

full planning application for the proposed erection of a private dwellinghouse at Sinclairston House, Sinclairston.

The Principal Planning Officer reported that three letters of 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.

No Hearing took place because the objectors were neither present nor represented.

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

5. APPLICATION NO 06/0473/FL: DALRYMPLE COMMUNITY COUNCIL: PLAYINGFIELDS AT BARBIESTON ROAD, DALRYMPLE

There was submitted an executive summary sheet and report dated 1 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed siting of a shipping container for the storage of sports equipment on playingfields at Barbieston Road, Dalrymple.

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: Approval, subject to the conditions, and for the reasons, detailed in the report.

No Hearing took place because the objector was neither present nor represented.

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

6. APPLICATION NO 06/0075/AD: THE ROYAL BANK OF SCOTLAND PLC: 65 THE CASTLE, NEW CUMNOCK

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a retrospective application to display advertisement at 65 The Castle, New Cumnock.

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: Approval.

No Hearing took place because the objector was neither present nor represented.

Councillor Carmichael, seconded by Councillor Stewart, moved that the application be refused on the basis that the proposed signage is overly intrusive and prominent within the central area of the town.

Councillor Kelly, seconded by Councillor Smith, moved as an amendment that the application be approved subject to the conditions, and for the reasons, detailed in the report.

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

7. APPLICATION NO 05/1129/OL: MR DAVID DICKINSON: THE CROWN HOTEL, THE CASTLE, NEW CUMNOCK

There was submitted an executive summary sheet and report dated 3 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for residential development, following demolition, at the Crown Hotel, The Castle, New Cumnock.

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: Approval, subject to the conditions, and for the reasons, detailed in the report.

No Hearing took place because the objector was neither present nor represented.

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

8. APPLICATION NO 06/0172/FL: MR AND MRS DEMPSEY: GLENHEAD COTTAGE, DALMELLINGTON (Item 3, Page 2307, 03/07)

There was submitted an executive summary sheet and report dated 31 July 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed construction of a dwellinghouse and upgrading of access road at Glenhead Cottage, Dalmellington.

The Development Promotion Manager 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: Refusal, for the reasons, detailed in the report.

It was noted that Members had had the opportunity to attend a site visit in respect of this application, prior to the meeting.

Councillor Stewart, seconded by Councillor Carmichael moved that this application be referred to the Development Services Committee with a recommendation for approval, the proposed development being an acceptable departure from the Development Plan (a) in view of the former residential use of the application site; and (b) since the proposed development would have no detrimental impact upon the area within which it is located.

Councillor Smith, seconded by Councillor McGhee, moved as an amendment, that the application be refused for the reasons detailed in the report.

On a division by a show of hands, the motion was carried by 5 votes to 2.

9. APPLICATION NO 06/0238/FL: MR STUART MAIR: GROUND AT GLENMUIR ROAD, LOGAN

There was submitted an executive summary sheet and report dated 1 August 2006 (both circulated) by the Head of Planning, Development and Building Standards on a full planning application for the proposed erection of a single storey dwellinghouse at Glenmuir Road, Logan.

The Development Promotion Manager 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 reasons detailed in the report.

It was agreed that this application be referred to the Development Services Committee with a recommendation for approval, on the basis that the proposed development would represent an acceptable departure from the Development Plan since it would constitute only a minor encroachment beyond the settlement boundary into the countryside.

10. APPLICATION NO 06/0296/OL: MRS LINDA MELVIN: LAND ADJACENT TO BANK LODGE, BANK GLEN, NEW CUMNOCK

There was submitted an executive summary sheet and report dated 31 July 2006 (both circulated) by the Head of Planning, Development and Building Standards on an outline planning application for the proposed erection of three dwellinghouses on land adjacent to Bank Lodge, Bank Glen, New Cumnock.

The Development Promotion Manager 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: Refusal, for the reasons detailed in the report.

It was agreed that this application be referred to the Development Services Committee with a recommendation for approval, the Committee being of the view that the proposed development would represent an acceptable departure from the Development Plan in view of the proximity of the proposed development site to the existing settlements of Bank Glen and The Leggate, and other recent housing developments at Connel Park, New Cumnock.

The meeting terminated at 1112 hours.