

**EAST AYRSHIRE COUNCIL****NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 13 JUNE 2003 AT 1000 HOURS IN  
HURLFORD COMMUNITY CENTRE, CESSNOCK ROAD, HURLFORD**

**PRESENT:** Councillors Stuart Finlayson, Jim O'Neill, John McGhee, Stephanie Young, Harry Wilson and Robert McDill.

**ATTENDING:** Dave Morris, Development Promotion Manager; Ian Walker, Senior Planner; Karen McLeod, Solicitor and Jennifer Morrison, Administrative Officer.

**APOLOGIES:** Councillors Maureen McKay, Isabella Macrae and Jim Raymond.

**CHAIR:** Councillor Stuart Finlayson, Vice-Chair.

**HEARING PROCEDURE**

1. The Administrative Officer established that the Hearing Procedure was understood by all participants.
2. **APPLICATION NO 02/0959/FL: SHIRE HOUSING ASSOCIATION - LOMOND AVENUE, HURLFORD**

There was submitted an executive summary sheet and report dated 4 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for a proposed housing development providing 30 new dwellings at Lomond Avenue, Hurlford.

**2.1 Consideration of Item**

The Solicitor advised the meeting that Councillor Jim Raymond, local member for Hurlford was representing Mr and Mrs Robertson, objectors to this application. He would therefore take no part in the determination of the application.

The Development Promotion Manager then reported that six objections had been received, details of which objections 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, viz:- Approval, subject to the conditions and for the reasons detailed in the report.

**2.2 Planning Hearing**

The Committee then heard Councillor Jim Raymond, local member, in support of Mr and Mrs Robertson's objections. The applicant was not present or represented. Members of the Committee asked questions of the objectors' representative.

The Chair closed the Hearing.

**2.3 Determination of Application**

It was agreed to defer the application to the next meeting to enable Members to attend a site visit.

### **3. APPLICATION NO 03/0143/FL: MR B DOBSON - GLENCRAIG, KIRKTON ROAD, FENWICK**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of steel framed domestic garage and store at Glencraig, Kirkton Road, Fenwick.

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

#### **3.1 Consideration of Item**

The Development Promotion Manager reported that five objections had been received, details of four of which were contained within the report and intimated the extenuating circumstances leading to a further late objection received from G Barbour/J Gibbens; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control, viz:- Approval, subject to the conditions and for the reasons detailed in the report.

#### **3.2 Planning Hearing**

The Committee then heard Mr Wickham in support of his own objections and those of Mrs Wickham, Mr Williams, Mr McCall and G Barbour/J Gibbens. The Committee then heard Mr Loudon, the applicant's representative in support of the application. Members of the Committee asked questions of the objector and the applicant's representative. The applicant then responded to new issues raised, all in accordance with the Hearing procedure.

The Chair closed the Hearing.

#### **3.3 Determination of Application**

The Development Promotion Manager responded to various planning issues raised during the Hearing.

Councillor Young, seconded by Councillor McDill, moved that the application be refused on the grounds that it would have a detrimental impact on the visual amenity of the area.

Councillor Wilson, seconded by Councillor O'Neill, 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 amendment was carried by 4 votes to 2.

### **4. APPLICATION NO 00/0354/OL: MR PETER ARMOUR - HOUSE PLOT, CEMETERY ROAD, GALSTON**

There was submitted an executive summary sheet and report dated 2 June 2003 (both circulated) by the Head of Planning and Building Control on an outline planning application for proposed development of land for residential purposes (one house) at house plot, Cemetery Road, Galston.

#### **4.1 Consideration of Item**

The Development Promotion Manager reported that three 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, viz:- Approval, subject to the conditions and for the reasons detailed in the report.

#### **4.2 Planning Hearing**

The Committee then heard Mr Foster and Mrs Foster in support of their objections and Mr D McCall, the applicant's representative in support of the application. Members of the Committee asked questions of the objectors' and the applicant's representative in accordance with the Hearing procedure.

The Chair closed the Hearing.

#### **4.3 Determination of Application**

The Development Promotion Manager responded to various planning issues raised during the Hearing.

It was agreed to refuse the application on the grounds that (i) development of the site would be detrimental to the visual amenity of the area; and (ii) would result in the loss of an informal community resource to the detriment of the surrounding area (albeit that the application site is currently in agricultural use and is used with the permission of the owner).

### **ORDER OF BUSINESS**

5. The Chair agreed in terms of Standing Order 19 to alter the order of business on the Agenda to that as detailed hereafter.

#### **6. APPLICATION NO 03/0316/FL: MR D O'ROURKE - 54 WALLACETOWN AVENUE, KILMARNOCK**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed two storey side extension incorporating garage, bedroom and en suite bathroom at 54 Wallacetown Avenue, Kilmarnock.

#### **6.1 Consideration of Item**

The Development Promotion Manager 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 and Building Control, viz:- Approval, subject to the condition and for the reason detailed in the report.

#### **6.2 Planning Hearing**

The Committee then heard Ms Dunlop in support of her objections and Mr O'Rourke, the applicant in support of the application. Members of the Committee asked questions of the objector in accordance with the Hearing procedure.

#### **6.3 Determination of Application**

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

### **ADJOURNMENT/RECONVENTION OF MEETING**

7. It was agreed to adjourn the meeting at 1155 hours.

The meeting reconvened at 1200 hours with the same Officers in attendance and with the exception of Councillors Young and McDill who had left the meeting during the adjournment, the same members present.

**8. APPLICATION NO 03/0033/FL: JOHN DICKIE HOMES LIMITED - LAND SOUTH OF CUTSTRAW ROAD, WEST OF DRAFFEN, STEWARTON**

There was submitted an executive summary sheet and report dated 4 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed residential development comprising 15 detached private dwellings at land on south of Cutstraw Road, West of Draffen, Stewarton.

The Senior Planner reported that two 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, viz:- 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 grant the application subject to the conditions and for the reasons detailed in the report.

**9. APPLICATION NO 03/0205/OL: MR D MURDOCH - 22 MAXWOOD ROAD, GALSTON**

There was submitted an executive summary sheet and report dated 2 June 2003 (both circulated) by the Head of Planning and Building Control on an outline planning application for proposed residential development at 22 Maxwood Road, Galston.

The Development Promotion Manager updated the report by confirming the details of one objection which had been received; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control, 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 grant the application subject to the conditions and for the reasons detailed in the report.

**10. APPLICATION NO 03/0170/FL: FONGS PROPERTY LIMITED - THE POACHERS REST, 17 RICCARTON ROAD, HURLFORD**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed part change of use of public house to form hot food takeaway and internal alterations and upgrading of existing kitchen extract ventilation system at the Poachers Rest, 17 Riccarton Road, Hurlford.

The Development Promotion Manager reported that two 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, viz:- 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 grant the application subject to the conditions and for the reasons detailed in the report.

**11. APPLICATION NO 03/0142/FL: MRS A PATON - 26-28 MAIN STREET, DUNLOP**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed roughcasting of all elevations at 26-28 Main Street, Dunlop.

The Senior Planner 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 and Building Control, viz:- Approval.

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

It was agreed to grant the application.

**12. APPLICATION NO 03/0059/FL AND 03/0180/LB: ST VINCENT CRESCENT PRESERVATION TRUST - 24-28 HIGH STREET, NEWMILNS**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed addition of satellite dish to rear of property and a listed building application for proposed alterations to existing building (installation of satellite dish) both at 24-28 High Street, Newmilns.

The Senior Planner reported that one objection had been received, in relation to the full planning application; summarised the planning considerations in respect of the applications and gave the recommendations of the Head of Planning and Building Control, viz:- Approval of both applications, 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 grant both applications subject to the conditions and for the reasons detailed in the report.

**13. APPLICATION NO 03/0058/FL AND 03/0179/LB: ST VINCENT CRESCENT PRESERVATION TRUST - 73-77 MAIN STREET, NEWMILNS**

There was submitted an executive summary sheet and report dated 3 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed addition of satellite dish to rear of property and a listed building application for proposed alterations to existing building (installation of satellite dish) both at 73-77 Main Street, Newmilns.

The Senior Planner reported that one objection had been received in respect of the full planning application, details of which were contained within the report; summarised the planning considerations in respect of the application and gave the recommendations of the Head of Planning and Building Control, viz:- Approval of both applications, subject to the conditions and for the reasons detailed in the report and that the listed building application approval be subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997.

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

It was agreed to grant both applications subject to the conditions and for the reasons detailed in the report and that the listed building application be subject to the

notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997.

**14. APPLICATION NO 03/0308/FL: MR B DEVLIN - KNOCKLANDHILL FARM, IRVINE ROAD, KILMAURS**

There was submitted an executive summary sheet and report dated 4 June 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of 5 detached dwellinghouses with gardens and associated car parking spaces at Knocklandhill Farm, Irvine Road, Kilmaurs.

The Senior Planner reported an amended condition (14) that prior to the commencement of works on site further details of the means of the treatment of foul drainage from the proposed houses shall be submitted to and approved by the Planning Authority. Any septic tank and soakaway or other means of foul drainage treatment shall be designed and constructed in accordance with the current code of Practice BS6297: 1983; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control, viz:- Approval, subject to the conditions and for the reasons detailed in the report, and subject to the amended condition as reported by the Senior Planner.

It was agreed to grant the application subject to the conditions and for the reasons detailed in the report and subject to the amended condition as reported by the Senior Planner.

The Meeting terminated at 1235 hours.