

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON FRIDAY 22 DECEMBER 2000 AT 1000 HOURS IN CROOKEDHOLM COMMUNITY CENTRE, GROUGAR ROAD, CROOKEDHOLM

PRESENT: Councillors David Macrae, Brian McNeil, Ann Hay, Harry Wilson, Jim Raymond, Finlay MacLean and Robert McDill.

ATTENDING: David Mitchell, Legal Manager; Julie Armstrong, Principal Administrative Officer; Yvonne Mitchell, Senior Planning Officer; and Gillian Hamilton, Administrative Officer.

APOLOGIES: Councillors Kathleen Hall and Stephanie Young.

CHAIR: Councillor David Macrae, Chair.

CHAIR'S COMMENTS

1. The Chair reported that Item 1.2 had been withdrawn from the Agenda and at his discretion, and in terms of Standing Order 15.1, agreed to alter the order of business and consider Agenda Item 1.3 at the end of the Agenda.

CONSIDERATION OF PLANNING APPLICATIONS

2.1 APPLICATION NO 00/0659/FL: MR R SKEOCH - 63 MAIN ROAD, FENWICK

There was submitted an executive summary sheet and report dated 13 December 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed replacement of garage at Rowallan Smithy, 63 Main Road, Fenwick.

The Senior Planning Officer reported the receipt of one letter of objection, 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: Approval, subject to the following conditions, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; and (2) The proposed development shall be carried out in accordance with the application form received on 19 September 2000 and the amended plans received by the Planning Authority on 4 December 2000; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and Condition (2) To ensure that development is carried out in accordance with the approved details.

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.

2.2 APPLICATION NO 00/0194/FL: MR PETER BROWN - 13-19 TITCHFIELD STREET, GALSTON

There was submitted an executive summary sheet and report dated 13 December 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of 5 terraced houses and 3 flats with 130% car parking at 13-19 Titchfield Street, Galston.

The Senior Planning Officer summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Approval, subject to the following conditions, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) The proposed development shall be carried out in accordance with the application form received on 17 March 2000 and the amended plans received by the Planning Authority on 9 November 2000; (3) Notwithstanding the plans hereby approved, details of the chimney pots are not approved. Further details shall be submitted to and approved by the Planning Authority prior to the commencement of development on site, confirming that the chimney pots will be buff or red in colour; (4) No houses shall be occupied until all roads and footpaths are completed to base course level and any road drainage system is installed. The road and footpath wearing surfaces shall be completed immediately all the houses are occupied, all to the satisfaction of the Planning Authority; (5) Details/samples of all external materials, including roof material and window bands shall be submitted to and approved by the Planning Authority prior to commencement of development; (6) There shall be access available through the site at all times during construction to the properties at Gas Lane. Such access shall be free from obstruction and open to use at all times to the satisfaction of the Planning Authority; (7) During construction the developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other materials carried from the site by construction and any other vehicles; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) To ensure that development is carried out in accordance with the approved details; Conditions (3) and (5) In the interest of visual amenity; Condition (4) In the interest of highway safety and residential amenity; Condition (6) To ensure continued right of access by the public through the site; and Condition (7) In the interests of public and road safety and residential amenity.

It was agreed to grant the application subject to the conditions and for the reasons detailed.

2.3 APPLICATION NO 00/0315/FL: MR HUSYIEN COBANOGLU - 1 POLWARTH STREET, GALSTON

There was submitted an executive summary sheet and report dated 13 December 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed alterations and change of use from retail shop to hot food carry out at 1 Polwarth Street, Galston.

The Senior Planning Officer reported the receipt of three letters of objection with five signatories, details of which were contained within the report and of an additional condition as follows: the proposed development shall be carried out in accordance with the application form and plans submitted on 8 May 2000 as revised by the plans received by the Planning Authority on 16 August 2000 to ensure that the

development is carried out in accordance with the approved details; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Approval, subject to the following conditions, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) The use hereby approved shall only operate between the hours of 11.00am and 11.00pm on Sunday to Wednesday and between 11.00am and 12.00 midnight each Thursday, Friday and Saturday; (3) All external doors shall be provided and maintained with self-closing equipment to the satisfaction of the Planning Authority; (4) The use hereby approved shall operate without detriment to adjoining properties by reasons of noise, dirt, grit, smell or general disturbance; (5) A scheme showing the provision to be made for the disposal of refuse shall be submitted to and approved by the Planning Authority before any development commences on site. The scheme shall thereafter be implemented as approved; (6) Prior to the commencement of the development, details of the proposed equipment to be installed in relation to the extraction of smells shall be submitted to and approved by the Planning Authority. Any equipment approval shall be installed prior to the commencement of the use and thereafter maintained to the satisfaction of the Planning Authority; (7) Notwithstanding the plans submitted, the external flue shown on the rear elevation is not hereby approved; and (8) Notwithstanding the submitted plans, the proposed development shall include an adequate grease trap; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity; Condition (3) In the interest of residential amenity; Condition (4) To safeguard the amenity of the area; Condition (5) In the interest of public safety; Conditions (6) and (7) In the interests of public health and residential amenity; and Condition (8) In the interests of public health and the amenity of the area.

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

Councillor MacLean seconded by Councillor Wilson moved that the application be refused on the grounds that the proposed development would be detrimental to road safety by reason of proximity to the road junction, pedestrian crossing and the presence of a pedestrian barrier.

Councillor Raymond, seconded by Councillor McNeil moved as an amendment that the application be continued to enable a road safety assessment to be carried out.

On a division by a show of hands, the motion was carried by 4 votes to 2.

The meeting terminated at 1016 hours.

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