

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 23 FEBRUARY 2001 AT 1000 HOURS
IN DARVEL TOWN HALL, EAST MAIN STREET, DARVEL**

PRESENT: Councillors David Macrae, Stephanie Young, Harry Wilson, Finlay MacLean and Robert McDill.

ATTENDING: Bill Walkinshaw, Administration Manager; David Mitchell, Legal Manager; Dave Morris, Development Promotion Manager; Yvonne Mitchell, Senior Planning Officer; and Gillian Hamilton, Administrative Officer.

APOLOGIES: Councillors Brian McNeil, Kathleen Hall, Ann Hay and Jim Raymond.

CHAIR: Councillor David Macrae, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

PROCEDURE

1.1 The Administration Manager established that the Hearing procedure was understood by all participants.

1.2 **APPLICATION NO 00/0702/FL: NTL (ON BEHALF OF DOLPHIN TELECOMMUNICATIONS LIMITED) - NTL TRANSMITTER STATION, SOUTH GLASSNOCK FARM, FENWICK**

There was submitted an executive summary sheet and report dated 14 February 2001 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed extension of existing telecommunication tower, installation on antenna and associated radio equipment cabin at ground level at NTL Transmitter Station, South Glassnock Farm, Fenwick.

1.2.1 **Consideration of Item**

The Senior Planning Officer reported the receipt of one letter of objection and a letter of support from the applicant, 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) Prior to the installation of the works hereby approved, proposals for the screening of the mast and a timetable for its implementation and management, shall be submitted to and approved by the Planning Authority. The screening proposals shall thereafter be carried out in accordance with the agreed timetable; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and Condition (2) In the interest of visual amenity.

1.2.2 **Planning Hearing**

The Committee then heard Mrs Roberts, objector, in support of her objections. The applicant was not present or represented. Members asked questions of the objector

and the objector responded to the issues raised, all in accordance with the Hearing Procedure.

1.2.3 Determination of Application

It was agreed to defer consideration of the application pending the submission of additional technical details including the height requirement for the proposed extension of the existing telecommunication tower.

1.3 APPLICATION NO 00/0822/FL: THE MILLHOUSE HOTEL - THE MILLHOUSE HOTEL, 6-8 DEAN STREET, STEWARTON

There was submitted an executive summary sheet and report dated 14 February 2001 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed glazed seating area, addition to lounge bar at The Millhouse Hotel, 6-8 Dean Street, Stewarton.

1.3.1 Consideration of Item

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; (2) The glazed seating area hereby approved shall at no time be used as a discotheque or for the performance of live music; and (3) Prior to the commencement of the development hereby approved a sample of the proposed stone shall be submitted to and approved by the Planning Authority; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) In the interest of residential amenity; and Condition (3) In the interest of visual amenity.

1.3.2 Planning Hearing

The Committee then heard Mr Fraser, objector, in support of his objections. The applicant was not present or represented. Members asked questions of the objector and the objector responded to the issues raised, all in accordance with the Hearing Procedure.

1.3.3 Determination of Application

It was agreed to grant the application subject to Condition 2 being amended to read: The glazed seating area hereby approved shall at no time be used as a discotheque or for the performance of live music or live entertainment, including specifically Karaoke; and subject to the other conditions and reasons detailed.

1.4 APPLICATION NO 00/0765/OL: THE LANDS IMPROVEMENT GROUP - LOUDOUN CASTLE ESTATE, GALSTON

There was submitted an executive summary sheet and report dated 14 February 2001 (both circulated) by the Head of Planning and Building Control on an outline planning application for proposed renewal of planning consent for holiday lodges at Loudoun Castle Estate, Galston.

1.4.1 Consideration of Item

The Senior Planning Officer reported the receipt of five letters of objection including four from consultees, 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) In the case of the reserved matters specified below, application for approval must be made not later than the expiration of three years beginning with the date of this permission; (2) That the development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later; (3) Before any development commences on site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved: (a) The layout of the site; (b) The size, height, design and external appearance of the proposed buildings; (c) The means of drainage and sewage disposal; (d) Details of the access arrangements; (e) The provision for open space; (f) The provision for car parking; (g) The boundary walls/fences to be erected; (h) The landscaping of the site; and (i) Finished site levels/floor levels; (4) Prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (5) Notwithstanding the plan(s) hereby approved any septic tanks provided to serve the development shall be sited in such a position as will enable them to be emptied by the tanker; (6) No trees shall be felled, lopped or have roots cut on the site without the written consent of the Planning Authority; (7) All existing hedges along the northern boundary of the site shall be retained intact and maintained thereafter to the satisfaction of the Planning Authority (except insofar as to allow access to the site); (8) The details to be submitted under Condition 1 above shall provide for a comprehensively well designed scheme which in design and materials is compatible with the surrounding landscape; (9) This consent relates to the use of the site for holiday lodges and at no time shall the lodges be used on a permanent basis for residential use; (10) In addition to the details to be submitted under Condition 1 above, a landscape management plan shall be submitted to and approved by the Planning Authority prior to the commencement of works on site; (11) This consent shall not permit the occupancy of any of the lodges by any party or individual to be in excess of 3 months in any 12 month period to the satisfaction of the Planning Authority; (12) The details to be submitted further to Condition 1 above shall allow for the following:- (a) the access road within the vicinity of the A719 junction will require to be 6 metres in width; (b) the visibility splays at the junction of the A719 shall be 9 metres by 215 metres; (c) the provision of a right turn storage lane on the A719 for vehicles turning right into the access; and (d) junction corner radii commensurate with the types of vehicles likely to be using the entrance for the A719; and (13) The details to be submitted further to Condition 1 above shall allow for the maintenance of the existing Public Right of Way along the northern boundary of the site; Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Condition (3) The approval is in outline only; Conditions (4) and (5) In the interest of public safety; Conditions (6) and (7) In the interest of visual amenity; Condition (8) To ensure that the development does not conflict with its setting and surroundings in the interest of visual amenity and the character and appearance of the area; Condition (9) To ensure that the lodges are not used in permanent dwellings which would be contrary to the policies of the East

Ayrshire Finalised Local Plan; Condition (10) In the interest of visual amenity and to protect, preserve and enhance the Historic Garden and Designed Landscape; Condition (11) This approval relates to tourist/leisure development and does not permit use on a permanent basis for residential purposes; Condition (12) In the interest of road safety where a significant number of vehicles will be joining/leaving the A719; and Condition (13) To ensure that the layout of the site does not impede or close off the existing Right of Way.

1.4.2 Planning Hearing

The Committee then heard Mr McNab, objector, in support of his objections. The applicant's agent, having been given the opportunity, declined to speak. Members asked questions of the objector and the objector responded to the issues raised, all in accordance with the Hearing Procedure.

1.4.3 Determination of Application

Councillor McDill, seconded by Councillor Young moved that the application be refused on the grounds that the proposed development would be detrimental to the visual amenity of the area.

Councillor Macrae, seconded by Councillor Wilson moved as an amendment that the application be approved, subject to the conditions and for the reasons detailed.

On a division by a show of hands, the motion was carried 3 votes to 2.

Councillor Macrae dissented from the decision.

The meeting terminated at 1116 hours.

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