

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 26 JANUARY 2001 AT 1000 HOURS
IN JOHN FULTON HALL, MAIN ROAD, FENWICK**

PRESENT: Councillors David Macrae, Brian McNeil, Stephanie Young, Finlay MacLean and Robert McDill.

ATTENDING: Julie Armstrong, Principal Administrative Officer; Karen McLeod, Senior Solicitor; Yvonne Mitchell, Senior Planning Officer; and Gillian Hamilton, Administrative Officer.

APOLOGIES: Councillors Jim Raymond, Kathleen Hall, Ann Hay and Harry Wilson.

CHAIR: Councillor David Macrae, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO 00/0681/FL: HORIZON HOUSING ASSOCIATION - OPPOSITE
1,3 & 5 LADESIDE ROAD, KILMAURS**

There was submitted an executive summary sheet and report dated 17 January 2001 (both circulated) by the Head of Planning and Building Control on a full retrospective planning application for erection of a residential development - deletion of ramp and erection of fence and retaining wall opposite 1, 3 & 5 Ladeside Road, Kilmaurs.

The Senior Planning Officer reported the receipt of two letters 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 condition, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission, this Condition being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

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

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

**1.2 APPLICATION NO 00/0578/FL: LAURIESTON PROPERTIES - LAND ADJACENT
TO DRAFFEN HOUSE, LOUDOUN STREET, STEWARTON**

There was submitted an executive summary sheet and report dated 17 January 2001 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed new housing at land adjacent to Draffen House, Loudoun Street, Stewarton.

The Senior Planning Officer 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 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) No development

served by the proposed access road off Loudoun Street or off Loudoun Street itself shall commence until (a) the 30 mph speed zone has been extended beyond the junction of those 2 roads; (b) a scheme of traffic calming for a section of Loudoun Street on either side of the proposed junction and residential accesses is submitted to and approved in writing by the Planning Authority, and has been implemented in accordance with that scheme; (c) visibility splays have been established at that access junction measuring 2.5 metres back from the carriageway edge of the public road and such distances along that carriageway edge in each direction as shall be agreed in writing by the Planning Authority (commensurate with the speed limit and traffic calming arrangements) - nothing shall be erected or grown within those splays greater than 1 metre in height above the edge of carriageway level; and (d) the proposed footpath within the site, linking the access road off Loudoun Street with the access road off Cutstraw Road, has been constructed in accordance with details previously agreed in writing by the Planning Authority; (3) No development served by the proposed access road off Cutstraw Road shall commence until; (a) a scheme for amending the design of the existing mini-roundabout to accommodate the new access road has been submitted to and approved in writing by the Planning Authority, and has been implemented in accordance with that scheme. That scheme shall include indication of visibility splays and within those splays nothing shall be erected or grown greater than 1 metre in height above the edge of carriageway level; and (b) details of a footway connection from the site access road to the existing public footway network on Cutstraw Road have been agreed in writing with the Planning Authority (that connection to be implemented prior to the occupation of the first house); (4) No houses shall be occupied until the associated road and footways are constructed to base course level and the road drainage system is installed. As soon as all of the houses in either cul-de-sac are built, the associated road and footway wearing surface shall be completed; (5) Notwithstanding the plans hereby approved the position of the houses in Plots 20, 21 and 25 are not approved; further details confirming the position of these houses shall be submitted to and approved by the Planning Authority prior to the commencement of work on site. The houses shall be relocated a further 2 metres into the site; (6) Development shall not begin until details of the scheme of hard and soft landscaping works have been submitted to an approved in writing by the Planning Authority. Details of the scheme shall include: (a) existing and finished ground levels in relation to a fixed ordnance datum; (b) existing landscaping features to be retained and, in the case of damage, restored; (c) location and design, including materials of walls (including retaining walls), fences and gates; (d) details of play area equipment; (e) soft and hard landscaping works; (f) treatment of the boundary of the site/areas of public open space/play areas; (g) existing and proposed services; (h) programme for completion and subsequent maintenance; (i) indication of existing trees and shrubs to be removed, those to be retained and, in the case of damage, proposals for their restoration; (j) location of new trees, shrubs, hedges and grassed areas; (k) schedule of plants to comprise species, plant sizes and proposed numbers/density; and (l) programme for completion and subsequent maintenance; (7) All hard and soft landscaping works shall be carried out in accordance with the programmes approved in writing by the Planning Authority further to Condition 6 above; (8) Development shall not begin until details of earthworks have been submitted to and approved in writing by the Planning Authority. Details shall include existing and proposed levels (in relation to a fixed ordnance datum), and contours in relation to surrounding vegetation and landform (with datum levels). Development shall be carried out in

accordance with the approved details; (9) Existing trees and shrubs on the site shall not be lopped, topped, felled, removed or disturbed in any way without the prior written consent of the Planning Authority; (10) Development on the site shall not begin until trees indicated for retention on the drawing L280.01A have been protected by suitable fencing in accordance with the British Standards Institution Code of Practice for Trees in Relation to Construction (BS 5837:1991). No storage, site storage, parking or any other operation shall take place within that protected area. Details of this fencing shall be submitted for the consideration of the Planning Authority, and no work shall begin until written approval of the Planning Authority has been given; (11) During construction work on the site, including the laying of services, no excavation shall be undertaken under the crown of trees; (12) Before development begins, a scheme for the maintenance of open space areas within the development shall be submitted to and approved in writing by the Planning Authority; (13) Any trees or shrubs, including hedges on the site which, in the opinion of the Planning Authority, are dying, severely damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar specification to those originally planted; (14) No development shall commence until details, including timing of provision, of the measures to be taken to prevent the passage of surface water from the site onto adjacent properties, both during and after the building and engineering works have been submitted to and approved in writing by the Planning Authority. The measures shall thereafter be carried out in accordance with the details as agreed; (15) No development shall commence until details and, where requested, samples of external construction materials have been submitted to and approved in writing by the Planning Authority; (16) No development shall take place within 10 metres of the standing stone on site until either evidence of a modern origin for the stone has been submitted to the Planning Authority and is accepted by the Authority; or a desk-based analysis of existing archaeological information has been submitted to the Planning Authority and measures for the protection or recording of the stone and its site have been agreed in writing by the Authority; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Conditions (2) and (3) In the interest of road safety; Condition (4) In the interests of road safety and residential amenity; Condition (5) In the interest of residential amenity; Conditions (6), (7), (9), (13) and (15) In the interest of visual amenity; Condition (8) In the interests of visual/residential amenity; Conditions (10) and (11) To ensure the retention of the maximum number of trees on the site and their protection from damage in the interest of visual amenity; Condition (12) To ensure that adequate provision of public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interest of residential and visual amenity; Condition (14) In the interests of residential amenity and public safety; and Condition (16) To ensure that appropriate archaeological work is undertaken prior to commencement of development near the standing stone.

It was agreed (i) to grant the application subject to the conditions and for the reasons detailed; and (ii) that consultation take place with the Local Member regarding details submitted by the applicant in respect of the retaining walls.

The meeting terminated at 1025 hours.

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