

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 7 FEBRUARY 2003 AT 1000 HOURS
IN MORTON HALL, MAIN STREET, NEWMILNS.**

PRESENT: Councillors Jim Raymond, Brian McNeil, Kathleen Hall, Ann Hay, Stephanie Young, Harry Wilson, Finlay MacLean and Robert McDill.

ATTENDING: Edward McLennaghan, Planning Officer; Yvonne Nisbet, Principal Planning Officer; Karen McLeod, Solicitor; and Jennifer Morrison, Administrative Officer.

CHAIR: Councillor Jim Raymond, Chair.

HEARING PROCEDURE

1. The Administrative Officer established that the Hearing Procedure was understood by all participants.
2. **APPLICATION NO 02/0367/LB: BRB (RESIDUARY) LTD - GREE VIADUCT, BY DUNLOP (Item 4, Page 2866, 99/03)**

There was submitted an executive summary sheet and report dated 29 January 2003 (both circulated) by the Head of Planning and Building Control on a listed building application for the proposed complete demolition of the Gree Viaduct, by Dunlop.

The Principal Planning Officer reported that one objection had been received, details of which were contained within the report and that this application had been continued by the Committee at its meeting on 25 October 2002 in order that the applicant's Board of Directors be asked to confirm whether they were prepared to participate or contribute to a project designed to retain the viaduct for use as a future cycle route and if not, that they be asked to provide a firm commitment with regard to entering into a planning agreement with the Council and North Ayrshire Council to contribute to the construction of a bridge over the Lugton water for the use of pedestrians and cyclists. The Principal Planning Officer then 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 conditions listed in the report and that the decision notice be withheld until (i) the application has been formally notified to and been cleared by Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and (ii) the Solicitor to the Council has satisfactorily concluded a formal agreement under section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of those matters described in paragraph 8.1 of the Head of Planning and Building Control's report.

It was agreed to grant the application subject to the conditions and for the reasons detailed in the report and that the decision notice be withheld until (i) the application had been formally notified to and had been cleared by Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and (ii) the Solicitor to the Council had satisfactorily concluded a formal agreement under section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of those matters described in paragraph 8.1 of the Head of Planning and Building Control's report.

3. APPLICATION NO 02/0539/FL: MR GEORGE BROWN - 9 STANDALANE, STEWARTON (Item 2, Page, 2977 99/03)

There was submitted an executive summary sheet and report dated 14 January 2003 (both circulated) by the Head of Planning and Building Control on a full planning application for the proposed removal of Condition No 2 from planning permission 00/0277/FL - 16 October 2000 at 9 Standalane, Stewarton.

3.1 Consideration of Item

The Principal Planning Officer 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: - Refusal, for the reasons detailed in the report.

3.2 Planning Hearing

The Committee then heard Mr John Trakalo in support of the Head of Roads and Transportation's objections and Mr Grant the applicant's representative in support of the application. Members of the Committee asked questions of the objector and the applicant's representative. The objector and the applicant's representative then responded to new issues raised, all in accordance with the Hearing procedure.

The Chair closed the Hearing.

3.3 Determination of Application

The Principal Planning Officer responded to various issues raised during the Hearing.

It was agreed to refer the application to the Development Services Committee with a recommendation for approval on the grounds that (i) the Head of Roads and Transportation's objections on road safety grounds were not reflected in the road safety record for the area (ii) that no evidence had been shown that the activities at the workshop had resulted in a significant increase in the traffic in the area and (iii) the Committee recognised the economic benefits the business had brought to the area.

4. APPLICATION NO 02/0505/FL: FENWICK TENNIS CLUB C/O MR W LOUDOUN - OFF KIRKTON ROAD, FENWICK

There was submitted an executive summary sheet and report dated 29 January 2003 (both circulated) by the Head of Planning and Building Control on a full application for the proposed formation of tennis court and perimeter fence at King George V playing fields, off Kirkton Road, Fenwick.

4.1 Consideration of Item

The Principal Planning Officer 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 Maureen O'Donnell in support of her and Mrs Shanks objections and Mr R Loudoun in support of the application. Members asked questions of the objector and the applicant in accordance with the Hearing procedure.

The Chair closed the Hearing.

4.3 Determination of Application

The Principal Planning Officer responded to various issues raised during the Hearing.

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

5. APPLICATION NO 02/0810/FL: MR JAMES SCULLER – 15 CARNALEA, GALSTON

There was submitted an executive summary sheet and report dated 29 January 2003 (both circulated) by the Head of Planning and Building Control on a full retrospective planning application for the erection of a feature bridge from rear garden of 15 Carnalea Court to South bank of Burnawn.

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

5.1 Consideration of Item

The Principal Planning Officer 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: Refusal for the reasons detailed in the report.

5.2 Planning Hearing

The Committee then heard Mr John Trakalo in support of the Head of Roads and Transportation's objections and Mr James Scouller in support of the application. Members of the Committee asked questions of the objector and the applicant and the applicant responded to new issues raised all in accordance with the Hearing procedure.

The Chair closed the Hearing

5.3 Determination of Application

The Principal Planning Officer responded to various issues raised during the Hearing.

It was agreed to grant the application on the grounds that the Local Planning Committee did not agree that the use of the bridge constituted a particular safety problem for pedestrians given that (i) Cemetery Road is used by pedestrians without apparent conflict with vehicular traffic (ii) the bridge (and a previous bridge) has been on site for a number of years without incident, and (iii) a refuge for pedestrians has been created as part of the development.

Councillor Hay joined the meeting during discussion of this item and took no part in the decision.

6. APPLICATION NO 02/0870/FL: IRVINE VALLEY REGENERATION PARTNERSHIP – LOUDOUN HILL, DARVEL

6.1 Declarations of Interest

Councillors Jim Raymond, Harry Wilson, Finlay MacLean and Robert McDill declared a non-pecuniary interest in this item. Councillor Raymond vacated the Chair and all Councillors who had declared an interest left the meeting during consideration of this item. Councillor Young was appointed Chair.

6.2 Consideration of Item

There was submitted an executive summary sheet and report dated 28 January 2003 (both circulated) by the Head of Planning and Building Control on a full application for the proposed erection of a monument at Northern Tarmac Site, below Loudoun Hill, Darvel.

The Principal 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 conditions and for the reasons detailed in the report.

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

Councillors Jim Raymond, Harry Wilson, Finlay MacLean and Robert McDill rejoined the meeting and Councillor Raymond re-took the Chair.

Councillor Young left the meeting at this point.

7. APPLICATION NO: 02/0807/FL: ROWE AND TUDHOPE COACHES – 68 IRVINE ROAD, KILMAURS

There was submitted an executive summary sheet and report dated 28 January 2003 (both circulated) by the Head of Planning and Building Control on an outline application for proposed residential development at 68 Irvine Road, Kilmaurs.

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 conditions and for the reasons detailed in the report.

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

The meeting terminated at 1117 hours.