

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 2 MARCH 2001 AT 1000 HOURS IN
CUMNOCK TOWN HALL, GLAISNOCK STREET, CUMNOCK**

PRESENT: Councillors Tommy Farrell, Eric Jackson, George Smith, Jimmy Kelly, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillor Elaine Dinwoodie.

ATTENDING: Bill Walkinshaw, Administration Manager; Hugh Melvin, Senior Development Promotion Officer; Karen McLeod, Solicitor; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Eric Ross, Robert Taylor and Jimmy Carmichael.

CHAIR: Councillor Tommy Farrell, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1. PROCEDURE**

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

**2.1 APPLICATION NO 00/0737/FL: HOPE HOMES SCOTLAND: PHASE 1,
MAUCHLINE ROAD, CATRINE**

There was submitted an executive summary and report dated 21 February 2001 (both circulated) by the Head of Planning and Building Control on an application for full planning consent for the proposed erection of 20 dwellinghouses, Phase 1, Mauchline Road, Catrine.

2.1.1 Consideration of Item

The Senior Development Promotion Officer reported that nine letters of objection and a petition signed by 43 local residents had been received objecting to the development, details of all of which were given in 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:- (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 and plans submitted on 24 October 2000 as revised by the house plans for the Doon housetype received by the Planning Authority on 14 November 2000, the feature entrance wall plans received by the Planning Authority on 11 December 2000 and the site layout plan received by the Planning Authority on 19 January 2001; (3) The accesses to the site from the B705 shall be by means of standard footway crossings constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (4) All roads and footways within the site shall be constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (5) Prior to the occupation of any dwellinghouses, the footway and existing sandstone boundary wall which run along the entire frontage of the site with the B705, Mauchline Road, shall be constructed to

the satisfaction of the Planning Authority; (6) Prior to the occupation of any of the dwellinghouses, the bus stop and bus bay, as indicated on Approved Plan Reference No. 00/09-01 shall be installed and completed to the satisfaction of the Planning Authority; (7) Prior to the occupation of any of the dwellinghouses, visibility splay areas shall be formed and thereafter maintained such that there shall be no obstruction to visibility over 1 metre in height within a visibility splay of 4.5 metres by 90 metres at the proposed accesses to the site from the B705, Mauchline Road; (8) There shall be no obstruction to visibility over 1 metre in height within a visibility splay of 4.5m by 35 metres at all road junctions within the site; (9) The access to each plot shall be by means of a standard footway crossing constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (10) All individual driveways within the site shall be suitably surfaced to ensure that no surface water discharges or loose material is carried out onto the public road; (11) The gradient of each driveway shall not exceed 1:10; (12) Any detached garages to be erected within the site shall be set back a minimum of 6 metres from the rear of the footway; (13) Any access gates shall open inwards only, away from the public road; (14) Notwithstanding any specification on the approved plans or application form, two off road car parking spaces shall be provided for each two and three bedroomed dwelling and three off-road car parking spaces shall be provided for each four bedroomed dwelling, such provision to be made prior to the occupation of any of the dwellinghouses; (15) Notwithstanding any specification on the approved plans or application form, five visitor car parking spaces shall be provided within the site; (16) Prior to the occupation of any of the dwellings, a temporary turning head shall be provided in accordance with East Ayrshire Council Roads Development Guide 1996 at the location indicated in green on the approved plan reference number 00/09-01 and shall be maintained free from obstruction until such times as the development of Phase 2 is commenced; (17) Prior to the commencement of any work on site, a hydrological survey shall be submitted to and agreed by the Planning Authority. The survey shall determine the probability of the site flooding and the impact of any flooding on the site at levels of 1 in 10, 50 and 100 years; (18) In the event that the hydrological survey, referred to in Condition 17, indicates any constraint to the site's development in respect of flooding, amended plans or a schedule indicating flood mitigation measures to be taken, shall be submitted to and approved by the Planning Authority before any work begins on site; (19) No demolition, site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around the trees shown on the approved plan reference number 00/09-01. The fencing shall enclose either: (a) the area described by the limit of the spread of the branches of the tree; or (b) a radius of 5 metres from the trunk of the tree, whichever is the greater. Such fencing shall be maintained during the course of construction, and no storage, site structure, parking or any other operation shall be permitted within the area thereby enclosed; (20) A landscaping scheme including details for the treatment and maintenance of the boundary of the site and areas of public open space shall be submitted to and approved by the Planning Authority prior to commencement of any development. The landscaping shall be implemented not later than the next appropriate planting season after the development has been carried out. The landscaping shall be maintained in accordance with the approved maintenance regime at all times thereafter. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority; (21) Before any work commences on site, details

of a fence or other suitable means of enclosure to be erected along the site's boundaries with the Burn O' Need and the proposed phase two of the development, shall be submitted to and approved by the Planning Authority. The approved means of enclosure shall be erected prior to the occupation of any of the dwellinghouses. (The means of enclosure on the site's boundary with phase two shall be erected for a temporary period until such time as the development of phase two is commenced); (22) Before any work commences on site, details of the sustainable urban drainage system, as shown on approved plan reference number 00/09-01 shall be submitted to and approved by the Planning Authority. The sustainable urban drainage system shall thereafter be installed on site prior to the erection of any of the dwellinghouses; (23) Notwithstanding any specification on the approved plans or application form, and before any work is commenced on site, samples of all external construction materials to be used shall be submitted to and approved by the Planning Authority; (24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any other order or enactment replacing this, all detached garages erected within the site shall have pitched roofs and shall be externally constructed in materials to match the dwellinghouses to which they relate; (25) Notwithstanding any specification on the approved plans or application form and before any work commences on site, details of the height, location and construction of all fences, walls and other means of enclosure shall be submitted to and approved by the Planning Authority; (26) Any screen fencing to be erected shall not project forward beyond the front building line of any of the dwellinghouses; and (27) During the construction of the dwellinghouses, no building or other operations shall take place on the site outwith the hours of 08:00 to 19:00 Monday to Saturday and at any time on a Sunday; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) To ensure that the development is carried out in accordance with the approved details; Conditions (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14) and (15) In the interests of public road safety; Condition (16) To ensure that service/delivery vehicles access and egress the site in a forward gear only in the interest of public road safety; Condition (17) To ensure that an accurate assessment of the probability of flooding on site can be made; Condition (18) To ensure that the site is adequately protected with regard to flooding; Condition (19) To ensure that the existing mature trees adjacent to the site are protected during the construction phase; Condition (20) To ensure that adequate landscaping is provided, to an adequate standard, and that it is subsequently maintained, in the interests of residential and visual amenity; Condition (21) In the interests of residential amenity and public safety; Condition (22) To ensure that adequate drainage is provided; and Conditions (23), (24), (25), (26) and (27) In the interest of visual amenity.

2.1.2 Planning Hearing

The Committee then heard Mr John Kleboe, on behalf of Catrine Community Council in support of their objections. The applicant was not present or represented during the Hearing.

2.1.3 Determination of Application

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

2.2 APPLICATION NO 00/0850/FL: MR SCOTT: VACANT GROUND ADJACENT TO NO. 7 MANSE ROAD, OCHILTREE

There was submitted an executive summary and report dated 21 February 2001 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of a dwellinghouse at vacant ground adjacent to No. 7 Manse Road, Ochiltree.

The Senior Development Promotion Officer reported the following additional recommended Condition in respect of the application:- "(10) The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences. Reason: To ensure any archaeological interests associated with the development site are appropriately addressed".

The Senior Development Promotion 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 further following conditions:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) Notwithstanding the plan hereby approved, the external surface of the walls shall be wet dash rendered in a colour to be agreed in writing with the Planning Authority prior to the commencement of development; (3) Notwithstanding the plans hereby approved, a 1.8 metre high fence shall be erected along the area outlined in green on the approved site plan, prior to the occupation of the dwellinghouse; (4) Details of the design and construction of the fence required by Condition No (3) and all other fences and walls to be erected on the site, shall be submitted to and approved by the Planning Authority before any development commences on the site; (5) Prior to the occupation of the dwellinghouse a parking space for one car shall be provided and maintained within the site; (6) Prior to the occupation of the dwellinghouse a one metre wide kerbed footway, to East Ayrshire Roads Division specification shall be constructed along the frontage of the site. The formation of the new footway, shall not reduce the width of Manse Road and shall extend from the existing kerblines; (7) Prior to the occupation of the dwellinghouse the private driveway shall be paved for a minimum distance of 2 metres from the rear of the proposed footway to avoid overcarry of loose material onto the public road; (8) No surface water shall issue from the site onto the public road; (9) Any gates shall open inwards, away from the public road; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Conditions (2), (3) and (4) In the interest of visual amenity; and Conditions (5), (6), (7), (8) and (9) In the interest of road safety.

It was agreed to approve the application subject to the conditions, as amended, and for the reasons detailed.

2.3 APPLICATION NO 00/0805/FL: HOPE HOMES SCOTLAND: PLOTS 37 AND 38 BENSTON PARK, DALRYMPLE (Item 5.4, Page 1530 99/02)

There was submitted an executive summary and report dated 19 January 2001 (both circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of Alloway House Types at Plots 37 and 38 Benston Park, Dalrymple.

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

2.3.1 Appointment of Chair/Participation in Determination of Application

Councillor Farrell vacated the Chair in favour of Councillor Kelly, Vice-Chair and took no part in the discussion or determination of the ensuing item.

Councillor Menzies left the meeting at this point.

2.3.2 Determination of Application

The Senior Development Promotion Officer report that one letter of 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: Approval, subject to the following conditions:- (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 and plans submitted on 30 November 2000 as revised by the amended plans received by the Planning Authority on 17 January 2001; (3) No construction or preparation works shall take place on site before 0800 hours and after 1800 hours on Mondays to Fridays, before 0800 hours and after 1200 hours on Saturdays and at anytime on Sundays; (4) Prior to the occupation of either of the dwellinghouses, the driveways shall be paved for a minimum distance of 2 metres from the rear of the footway to avoid overcarry of loose materials onto the public road; (5) Prior to the occupation of either of the dwellinghouses, a 1.5 metre wide kerbed pedestrian footway shall be formed along the frontage of the site adjacent to the B742; (6) Any access gates shall only open inwards, away from the public road; (7) Prior to the commencement of any work on site, samples of all external materials to be used in the construction of the dwellinghouse shall be submitted to and approved by the Planning Authority; (8) Prior to the commencement of any work on site, details of the design and construction of all fences and walls to be erected within the site shall be submitted to and approved by the Planning Authority; (9) Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouses to which they relate; (10) No mechanical excavation shall take place within 500mm of British Gas Transco plant; and (11) The applicants shall ensure that appropriate measures are taken such that the development does not result in the shredding of surface water from the application site onto existing adjacent properties; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) To ensure the development is carried out in accordance with the approved details; Condition (3) In the interest of residential amenity; Conditions (4), (5) and (6) In the interest of road safety; Conditions (7), (8) and (9) In the interest of visual amenity; Condition (10) In the

interest of public safety; and Condition (11) To ensure that satisfactory drainage is provided in the interest of residential amenity.

It was agreed:-

- (i) to approve the application subject to the conditions, as amended, and for the reasons detailed; and
- (ii) that an additional condition be imposed requiring the applicant to provide suitable surface water drainage, should this prove to be necessary, the wording of such condition to be determined by the Head of Planning and Building Control.

The meeting terminated at 1021 hours.