

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 30 MARCH 2001 AT 1000 HRS
IN DALMELLINGTON COMMUNITY CENTRE, AYR ROAD, DALMELLINGTON**

PRESENT: Councillors Tommy Farrell, Eric Jackson, Jimmy Kelly, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillors Robert Taylor and Jimmy Carmichael.

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

APOLOGIES: Councillors George Smith and Elaine Dinwoodie.

CHAIR: Councillor Tommy Farrell, Chair.

ITEM WITHDRAWN

1. The Chair reported and it was noted that the following items had been withdrawn from the Agenda:-
 - (a) Item 1.5 "Application No 01/0014/FL: Proposed Erection of Dwellinghouse and Garage at Holmfarm Road, Catrine - Mr Mungo Bryson"; and
 - (b) Item 1.6 "Application No 01/0098/FL: Proposed Erection of Storage Shed Associated with Hydraulics Business, Howford Cottage, Mauchline - Mr G Bryson".

CONSIDERATION OF PLANNING APPLICATIONS**2. PROCEDURE**

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

3.1 APPLICATION NO 00/0851/CA: ROBISON & DAVIDSON: HORWOOD PLACE, COWGATE, MAUCHLINE

There was submitted an executive summary and report dated 27 February 2001 (circulated) by the Head of Planning and Building Control on an application for Conservation Area consent for the proposed demolition of existing buildings (offices and workshops) at Horwood Place, Cowgate, Mauchline.

The Senior Development Promotion Officer reported that three letters of objection had been received, details 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, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) No demolition shall take place on the site until such time as details have been submitted to, and agreed in writing by, the Planning Authority, confirming that contracts for the redevelopment of the site have been let in accordance with full planning application No 01/0081/FL; (3) The applicant shall afford access at all reasonable times to the West of Scotland Archaeology Service and shall allow them to observe work in progress and research

items of interest and finds. The applicant shall give notice of the date of commencement of works on site to the Regional Archaeologist, West of Scotland Archaeology Service, Charing Cross Complex, 20 India Street, Glasgow, in writing, not less than 14 days before development commences; and (4) All demolition materials shall be permanently removed from the site and disposed of in a licensed waste disposal facility to the complete satisfaction of the Planning Authority; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the redevelopment of the site is carried out to an appropriate design standard; Condition (3) in the interests of recording any archaeological features uncovered during demolition works; and Condition (4) in the interests of amenity.

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

It was agreed to approve the application subject to (a) notification to Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987; and (b) the conditions and for the reasons detailed.

3.2 APPLICATION NO 01/0081/FL: SHIRE HOUSING ASSOCIATION: HORWOOD PLACE, MAUCHLINE

There was submitted an executive summary and report dated 16 March 2001 (circulated) by the Head of Planning and Building Control on an application for the proposed erection of 24 dwellinghouses and flats at Horwood Place, Mauchline.

The Senior Development Promotion Officer reported that three letters of objection had been received, details 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, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) There shall be no commencement of development on site until such time as West of Scotland Water Authority have confirmed in writing that there is in place appropriate off-site drainage and sewerage infrastructure sufficient to accommodate the houses granted by this consent; (3) The proposed development shall be carried out in accordance with the application form and plans submitted on 29 January 2001 as revised by the elevational drawings of the buildings fronting Horwood Place and Cowgate, received by the Planning Authority on 2 February 2001, the floor plan of the type E house type and entrance hall/stair well, received by the Planning Authority on 9 February 2001 and the amended site layout plan, received by the Planning Authority on 3 March 2001; (4) The vehicular access to the site from Cowgate shall be by means of a standard footway crossing constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (5) All roads and footways within the site shall be constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (6) Prior to the occupation of any of the dwellinghouses, a visibility splay area shall be formed and thereafter maintained such that there shall be no obstruction to visibility over one metre in height within a visibility splay area of 2.5m by 35m at the junction of the proposed access to the site with Cowgate; (7) There shall be no obstruction to visibility over one metre in height within a visibility splay of 2.5m by 35m at the proposed internal road junction within the site; (8) Prior to the occupation of any of the dwellinghouses, the proposed two metre wide footway along the site's frontage with Cowgate shall be formed to East Ayrshire Council's specification; (9) Prior to the occupation of any of the dwellinghouses, the proposed footpath link from

Loudoun Street shall be formed to East Ayrshire Council's specification; (10) The internal parking areas and access roads shall be formed and suitably surfaced such that no surface water discharges or loose material is carried out on to the public road; (11) Notwithstanding any specification on the approved plans or application form, 24 parking spaces shall be provided within the site and shall be formed to East Ayrshire Council's specifications; (12) Notwithstanding the provisions of Condition (10), two disabled car parking spaces shall be provided at Plots 20 and 24 and shall be formed to East Ayrshire Council's specification; (13) 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; (14) 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; (15) 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; (16) During the construction of the dwellinghouses, no building or other operations shall take place on the site outwith the hours of 0800 to 1900 Monday to Saturday nor at any time on a Sunday; (17) Prior to the occupation of any of the dwellinghouses, details of the location and form of the public art feature as described in paragraph 6 of the letter from the applicant to the Planning Authority of 21 February 2001, shall be submitted to and approved by the Planning Authority; (18) Within 12 months of the occupation of the last dwellinghouse, the approved public art feature referred to in Condition (17) shall be installed in the approved location within the development; and (19) The applicant shall afford access at all reasonable times to the West of Scotland Archaeology Service and shall allow them to observe work in progress and research items of interest and finds. The applicant shall give notice of the date of commencement of works on site to the Regional Archaeologist, West of Scotland Archaeology Service, Charing Cross Complex, 20 India Street, Glasgow, in writing, not less than 14 days before development commences; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure adequate drainage and sewerage infrastructure for the proposed development; Condition (3) to ensure that the development is carried out in accordance with the approved details; Conditions (4), (5), (6), (7), (8), (9) and (10) in the interests of public road safety; Conditions (11) and (12) to ensure that the adequate car parking is provided; Condition (13) 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; Conditions (14) and (15) in the interests of visual amenity; Condition (16) in the interests of residential amenity; Condition (17) to ensure that the public art feature is provided and in the interests of visual amenity; Condition (18) to ensure that the public art feature is provided; and Condition (19) in the interests of recording any archaeological features uncovered during demolition works.

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

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

3.3 APPLICATIONS NOS 01/0053/CA AND 01/0054/FL: MR J REID: 24 HIGH MAIN STREET, DALMELLINGTON

There was submitted an executive summary report dated 13 March 2001 (circulated) by the Head of Planning and Building Control on applications (a) for the complete demolition of existing buildings; and (b) for the erection of a single dwellinghouse, both at 24 High Main Street, Dalmellington.

3.3.1 Consideration of Item

The Senior Development Promotion Officer reported that two letters of objection had been received, details of which were given in the report, summarised the planning considerations in respect of the applications and gave the recommendations of the Head of Planning and Building Control: (a) Application No 01/0053/CA: Approval, subject to the notification of the application to Historic Scotland under the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations, 1987 and subject to the following conditions:- (1) The development to which this permission relates must be begun within 5 years from the date of his permission; (2) The demolition hereby approved shall not be carried out until a contract is in place for the redevelopment of the site. Details of this contract shall be submitted to and approved by the Planning Authority prior to any demolition works commencing; (3) Any damage to the adjacent footway/carriageway shall be re-instated to the satisfaction of the Roads Division; (4) Notwithstanding the approved plans provisions shall be made for the safe passage of pedestrians along High Main Street during the demolition works, details of which shall be submitted to the Roads Division for approval; and (5) All demolition materials shall be permanently removed from the site and disposed of in a licensed waste disposal facility to the complete satisfaction of the Planning Authority; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) In order for the Planning Authority to retain control over the development of the site; Conditions (3) and (4) In the interests of road safety; and Condition (5) In the interests of amenity; and (b) Application No 01/0054/FL: 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) Notwithstanding the plans 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) Details of the design and construction of all fences and walls to be erected on the site, shall be submitted to and approved by the Planning Authority before any development commences on site; (4) Notwithstanding the submitted plans, the door and windows on the front elevation of the dwellinghouse hereby approved shall be of timber construction; (5) Prior to the occupation of the dwellinghouse, any damage to the footway as a result of the development shall be re-instated to the satisfaction of the Roads Division; and (6) 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; 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; Condition (5) In the interest of road safety; and Condition (6) To ensure any archaeological interests associated with the development site are appropriately addressed.

3.3.2 Planning Hearing

The Committee then heard Mr D Tyson and Mr S McBride, objectors, in support of their objections, and Mr J Reid, in support of the application. Members asked questions of the objectors and the applicant. The objectors and the applicant responded to the issues raised all in accordance with the Hearing Procedure.

3.3.3 Determination of Application

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

3.4 APPLICATION NO 01/0082/FL: HOPE HOMES SCOTLAND: LAURENCEKIRK WYND, BARONY ROAD, AUCHINLECK

There was submitted an executive summary and report dated 16 March 2001 (circulated) by the Head of Planning and Building Control on an application for the proposed change of house types and erection of additional dwellinghouse on Plots 7-22 and the erection of a garage on Plot 4 at Laurencekirk Wynd, Barony Road, Auchinleck.

3.4.1 Consideration of Item

The Senior Development Promotion Officer reported that three letters of objection including a petition signed by 22 people had been received, details 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, 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 and plans received by the Planning Authority on 1 February 2001 as amended by the revised site layout plan, received by the Planning Authority on 23 February 2001, the house plans for the Jackton house type received by the Planning Authority on 23 February 2001, the house plans for the Kirkdale house type received by the Planning Authority on 5 March 2001 and the plans for the garage in respect of Plot 4, received by the Planning Authority on 6 March 2001; (3) The access to the site from the B7036 Barony Road shall be by means of a standard footway crossing constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (4) Prior to the occupation of any dwellinghouses, a visibility splay area shall be formed and thereafter maintained such that there shall be no obstruction to visibility over one metre in height within a visibility splay of 4.5m by 60m at the proposed access to the site from the B7036 Barony road; (5) All roads and footways within the site shall be constructed in accordance with the East Ayrshire Council Roads Development Guide 1996; (6) Prior to the occupation of any of the dwellinghouses, a visibility splay area shall be formed and thereafter maintained such that there shall be no obstruction to visibility over one metre in height within a visibility splay of 2.5m by 35m at the internal road junction within the site; (7) 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; (8) All individual driveways within the site shall be suitably surfaced to ensure that no

surface water discharges or loose material is carried out on to the public road; (9) The gradient of each driveway shall not exceed 1:10; (10) Any detached garage to be erected within the site shall be set back a minimum of six metres from the rear of the footway; (11) Any access gates shall open inwards only, away from the public road; (12) Any public utility apparatus located within the road verge adjacent to the B7036 shall be protected beneath the proposed access to the site to the satisfaction of the Planning Authority; (13) 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 the 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; (14) 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; (15) 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; (16) 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. An unclimbable fence, 1.8m high, shall be constructed along the northern boundary of the site, adjacent to existing railway line; (17) Any screen fencing to be erected shall not project forward beyond the front building line of any of the dwellinghouses; (18) Before any work is commenced on site, details of a 1.8m high screen fence to be erected in the position indicated in blue on the approved plan (Ref No 01/22/01) shall be submitted to and approved by the Planning Authority. Thereafter, the screen fence as approved shall be erected on site prior to the occupation of any of the dwellinghouses; and (19) During the construction of the dwellinghouses, no building or other operations shall take place on the site outwith the hours of 0800 to 1900 Monday to Saturday, nor 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 the proposed development is carried out in accordance with the approved details; Conditions (3), (4), (5), (6), (7), (8), (9), (10) and (11) in the interests of public road safety; Condition (12) to ensure the protection of the public utility apparatus; Condition (13) 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; Conditions (14), (15) and (17) in the interests of visual amenity; Condition (16) in the interests of visual amenity and public safety; and Conditions (18) and (19) in the interests of residential amenity.

3.4.2 Planning Hearing

The Committee then heard Mr John Stewart and Mr William Ross, objectors, in support of their objections, and Mr Gavin Watson representing the applicant, in support of the application. Members asked questions of the objectors and the applicant's representative. The objectors and applicant's representative responded to the issues raised all in accordance with the Hearing procedure.

3.4.3 Determination of Application

It was agreed to continue consideration of the application to the next meeting to enable the Head of Planning and Building Control to seek further information.

3.5 APPLICATION NO 01/0032/OL: ALEXANDER M STEVENSON: COYLE WATER FISHERY, COALHALL

There was submitted executive summary sheet and report dated 8 March 2001 (circulated) by the Head of Planning and Building Control on an application for the proposed erection of a dwellinghouse at Coyle Water Fishery, Coalhall.

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 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) The dwellinghouse shall only be occupied by a person or persons employed or last employed as a manager or other employee charged with the maintenance and supervision of the Coyle Water Fishery or by his or her dependants, widow or widower; (4) Before any development commences on the 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 dwellinghouse; (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; (5) As part of the submission for approval of the Reserved Matters, the design of the dwellinghouse shall take full cognisance of East Ayrshire Council's Design Guidance for New Houses in the Countryside; (6) Notwithstanding the plans hereby approved, any septic tank provided to serve the development shall be sited in such a position as will enable it to be emptied by the tanker; and (7) The details to be submitted further to Condition (4) shall include details of screen landscaping to soften the appearance of this dwellinghouse within the countryside; Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Condition (3) as the proposed development constitutes the construction of a dwellinghouse in the countryside which would otherwise be refused; Condition (4) as the approval is in outline only; and Conditions (6) and (7) in the interests of visual amenity.

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

The meeting terminated at 1055 hrs.