

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 16 AUGUST 2002 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors John Knapp, Daniel Coffey, Lilian MacLean, John Weir, Alex Walsh and Alan Campbell.

ATTENDING: Pamela Clifford, Senior Planning Officer; Karen McLeod, Solicitor; Jennifer Morrison, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

APOLOGIES: Councillors Drew McIntyre, Brian Reeves, Willie Coffey, Douglas Reid, Iain Linton and Jane Darnbrough.

CHAIR: Councillor John Knapp, Vice-Chair.

HEARING PROCEDURE

1. The Administrative Officer established that the Hearing procedure was understood by all participants.

2. APPLICATION NO 02/0003/FL: THOMAS MCGILL - 71 TITCHFIELD STREET, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed change of use from charity shop to hot food takeaway at 71 Titchfield Street, Kilmarnock.

2.1 Consideration of Item

The Senior Planning Officer reported that two objections had been received, details of which were contained within the report; reported that Condition No 4 should read "at no time shall any refuse be stored within the common passageway between Nos 71 and 76 Titchfield Street"; 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.

2.2 Planning Hearing

The Committee then heard Mr Paul in support of his objections. The applicant was not present or represented. Members of the Committee asked questions of the objector in accordance with the Hearing procedure.

The Chair closed the Hearing.

2.3 Determination of Application

The Senior Planning Officer reported on planning issues raised during the Hearing.

Councillor Walsh, seconded by Councillor D Coffey moved that the application be approved, subject to the conditions and for the reasons detailed in the report and

subject to an additional condition with regard to the arrangements for the removal of waste materials/refuse from the shop to safeguard the amenity of the area.

Councillor L MacLean, seconded by Councillor Weir, moved as an amendment, that the application be refused on the grounds of safety concerns regarding the lack of a proper egress at the rear of the property.

On a division by a show of hands, there voted 3 for the amendment and 3 for the motion.

There being an equality of votes, the Chair exercised his casting vote in favour of the motion, which became the decision of the meeting.

3. APPLICATION NO 02/0495/FL: ALLIANCE AND LEICESTER - 25 MUNRO AVENUE, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed installation of an automated teller machine at Spar Bonnyton SPSO at 25 Munro Avenue, Kilmarnock.

3.1 Consideration of Item

The Senior 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: Approval, subject to the conditions and for the reasons detailed in the report.

3.2 Planning Hearing

The Committee then heard Mr Brown in support of his objections. The applicant was not present or represented. Members of the Committee asked questions of the objector in accordance with the Hearing procedure.

The Chair closed the Hearing.

3.3 Determination of Application

The Senior Planning Officer reported on planning issues raised during the Hearing.

It was agreed to continue the application to a future meeting in order that the Roads and Transportation Division could be consulted on whether Bollards could be erected at the site as a deterrent to "ram raiding".

4. APPLICATION NO 02/0409/FL: BALMORAL HOMES (AYRSHIRE) LTD

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed erection of one house at Plot 3, 82 Irvine Road, Crosshouse.

4.1 Consideration of Item

The Senior 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: Approval, subject to the conditions and for the reasons detailed in the report.

4.2 Planning Hearing

The Committee then heard Mr Gilbert in support of his objections. The applicant was not present or represented. Members of the Committee asked questions of the objector in accordance with the Hearing procedure.

The Chair closed the Hearing.

4.3 Determination of Application

The Senior Planning Officer reported on planning issues raised during the Hearing.

It was agreed to refuse the application on the grounds that the erection of a two storey house would be detrimental to the visual and residential amenity of the area and to the surrounding residential properties.

5. APPLICATION NO 02/0060/FL: MR & MRS F ANDREWS - 102 BRIDGEHOUSEHILL ROAD, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed decorative handrail and 2m fence panels to rear of garden at 102 Bridgehousehill Road, Kilmarnock.

The Senior 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: Approval, subject to the conditions and for the reasons detailed in the report.

No Hearing took place as the objector was not present or represented.

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

6. APPLICATION NOS 02/0045/LB AND 02/0046/FL: LABEL SPEC LTD - WEST HIGH CHURCH, PORTLAND STREET, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application and a listed building application for proposed change of use from Church to commercial office premises (Classes 2 and 4 of Use Classes Order) and internal and external alterations to building and creation of new vehicular accesses, West High Church, Portland Street, Kilmarnock.

The Senior Planning Officer reported that two 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: Approval, subject to the conditions and for the reasons detailed in the report.

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

It was agreed to grant both applications subject to the conditions and for the reasons detailed in the report and that the Listed Building application 02/0045/LB be notified to Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997.

7. APPLICATION NO 02/0049/FL: GEORGE MCMILLAN - 22 GLEN CLOVA GARDENS, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed extension to form study and utility room at 22 Glen Clova Gardens, Kilmarnock.

The Senior 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: Approval, subject to the conditions and for the reasons detailed in the report.

No Hearing took place as the objector was not present or represented.

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

8. APPLICATION NO 02/0223/FL: KLIN HOMES LTD - PLOTS 3-7, 20 GLEBE ROAD, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed amendment to planning permission 01/0212/FL (substitution of house types Plots 3-7, revision of plot boundaries and deletion of Condition 14) at Plots 3-7, 20 Glebe Road, Kilmarnock.

The Senior Planning Officer reported that one objection had been received, as well as a petition of objection containing 16 signatures, details of which were contained within the report, reported a correction to the report which should refer to 5 houses and not 7; 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.

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

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

9. APPLICATION NO 02/0361/FL: KLIN CONTRACTS LTD - NURSERY GARDENS, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed deletion of Conditions 7 and 8 of planning approval 99/0541/FL to enable the removal of the play area and replacement of same with a suitable landscaped area at Nursery Gardens, Kilmarnock.

The Senior Planning Officer summarised the planning considerations in respect of the application; reported that under paragraph 3.4 of the report the comments with regard to the removal of Council play equipment was not a material planning consideration and should not be taken into account by the Committee; and gave the recommendation of the Head of Planning and Building Control: Refusal for the reasons detailed in the report.

It was agreed to refuse the application for the reasons detailed in the report.

10. APPLICATION NO 01/0219/FL: KLIN HOMES LTD - LAWSON STREET, KILMARNOCK

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed erection of 13 dwellings at Lawson Street, Kilmarnock.

The Senior Planning Officer summarised the planning considerations in respect of the application; reported that the references to an objector on the Agenda and paragraph 1.1 of the report were erroneous there being no objections to the application; and gave the recommendation of the Head of Planning and Building Control: Refusal, for the reasons detailed in the report.

Councillor Walsh, seconded by Councillor Knapp moved that the application be approved on the grounds that the application was not contrary to the Ayrshire Joint Structure Plan and Policy RES4 of the Finalised East Ayrshire Local Plan; that the development constituted the redevelopment of a brownfield site, and that the application site was not prime/safeguarded industrial land, and was suitable for housing.

Councillor Campbell, seconded by Councillor L MacLean moved as an amendment that the application be refused for the reasons detailed in the report.

On a division by a show of hands the amendment was carried by 4 votes to 2.

11. APPLICATION NO 02/0336/FL: AYRSHIRE AND ARRAN ACUTE HOSPITAL NHS TRUST - CROSSHOUSE HOSPITAL, KILMARNOCK ROAD, CROSSHOUSE

There was submitted an executive summary sheet and report dated 7 August 2002 (both circulated) by the Head of Planning and Building Control on a full application for proposed alterations and extension to existing hospital to form day surgery and endoscopy unit, extended A&E Department and medical decisions unit at Crosshouse Hospital, Kilmarnock Road, Crosshouse.

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 1137 hours.