

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000 99/0826/FL : CLUB PREMISES FOR HOMING SOCIETY MILLMANNOCH AVENUE, DRONGAN APPLICATION BY DRONGAN HOMING SOCIETY

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This is a full planning application for the erection of a clubhouse for the Homing Pigeon Society. The main activity in the building will involve members congregating on Friday nights during the racing season to have their pigeons race marked for the Saturday races. No pigeons will be released from the proposed clubhouse. All racing pigeons are marked and put into sealed panniers which are then loaded onto their Federation Transporter. On a Saturday pigeon clocks are verified to determine prize winners. All club meetings will be carried out within the premises three times a year.

1.2 The proposed building will be 52 square metres in area with rendered walls and a pitched roof. Additional car parking will be provided for the development.

2. RECOMMENDATION

2.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

3. SUMMARY OF ANALYSIS

3.1 The proposed development does not conflict with the policies of the East Ayrshire Local Plan Finalised Version. The clubhouse is located in an area where there is a mix of community uses – school, community centre and bowling club. The proposed use will be compatible with these uses and will not have an adverse impact on the surrounding residential area. A condition can be imposed whereby no pigeons are released from the clubhouse.

3.2 The Roads Division have no objections to the development as additional car parking has been provided.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it has been requested by the Local Member and the Chairman to be determined by this route.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located to the west of Millmannoch Avenue, Drongan and it is the site of the former tennis courts. The site is surrounded to the north by Drongan Bowling Club, to the south by Drongan Community Centre and Drongan Secondary School, to the east by Millmannoch Avenue and housing and to the west by open space.

2.2 **Proposed Development:** This is a full planning application for the erection of a clubhouse for the Homing Pigeon Society. The main activity in the building will involve members congregating on Friday nights during the racing season to have their pigeons race marked for the Saturday races. No pigeons will be released from the proposed clubhouse. All racing pigeons are marked and put into sealed panniers which are then loaded onto their Federation Transporter. On a Saturday pigeon clocks are verified to determine prize winners. All club meetings will be carried out within the premises three times a year.

2.3 The proposed building will be 52 square metres in area with rendered walls and a pitched roof. Additional car parking will be provided for the development.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the amended proposals.

The applicant has amended the proposals to provide an additional six car parking spaces for the development. This meets the requirements of the Roads Division.

3.2 West of Scotland Water have commented that the owner should ensure that any new internal or external pipework is connected to the correct drain or sewer.

Noted.

3.3 Scottish Environment Protection Agency have no objections provided drainage arrangements are to their satisfaction.

Noted.

3.4 The Coal Authority, British Gas Transco, East Ayrshire Council Outdoor Services and Scottish Power have no adverse comments to make regarding the proposed development.

Noted.

3.5 East Ayrshire Council Environmental Health Division and Drongan Community Council have not responded to the consultation letter.

4. REPRESENTATIONS

4.1 None.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The proposed development is located within the settlement boundary of Drongan. Policy CS1 encourages the retention of existing community facilities and improve, support and encouragement given to all other community facilities and public service organisations to maintain and improve the services they provide.

The proposed development is compatible with the above policy.

6. OTHER PLANNING CONSIDERATIONS

6.1 None.

7. LEGAL AND FINANCIAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 The proposed development does not conflict with the policies of the East Ayrshire Local Plan Finalised Version. The clubhouse is located in an area where there is a mix of community uses – school, community centre and bowling club. The proposed use will be compatible with these uses and will not have an adverse impact on the surrounding residential area. A condition can be imposed whereby no pigeons are released from the clubhouse.

8.2 The Roads Division have no objections to the development as additional car parking has been provided.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

Alan Neish
Head of Planning and Building Control
PC/SMB
25 July 2000
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. Correspondence to and from the applicant.
5. East Ayrshire Local Plan Finalised Version.

Implementation Officer : Pamela Clifford

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 99/0826/FL

Location	Millmannoch Avenue, DRONGAN
Nature of Proposal:	Proposed erection of clubhouse
Name and Address of Applicant:	Drongan Homing Society 4 Cairnston Avenue, DRONGAN
Name and Address of Agent	Mr A McNeillie (Secretary) 4 Cairnston Avenue DRONGAN

DPO's Ref: [PAMELA CLIFFORD]
PPO's Ref; []

The above **FULL** application should be granted subject to the following conditions.

- (1) The proposed development shall be carried out in accordance with the application form and plans submitted on 6 October and 9 November 1999 as revised by the site layout plans and letters received by the Planning Authority on 7 January 2000 and 23 May 2000.

REASON - To ensure that the development is carried out in accordance with the approved details.

- (2) Notwithstanding the submitted plans, the roughcast and roof tiles are not hereby approved. Details/samples of the roughcast and roof tiles shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON – In the interests of visual amenity.

- (3) The proposed car park area shall be implemented, prior to the use of the clubhouse.

REASON – To provide the necessary car parking facilities for the development.

- (4) The car parking spaces shall be clearly marked to the satisfaction of East Ayrshire Council Roads and Transportation Division.

REASON – To provide the necessary car parking facilities for the development.

- (5) No pigeons shall be released from the clubhouse at anytime.

REASON – In the interests of residential amenity.

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PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA