

EAST AYRSHIRE COUNCIL

DOON VALLEY LOCAL PLANNING COMMITTEE

**MINUTES OF SPECIAL MEETING HELD ON TUESDAY 29 OCTOBER 1996
AT 1400 HOURS AT DALMELLINGTON COMMUNITY CENTRE, AYR ROAD
DALMELLINGTON**

PRESENT: Councillors John Smith, Robert Taylor, Tommy Farrell, and David Fulton.

ATTENDING: Donald McVicar; Senior Administrative Officer; David Queripel, Senior Development Promotion Officer; and Ian Gemmell, Administrative Officer.

CHAIR: Councillor John Smith, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

1. APPLICATION NO. 96/0409/0L: SCOTTISH COAL COMPANY

There was submitted a report dated 9 October 1996 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for the erection of up to three dwellings on the site of the existing farmstead, Burnton Farm, Burnton, Dalmellington.

The Senior Development Promotion Officer reported that a letter 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) 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) that the proposed development shall be carried out in accordance with the application form and plans submitted on 27 September 1996; (4) that no more than three dwellinghouses shall be developed within the application site; (5) that 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(s)/building(s); (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; (6) that prior to any dwellinghouses being completed or occupied, whichever is the sooner, the applicant shall provide a two metres wide footpath along the frontage of the site, all to East Ayrshire Council Roads Division standards and to the satisfaction of the planning authority; (7) that the drainage of the site shall be to the complete satisfaction of West of Scotland Water and the Scottish Environment Protection Agency; (8) that all dwellings associated with the proposed development shall be served by the existing public mains water supply; (9) that any alterations to statutory undertaker apparatus shall be carried out to the requirements and complete

satisfaction of the respective statutory undertakers and at the expense of the developer; and (10) that any cables required in connection with British Telecom and Scottish Power apparatus shall be by means of underground duct only. Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) to ensure that the development is carried out in accordance with the approved details; Condition (4) in the interests of amenity; Condition (5) the approval is in outline only; Condition (6) in the interests of road and public safety; Condition (7) to ensure proper drainage of the site; Condition (8) to ensure an adequate water supply; Condition (9) to protect statutory undertakers apparatus; and Condition (10) in the interests of visual amenity.

Having noted concerns expressed by Councillor Farrell as regards the adequacy of the roads, water supply and sewers serving the site, the Committee agreed to approve the application, subject to the conditions and for the reasons detailed.

2. APPLICATION NO. 96/0402/FL: MR DAVID FINLAYSON

There was submitted a report dated 9 October 1996 (circulated) by the Head of Planning and Building Control on a planning application for the proposed change of use of vacant ground and the erection of two dwellinghouses at the Gateside Inn, Coalhall, by Ayr.

The Senior Development Promotion Officer reported that a letter 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) that the development to which this permission relates must be begun within five years from the date of this permission; (2) that the proposed development shall be carried out in accordance with the application form and plans submitted on 26 August 1996; (3) that notwithstanding the submitted plans, the render, roof tiles and access road materials are not hereby approved. Details/samples of the render, roof tiles and access road materials shall be submitted to, and approved by, the planning authority prior to any works commencing on site; (4) that a two metres wide refuge strip shall be provided along the frontage of the site adjacent to the existing private access road; (5) that prior to any works commencing on site, the applicant shall agree, with West of Scotland Water and Scottish Environment Protection Agency, suitable foul drainage arrangements for the site. Such arrangements shall not compromise existing or alternative foul drainage arrangements for both the Gateside Inn public house and the remainder of the built up area of Coalhall; (6) that prior to any works commencing on site, the applicant shall submit a landscaping plan for the site to the planning authority for approval; (7) that the landscaping shall be maintained to the satisfaction of the planning authority for the first five years after the said landscaping is planted. Any trees or shrubs which die off shall be replaced during the first available planting season, all to the satisfaction of the planning authority; and (8) all British Telecom and Scottish Power services shall enter the site by underground duct only. Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that the

development is carried out in accordance with the approved details; Conditions (3), (6), (7) and (8) in the interests of visual amenity; Condition (4) in order to facilitate any future upgrading of the private access road; and Condition (5) to ensure that the site and remainder of Coalhall is adequately drained.

The Committee then heard the objector, who spoke in support of his objections.

It was agreed to continue consideration of this application to a Special Meeting of this Committee following a site visit.

The meeting ended at 1420 hours.