

EAST AYRSHIRE COUNCIL

IRVINE VALLEY LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON 20 NOVEMBER 1996 AT 1015 HOURS IN DARVEL TOWN HALL

PRESENT: Councillors David Fulton, David Macrae, George Turnbull and Robert McDill.

ATTENDING: David Morris, Development Promotion Manager; Peter Mason, Development Promotion Officer; and Gillian Hamilton, Administrative Officer.

CHAIR: Councillor David Fulton, Chair.

PLANNING APPLICATION SITE VISIT (Item 1.1, page 1472)

1. In accordance with the decision of the Committee on 6 November 1996, the Committee visited the site and thereafter met in Darvel Town Hall to consider the undernoted planning application: -

**PLANNING APPLICATION NO. 96/0318/FL:
MS CAROL-ANN CUNNINGHAME (Item 1.1, page 1472)**

There was submitted a report dated 13 November 1996 (circulated) by Head of Planning and Building Control for full planning permission for the proposed erection of a dwellinghouse to the rear of 68 East Main Street, Darvel.

The Development Promotion Manager (1) confirmed that one objection had been received details of which were given in the report and (2) summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: refusal as (1) the proposed development by virtue of its size and location would create an unacceptable overbearing impact on the adjacent property to the detriment of the residential amenity of its occupants; (2) the proposed development was not in accordance with Policy HU3 of the Finalised District Plan by virtue of its detrimental effect on the adjacent property, and (3) the proposal would unacceptably restrict the outlook of the adjacent property.

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

Members then asked questions of the objector.

The Committee heard the applicant's agent in support of the application.

Members then asked questions of the applicant's agent.

It was agreed to grant the application on the grounds that:- (1) by virtue of its design the proposed development would not create an unacceptable overbearing impact on

the adjacent property; (2) the proposed development was not contrary to Policy HU3 of the Finalised District Plan, in that it did not have a detrimental effect on the adjacent property; and (3) the proposal would not unacceptably restrict the outlook of the adjacent property and 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) notwithstanding the provisions of the General

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Permitted Development (Scotland) Order 1992, or any Order or Enactment replacing this, no windows shall be inserted into the west or east elevation other than those indicated upon the approved plans; (3) notwithstanding the plans hereby approved details of materials to be used for the construction of the dwelling and access road shall be submitted to and approved by the Planning Authority prior to the commencement of works on site; (4) details of all boundary treatment shall be submitted to and approved by the Planning Authority prior to works commencing on site; (5) notwithstanding the plans hereby approved, the utility room window on the east elevation shall be glazed with obscure glass; (6) details of the proposed new landscaping to the front of the new dwelling shall be submitted to and approved by the Planning Authority prior to implementation; and (7) notwithstanding the plans hereby approved any gates or entry feature shall be recessed at least 6.0 metres from Causeway Road, Darvel; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to protect the privacy and residential amenity of the neighbouring properties; Condition (3) in the interests of visual amenity; Condition (4) to protect the privacy and residential amenity of the development and adjacent properties; Condition (5) to protect the privacy and residential amenity of the property at No 74 East Main Street, Darvel; Condition (6) in the interests of visual amenity and road safety; and Condition (7) in the interests of road safety.

The meeting terminated at 1027 hours.