

**EAST AYRSHIRE COUNCIL****CENTRAL LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 14 NOVEMBER 1997 AT 1000 HOURS  
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,  
KILMARNOCK**

**PRESENT:** Councillors Gordon Cree, Gordon McCredie, Irene Reeves, Douglas Reid, Wilma Doyle, Ronald Brailsford, Provost Robert Stirling and Councillor Jane Darnbrough.

**ATTENDING:** Stephen Chorley, Director of Development Services; David Mitchell, Acting Head of Legal Services; Ken Robinson, Principal Administrative Officer; Sandy Gillat, Chief Engineer (Roads); Dave Morris, Development Promotion Manager; Jim Worley, Principal Planning Officer; and Anne Marie Carr, Administrative Officer.

**APOLOGIES:** Councillors Drew McIntyre, Alan Campbell, John Knapp and Daniel Coffey.

**CHAIR:** Councillor Gordon Cree, Chair.

**CONSIDERATION OF PLANNING APPLICATIONS****1.1 APPLICATION NO 97/0510/FL: MARGO GILLIES AND HELEN NISBET (Item 1.3, Page 2550)**

Councillor Reid did not participate in the deliberation or decision pertaining to this application as he had not attended the related Planning Hearing.

There was re-submitted a report dated 16 September 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the conversion of a garage and extension to form residential accommodation at 15 Woodstock Place, Kilmarnock. It was noted that a site visit had taken place prior to the meeting.

The Principal Planning Officer reported that one 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) 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 submitted on 1 July 1997 as revised by the plans amended received by the Planning Authority on 11 August 1997; (3) Notwithstanding the plans hereby approved the widening of the driveway to provide two car parking spaces shall be completed prior to the first use of the extension; (4) Notwithstanding the plans hereby approved the developer shall ensure the retention of the mutual boundary wall to its original height incorporating the original coping; and (5) Notwithstanding the plans hereby approved the use of common brick on the exposed part of the new brick cavity wall adjacent to the existing boundary wall is not hereby approved. Details/samples of an alternative facing brick to match the boundary wall shall be submitted to and approved by the Planning Authority prior to commencement of development; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act

1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) in the interest of highway safety; and Conditions (4) and (5) in the interest of visual amenity.

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

## **1.2 APPLICATION NO 97/0705/FL: MR J SHARP**

There was submitted a report dated 28 October 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the erection of a two storey villa in the plot sharing the front building line formed by the new house on Plot 7 and within that facing Glasgow Road, Kilmarnock.

The Principal 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 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 received on 18 September 1997 and the amended plans received by the Planning Authority on 29 September 1997; (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 the site; (4) Notwithstanding the plans hereby approved, the window will be timber casement with a stained finish to all external timber; (5) The parking spaces shall be provided prior to the first occupation of the dwelling and shall be accessed by means of a pavement crossing; (6) The driveway shall be surfaced in materials to match the access road; and (7) No structures greater than one metre in height shall be erected within any part of the site between the line of the south-east (rear) elevation of the house and the Glasgow Road boundary of the site; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Conditions (3), (4) and (6) in the interests of visual amenity; Condition (5) in the interests of road safety; and Condition (7) to prevent intrusion forward of the building line of Glasgow Road, in the interests of visual amenity.

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

## **1.3 APPLICATION NO 97/0403/OL: MR AND MRS W DUNCAN**

There was submitted a report dated 23 September 1997 (circulated) by the Head of Planning and Building Control on an outline planning application for the erection of one dwellinghouse at land adjacent to Woodside Cottage, Irvine Road, Crosshouse.

The Principal Planning Officer summarised the planning considerations in respect of the application, reported that the applicant had submitted supplementary information regarding his investigation to ascertain if other suitable sites were available; and gave the recommendation of the Head of Planning and Building Control: Refusal for the following reasons, viz:- (1) The proposed development would constitute the erection of a new dwelling in the countryside without agricultural support and would therefore not be in accordance with Policy HR1 of the Finalised Kilmarnock and Loudoun District Plan; (2) The proposal would constitute the erection of a dwelling in the countryside. In the absence of any specific locational need or any evidence of a

deficiency in the housing land supply, it would be contrary to Policies CAT 1, CAT 1A and RES 2A of the Adopted Strathclyde Structure Plan; (3) In the absence of specific circumstances to justify the development, it would be contrary to NPPG 3 "Land for Housing"; and (4) The site selected is conspicuous in the landscape and the erection of a dwellinghouse thereon would be detrimental to the visual amenity of the countryside.

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

#### **1.4 APPLICATION NO 97/0618/TP: MR G MCGOWAN**

There was submitted a report dated 29 October 1997 (circulated) by the Head of Planning and Building Control on a planning application for the felling of 3 Poplar trees which were the subject of a Tree Preservation Order No 88/14.

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

Provost Stirling left the meeting at this point.

#### **1.5 APPLICATION NO 97/0668/AD: METRO ADVERTISING**

There was submitted a report dated 28 October 1997 (circulated) by the Head of Planning and Building Control for the erection of two non -illuminated display panels at Sub-Station, Grassyards Road/Strawberrybank Road, Kilmarnock.

The Principal Planning Officer reported that one letter of objection had been received objecting on the grounds of road safety and visual amenity; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Refusal on the grounds that the proposed signage would, by virtue of its scale and design and the absence of other features of a scale similar to the proposal in the immediate area, have a detrimental impact on the amenity of the surrounding area.

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

#### **1.6 APPLICATION NO 97/0636/FL: MR A WATSON**

There was submitted a report dated 27 October 1997 (circulated) by the Head of Planning and Building Control on a full retrospective planning application for change of use to storage of plumbing materials in the single storey building at 2/4 Nursery Avenue, Kilmarnock.

The Principal Planning Officer reported that 4 letters of 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.

Councillor Doyle joined the meeting at this point.

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

#### **1.7 APPLICATION NO 97/0609/FL: MR AND MRS WILSON**

There was submitted a report dated 23 October 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the erection of one dwellinghouse at Plot 2, Portland Road, Kilmarnock.

The Principal Planning Officer reported that one letter of 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 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 submitted on 18 August 1997 as revised by the amended plan received by the Authority on 23 September 1997; (3) Notwithstanding the plans hereby approved the 5 bays shown in the parking layout indicated on the approved plan must be 2.5 metres wide and 5.0 metres long; (4) Notwithstanding the plans hereby approved all external construction materials which shall include roofing materials, shall match those at the adjacent Plot 1; (5) No excavation works (other than those specified on plans no 94.101.10 approved under application 96/0037/FL) or storage of plant, machinery or building materials shall take place within 9 metres of any of the trees within the site; and (6) A fence of height no less than 1.2 metres in height, shall be erected at a distance of not less than 9m from the trunks of each of the trees shown within the site on the plan submitted on 23 September 1997 prior to commencement of development and shall remain in place until the completion of the development; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Conditions (3) and (4) in the interest of highway safety; Condition (5) to protect the trees within the site, in the interest of visual amenity and the setting of the Grade B Listed Springhill House; and Condition (6) to protect the trees within the site, in the interest of visual amenity and the setting of the Grade B Listed Springhill House.

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

### **1.8 APPLICATION NO 97/0606/FL: BUITELAAR (KILMARNOCK) LIMITED**

The Chair advised that the above application had been deferred pending further information from the Council's Environmental Health and Waste Management Department and that it would be submitted to a future meeting of the Committee.

The meeting terminated at 1035 hours.