

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 29 OCTOBER 1999 AT 1000 HOURS
IN CROOKEDHOLM COMMUNITY CENTRE, GROUGAR ROAD, CROOKEDHOLM**

PRESENT: Councillors David Macrae, Stephanie Young, Finlay MacLean and Robert McDill.

ATTENDING: Jim Worley, Principal Planning Officer, Development Services; Yvonne Mitchell, Planning Officer, Development Services; Julie Armstrong, Senior Administrative Officer, Corporate Services; and Gillian Hamilton, Administrative Officer, Corporate Services.

APOLOGIES: Councillors Brian McNeil, Kathleen Hall, Ann Hay, Harry Wilson and Jim Raymond.

CHAIR: Councillor David Macrae, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO 99/0671/OL: KEYHOLE DESIGNS LIMITED**

There was submitted an executive summary sheet and a report dated 20 October 1999 (circulated) by the Head of Planning and Building Control on an outline planning application for proposed residential development at Dykescroft, Firpark Road, Moscow.

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) 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) 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; (4) No dwellinghouse shall be occupied until a public footway has been constructed to connect the pedestrian access from dwellings on the site to the existing public footway at the junction with the A719 (n.b this permission does not convey the necessary planning permission or road construction consent for such a footpath); (5) Sightlines of 2.5m x 90m, free from obstruction greater than 1m in height, shall be provided at each access to the site and shall be maintained permanently thereafter; (6) No site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around (i) the 4 Prunus (Cherry) trees along the roadside verge at a radius of 8 metres from the trunk of the trees and (ii) around the woodland trees to the north east of the site at a radius of 10

metres from the trunk of the trees or the area prescribed by the limit of the spread of the branches of the trees, whichever is the greater. Such fencing shall be maintained during the course of the development, and no storage, site structure, parking or any other operation shall be permitted within the area thereby enclosed; (7) No trees shall be felled, lopped, have roots cut, or be the subject of any other works without the written consent of the Planning Authority; (8) The existing hedge along the north western boundary adjacent to the road shall be retained intact and maintained thereafter to the satisfaction of the Planning Authority except insofar as to allow access to the site; (9) The details submitted further to Condition (3) above, shall ensure that: (i) each plot shall provide for no greater than 30% coverage of the plot with buildings; (ii) no external house wall, including any garages, shall be within 2m of any plot boundary; (iii) any dwelling shall have private, secluded garden space of at least 100 square metres in area; (iv) the design of any dwelling shall be compatible with any existing buildings adjacent to the particular plot; and (v) no dwelling shall be located within a distance of 10 metres from the woodland to the north east of the site or within a distance of 8 metres from the 4 Prunus (Cherry) trees along the roadside; (10) The details to be submitted under Condition (3) above shall: (i) require all the plots to be no more than the equivalent of two storeys in height, including any underbuilding required (i.e. where significant underbuilding is required dwellings should only have living accommodation on a single level). No dwelling shall be more than half a storey different in height to the plot immediately adjacent to them; (ii) include the use of a limited range (one brick type, one render type and one roof type) of finishing materials to be agreed in writing by the Planning Authority prior to the approval of any Reserved Matters applications; and (iii) no buildings main elevation(s) shall be located within 8 metres of the edge of any footpath adjacent to the main road; (11) No houses shall be occupied until all roads and footpaths are completed to base course level and any road drainage system is installed. The road and footpath wearing surface shall be completed immediately all the houses are occupied, all to the satisfaction of the Planning Authority; (12) Details to be submitted under Condition (3) above shall ensure that sufficient measures are taken to provide adequate drainage for the site; and (13) During construction, the developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles; Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Condition (3) the approval is in outline only; Conditions (4) and (5) in the interest of road safety; Condition (6) to ensure the retention of the maximum number of trees and their protection from damage in the interests of visual amenity; Conditions (7) and (8) in the interest of visual amenity; Conditions (9) and (10) in the interests of residential and visual amenity; Condition (11) in the interests of highway safety and residential amenity; Condition (12) in the interests of residential amenity; and Condition (13) in the interest of public and road safety and residential amenity.

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

1.2 APPLICATION NO 98/0651/AD: MR D SMITH

There was submitted an executive summary sheet and a report dated 20 October 1999 (circulated) by the Head of Planning and Building Control on a retrospective

advertisement application for proposed freestanding sign on A71 at Priestland Eastern Boundary, Darvel.

Following a request received from the applicant, it was agreed to defer the application to a future Committee to allow the applicant the opportunity to submit further information in support of the application.

The meeting terminated at 1004 hours.