

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 28 JANUARY 2000 AT 1000 HOURS
IN JOHN KNOX CHURCH HALL, MAIN STREET, STEWARTON**

PRESENT: Councillors David Macrae, Brian McNeil, Stephanie Young, Harry Wilson and Robert McDill.

ATTENDING: Dave Morris, Development Promotion Manager (Development Services); Julie Armstrong, Senior Administrative Officer (Corporate Services); Karen McLeod, Senior Solicitor (Chief Executive's) and Jennifer Morrison, Administrative Officer (Corporate Services).

APOLOGIES: Councillors Kathleen Hall, Ann Hay, Jim Raymond and Finlay MacLean.

CHAIR: Councillor David Macrae, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1. PROCEDURE**

The Administrative Officer established that the Hearing Procedure was understood by all participants.

1.2 APPLICATION NO 98/0645/FL: J C MORTON HOMES

There was submitted an executive summary sheet and report dated 18 January 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed alterations to layout of off-street parking area to the rear of flatted dwellings at 4/12 Brewland Street, Galston.

The Development Promotion Manager reported the receipt of three letters of objection with five signatories, 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 24 September 1998; (3) Notwithstanding the submitted plans, the car parking space at the north-west corner of the car park, directly opposite the covered bin store, shall be deleted. This space shall be painted hatched in white in order to identify it as an area where no parking will be permitted. This work shall be carried out within 2 months of the date of this consent; (4) Notwithstanding the plans hereby approved, each car parking space shall be defined on site in respect of their allocation to a particular flat, with the 8 non-specified places being allocated as visitor parking within 2 months of the date of this consent; Condition (1) being imposed to comply with Section 58 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; Condition (3) in the interest of residential amenity, to ensure that there are no obstructions by parked vehicles to adjacent properties; and Condition (4) in the interest of highway safety and residential amenity.

The Committee then heard Mr Thom, objector in support of his objections. Members asked questions of the objector in accordance with the Hearing Procedure. No other objectors were present or represented.

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

1.3 APPLICATION NO 99/0770/FL: MR AND MRS WHITEFORD

There was submitted an executive summary sheet and report dated 18 January 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for conversion of garage, dormers to front and balcony to rear of dwellinghouse at 10 Corsehill Place, Stewarton.

The Development Promotion Manager reported the receipt of one letter of objection, 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 received on 20 October 1999 and the amended plans received by the Planning Authority on 24 November 1999 as amended by (part) front elevation received on 10 December 1999; (3) Notwithstanding the plans hereby approved, the external appearance of all materials to be used in the construction of the extension shall match the materials of the original building; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that development is carried out in accordance with the approved details; and Condition (3) in the interest of visual amenity.

The objector was not present or represented.

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

1.4 APPLICATION NO 99/0771/LB: MR FOX

There was submitted an executive summary sheet and report dated 19 January 2000 (both circulated) by the Head of Planning and Building Control on a retrospective application for listed building consent for replacement windows at 66 Main Road, Fenwick.

The Development Promotion Manager reported receipt of one letter of objection from a consultee, details of which were contained within the report and also the receipt of an objection from Historic Scotland; summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Refusal, for the following reason, viz:- The proposed replacement windows would, by reason of their materials and non-traditional manner of operation, have a detrimental effect on the architectural design and quality of this Category 'B' listed building and would also be detrimental to the visual amenity of the landscape/conservation area.

No objectors were present or represented.

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

1.5 APPLICATION NO 99/0794/OL: MR AND MRS MINCHELLA

It was noted that Members of the Committee had attended a site visit in respect of this application prior to the meeting.

There was submitted an executive summary sheet and report dated 19 January 2000 (both circulated) by the Head of Planning and Building Control on an outline planning application for proposed dwellinghouse at vacant plot, Southcraig, Glasgow Road, Kilmarnock.

The Development Promotion Manager summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Refusal, for the following reasons, viz:- (1) The proposed development is contrary to Strathclyde Structure Plan Policies CAT1 and CAT1A and RES1A by virtue of the absence of any specific, appropriate locational need having been presented in support of the application; (2) The proposed dwellinghouse lies outwith the urban boundary of Kilmarnock in a Rural Protection Area. It does not accord with Policies SD3 and RES13 of the East Ayrshire Council Local Plan (Finalised Version) and there is insufficient justification for a dwelling contrary to this policy; and (3) The proposed development is contrary to the Ayrshire Joint Structure Plan, Policies ADS6 and G1 which presume against development outwith settlement boundaries, with limited exceptions not applicable in this case.

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

1.6 APPLICATION NO 99/0625/FL: GAULD PROPERTIES LTD

There was submitted an executive summary sheet and report dated 19 January 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed alterations to flatted development including additional attic flat at 26 Rigg Street, Stewarton.

The Development Promotion Manager 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 23 August 1999 and the amended plans received by the Planning Authority on 12 November 1999; (3) Notwithstanding the plans hereby approved, all external construction materials, including boundary treatment shall match the immediately adjoining flatted developments in Rigg Street/New Street; (4) Notwithstanding the plans hereby submitted, the public footpath along the entire length of Rigg Street/New Street adjacent to the new flatted developments currently being undertaken by the applicant, shall be re-instated to East Ayrshire Council Roads Division specification, prior to the occupation of any flat within this 6 unit application site; and (5) Notwithstanding the plans hereby submitted, the gate feature at the entrance to the car park area shall open by such a mechanism whereby access to parking bay no.1 is unrestricted (i.e. sliding mechanism). This mechanism shall be operational prior to the occupation of any dwelling unit forming part of this application; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that development is carried out in accordance with the approved details; Condition (3) in the interest of visual amenity; Condition (4) to ensure an appropriate

public footpath is constructed; and Condition (5) to ensure adequate car parking facilities.

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

1.7 APPLICATION NO 99/0839/FL: BEAZER HOMES LTD

There was submitted an executive summary sheet and report dated 19 January 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of residential development with associated roads, sewers etc at Phase D, Toponthank, Kilmarnock by Beazer Homes Ltd.

The Development Promotion Manager 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 19 November 1999 as revised by the Neighbour Notification Plan, House Type NS422 Variation 3 (Drg No 422/TF/03REVL) and House Type NS422 Variation 2 (Drg No 422/TF/02) received by the Planning Authority on 30 November 1999 as revised by the Development Plan (Drg No Layout 01 REVD) received by the Planning Authority on 7 January 2000; (3) Details/samples of the facing, roofing and resurfacing material to be used shall be submitted to and approved by the Planning Authority before any development commences on site; (4) Details of the landscaping of the site, including the provision of play equipment and the maintenance of play equipment and all open space outwith the private curtilage of any dwelling shall be submitted to and approved by the Planning Authority prior to the commencement of the development. Such details shall include the timescale for the implementation of the landscaping and play equipment in relation to the completion of the dwellings; (5) Notwithstanding the plans hereby submitted, the details of the boundary hedge planting shall be submitted to and approved by the Planning Authority, with details of maintenance and implementation, prior to the commencement of any development on site; (6) the existing boundary hedges shall be maintained at a height of not less than 2.5 metres; (7) Notwithstanding the plans hereby submitted, details of means of responsibility and maintenance of existing fencing along the southern boundary of the site (Plots 8-23 inclusive) shall be submitted to and approved by the Planning Authority prior to the commencement of any development on 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) and (5) in the interests of visual amenity; Condition (4) to ensure that the open space is adequately provided and maintained in the interest of residential amenity; Condition (6) to ensure that the hedges are retained to a size at which they would continue to provide a habitat and would significantly contribute to visual amenity; and Condition (7) in the interest of residential amenity.

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

1.8 APPLICATION NO 99/0800/AD: PRIMELIGHT ADVERTISING LTD

There was submitted an executive summary sheet and report dated 19 January 2000 (both circulated) by the Head of Planning and Building Control on a retrospective application for advertisement consent for proposed wall mounted advertising display unit at 2 Grougar Road, Crookedholm.

The Development Promotion Manager summarised the planning considerations in respect of the application and gave the recommendation of the Head of Planning and Building Control: Refusal, for the following reasons, viz:- (1) The proposed signs would have a detrimental effect on the visual amenity and general character of the area and would represent an inappropriate, unnecessary and overprominent form of signage; (2) The proposed signs would represent an over-proliferation of advertisements at the application site to the detriment of the building itself and the surrounding area.

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

The meeting terminated at 1030 hours.