

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 21 JANUARY 2000 AT 1000 HOURS
IN PATNA COMMUNITY CENTRE, DOONSIDE AVENUE, PATNA**

PRESENT: Councillors George Smith, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillors Elaine Dinwoodie, Robert Taylor and Jimmy Carmichael.

ATTENDING: Ken Robinson, Principal Administrative Officer; Pamela Clifford, Senior Planning Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Tommy Farrell, Jimmy Kelly, Eric Jackson and Eric Ross.

CHAIR: In the absence of the Chair and Vice-Chair, Provost Jimmy Boyd was appointed and took the Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO 99/0611/OL: MRS A WALLACE**

It was reported and noted that the above item had been withdrawn from the Agenda.

1.2 APPLICATION NO 99/0716/FL: MR AND MRS P GORDON

There was submitted an executive summary and report dated 29 November 1999 (circulated) by the Head of Planning and Building Control on an application for the repair and conversion of an existing redundant farm building into a new dwellinghouse at Stair Home Farm, Stair, Mauchline.

The Senior 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:- (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 1 October 1999, as revised by the letters of 9 November 1999 and 29 November 1999 and the amended plans received by the Planning Authority on 29 November 1999; (3) Notwithstanding the plans hereby approved, any septic tank provided to serve the development shall be sited in such a position as will enable it to be emptied by the tanker; (4) All existing brickwork shall be replaced with natural stone to match existing; (5) All existing openings to be built up shall be built up in natural stone to match existing; (6) Notwithstanding the approved plans details of the proposed skylights shall be submitted to and approved by the Planning Authority before any development commences on the site; and (7) Notwithstanding the approved plans, details of car parking and private open space provision for the proposed dwellinghouse shall be submitted to and approved by the Planning Authority before any development commences on 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 development is carried out in accordance with the approved details; Conditions (3) and (7) in the interests of public safety; Conditions (4), (5) and (6) in the interests of visual amenity.

No Hearing took place as the objectors were not present or represented.

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

1.3 APPLICATION NO 99/0806/FL: STANLEY STORES

There was submitted an executive summary and report dated 29 December 1999 (circulated) by the Head of Planning and Building Control on an application for the proposed change of use from pet food shop to dwellinghouse and alterations at 65 Barskimming Road, Mauchline.

The Senior 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:- (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 16 November 1999 as revised by the letter received by the Planning Authority on 16 December 1999; (3) Notwithstanding the approved plans, the existing timber windows shall be retained or shall be replaced like for like; (4) Any works required to implement the use hereby approved shall not be carried out before 0800 hours and after 1800 hours; (5) Prior to the commencement of the development, details of any repairs to existing external stonework shall be submitted to and approved by the Planning Authority; and (6) Notwithstanding the approved plans, details of the design of the proposed door shall be submitted to and approved by the Planning Authority before development commences 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), (5) and (6) in the interests of visual amenity; and Condition (4) to prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interests of residential amenity.

No Hearing took place as the objector was not present or represented.

It was agreed:-

- (i) to approve the application subject to the conditions and for the reasons detailed; and
- (ii) that an additional condition regulating the days when the proposed alteration works may be carried out, these to be determined by the Head of Planning and Building Control.

1.4 APPLICATION NO 99/0818/FL: STANLEY STORES (STRATHCLYDE) LIMITED

There was submitted an executive summary and report dated 30 December 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of 42 terraced, semi-detached and detached two-storey dwellinghouses at Plots 30-44 and 50-76 Skerrington Farm, Cumnock.

The Senior 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:- (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 19 November 1999 and the amended plans received by the Planning Authority on 17 and 20 December 1999; (3) The proposed external finishes of the dwellinghouses shall be as agreed by the letters of 15 October 1999 and 12 November 1999 (copies attached to planning consent); (4) Visibilities of 2 metres by 20 metres shall be formed and maintained at each individual driveway with no obstruction greater than 1 metre in height allowed within these areas; (5) The footway adjacent to each individual house shall be constructed to basecourse level prior to occupation of the house; (6) The private driveways shall be paved for a minimum distance of 2 metres from the rear of the footway to avoid the overcarry of loose material onto the road, prior to the occupation of each house; (7) Any gates shall open inwards away from the road; (8) Two car parking spaces shall be provided for each dwelling within the curtilage prior to the occupation of the house; (9) Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouses to which they relate and shall be set back a minimum distance of 6 metres from the rear of the footway; (10) No surface water shall issue from the site onto the public road; (11) Notwithstanding the submitted plans, details of the design and construction of the fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on site; (12) Prior to works commencing on site, the applicant shall submit to and have approved by the Planning Authority details of the treatment of the play area and play equipment to be installed within the site. The play area and play equipment shall be installed prior to the occupation of the Housing Plots 52, 53, 56-58, 61, 68-70, 75 and 76; (13) Prior to works commencing on site, details of the maintenance arrangements for the play area and play equipment shall be submitted to and approved by the Planning Authority; (14) Notwithstanding the approved plans, the play area shall be surrounded by 1.8 metre high screen fence. Details of its design and location shall be submitted to and approved by the Planning Authority prior to work commencing on the site and the fence shall be constructed prior to the use of the play area; (15) No construction work and preparation works shall take place on site before 0700 hours and after 1800 hours on Mondays to Fridays, before 0800 hours and after 1200 hours on Saturdays, and at any time on Sundays; (16) No mechanical excavation shall take place with 500mm of British Gas Transco Plant; and (17) Notwithstanding the approved plans, details of the design of the substation shall be submitted to and approved by the Planning Authority prior to the commencement of development on site; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Conditions (2) and (3) to ensure that the development is carried out in accordance with the approved details; Conditions (4), (5), (6), (7), (8), (10) in the interests of road safety; Conditions (9), (11) and (17) in the interests of visual amenity; Condition (12) to ensure that a play area is provided within the development in the interests of local planning policies; Condition (13) to ensure that the play area is maintained to an adequate standard; Conditions (14) and (15) in the interests of residential amenity; and Condition (16) in the interests of public safety.

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

1.5 APPLICATION NO 99/0757/LB: MRS M DICKSON

There was submitted an executive summary and report dated 29 December 1999 (circulated) by the Head of Planning and Building Control on a listed building application for the replacement of windows to the rear of the house at 5 Craigston Square, Lugar.

The Senior 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 condition that the development to which this permission relates must be begun within five years from the date of this permission; this condition being imposed to comply with Section 16 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

It was agreed to approve the application.

The meeting terminated at 1008 hours.