

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 6 JANUARY 1998 AT 1000 HOURS
IN NEW CUMNOCK TOWN HALL, THE CASTLE, NEW CUMNOCK**

PRESENT: Councillors James Boyd, George Smith, Jimmy Carmichael, Robert Taylor, Tommy Farrell and Eric Jackson.

ATTENDING: David Morris, Development Promotion Manager; Ken Robinson, Principal Administrative Officer; Colin McKee, Acting Senior Development Promotion Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Eric Ross and John Smith.

CHAIR: In the absence of the Chair and Vice-Chair of the Committee, Councillor George Smith was appointed to take the Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO 97/0647/FL: JOHN CAMPBELL**

There was submitted a report dated 2 December 1997 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of two, 1.5 storey houses at 59 Afton Bridgend, New Cumnock.

The Acting Senior Development Promotion Officer reported that a letter of objection and a letter of representation 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 14 August 1997 as revised by the amended plans received by the Planning Authority on 10 December 1997; (3) Notwithstanding the plans hereby approved the developer shall ensure the provision of the following prior to the occupation of the first dwelling:- (i) the formation of a 2 metre footway across the site frontage and linked to the public footway at Afton Bridgend; (ii) the formation of a footway crossing to Roads Division standards at the access to the site; (iii) the provision of 2 off road car parking spaces within the application site; (4) Notwithstanding the plans hereby approved the access road will require to be upgraded to an adoptable standard across the frontage of the proposed dwellinghouses to the satisfaction of the Roads Division prior to the occupation of the second dwellinghouse, this shall include the following:- (i) the existing private access must be improved to a standard suitable for adoption as a public road; (ii) the provision of a continuous 2 metre footway would be required along one side of the proposed road with a minimum 1 metre service strip opposite; (iii) the widening of the road carriageway to 5.5 metres in width and upgrading of the road surface to East Ayrshire Council Roads Standards; (iv) the provision of a turning head at the end of the public section of the road to East Ayrshire Roads standards; (v) the provision of drainage and street lighting to East Ayrshire Roads standards; (vi) the improvement of the visibility at the junction with Afton Bridgend, to a minimum of 2.5metres by 60 metres with no object greater than 1 metre in height within this splay area; (vii) the

provision of 2 off-road parking spaces per house; (5) Notwithstanding the plans hereby approved the alternative vehicular access to No 59 Afton Bridgend will be provided to the satisfaction of Road Division prior to the loss of the existing vehicular access; (6) Notwithstanding the plan(s) hereby approved, the external surface of the walls shall be rendered or roughcast in a colour to be agreed in writing with the Planning Authority; (7) Notwithstanding the submitted plans, 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; 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 (4) in the interest of highway safety; Condition (5) in the interest of highway safety and residential vehicular access; and Conditions (6) and (7) in the interests of visual amenity.

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

1.2 APPLICATION NO 97/0818/FL: JOHN CAMPBELL

There was submitted a report dated 3 December 1997 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of one domestic dwellinghouse at 59 Afton Bridgend, New Cumnock.

The Acting Senior Development Promotion Officer reported that a 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) Notwithstanding the plans hereby approved the developer shall ensure the provision of the following prior to the occupation of the dwelling:- (i) the formation of a 2 metre footway across the site frontage and linked to the public footway at Afton Bridgend; (ii) the formation of a footway crossing to Roads Division standards at the access to the site; (iii) the provision of 2 off road car parking spaces within the application site; (3) Notwithstanding the plan(s) hereby approved, the external surface of the walls shall be rendered or roughcast in a colour to be agreed in writing with the Planning Authority; and (4) Notwithstanding the submitted plans, 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; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) in the interest of highway safety; and Conditions (3) and (4) in the interest of visual amenity.

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

1.3 APPLICATION NO 97/0871/AD: LUGAR BOSWELL THISTLE FC

There was submitted a report dated 11 December 1997 (circulated) by the Head of Planning and Building Control on an advertisement application for the erection of 2 display hoardings at Rosebank Park, Muirkirk Road, Lugar.

The Acting Senior Development Promotion Officer reported that a letter of objection had been received, details of which were given in the report, summarised the planning considerations in respect of the application, and recommended that the Committee defer consideration of this application, to enable discussions to take place between the Planning Department and the applicants on the details of the proposals.

It was agreed to defer consideration of the application to a future meeting.

1.4 APPLICATION NO 97/0780/TP: JOHN SENIOR AND HENRY HARTLEY

There was submitted a report dated 8 December 1997 (circulated) by the Head of Planning and Building Control on an application for permission to fell a mature beech tree at Crossriggs Veterinary Clinic, 52 Townhead Street, Cumnock, which was the subject of a Tree Preservation Order.

The Acting Senior Development Promotion 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 beech tree shall be felled by a competent tree surgeon or arborist with all timber being removed from the site to the complete satisfaction of the Planning Authority; and (2) Following the felling of the tree, a replacement tree, of the same species, shall be planted during the next available planting season at the same location as the tree to be felled or as near to it as is practicable; Condition (1) in the interests of public safety; and Condition (2) in the interests of amenity.

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

1.5 APPLICATION NO 97/0799/TP: ROBERT LAURIE

There was submitted a report dated 8 December 1997 (circulated) by the Head of Planning and Building Control on an application for the felling of a Monkey Puzzle Tree (*Araucaria Araucana*), which was the subject of a Tree Preservation Order at 50 Mauchline Road, Catrine.

The Acting Senior Development Promotion 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 monkey puzzle tree shall be felled by a competent tree surgeon or arborist with all timber being removed from the site to the complete satisfaction of the Planning Authority; and (2) Following the felling of the tree, a replacement tree, of a suitable species to be agreed between the applicant and the Planning Authority, shall be planted during the next available planting season at the same location as the tree to be felled or as near to it as is practicable; Condition (1) in the interest of public safety; and Condition (2) in the interests of amenity.

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

1.6 APPLICATION NO 97/0691/FL: WILLIAM CLINT AND JANETTA STEWART

There was submitted a report dated 9 December 1997 (circulated) by the Head of Planning and Building Control on an application for the erection of a temporary building for residential purposes at 19 Station Road, Mauchline.

The Acting Senior Development Promotion 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 permission hereby granted shall not enure for the benefit of land but for the benefit of Janetta Stewart only, and in discontinuance of her occupation of the temporary residential accommodation the use hereby permitted shall cease and the building shall be permanently removed from the site; (2) Notwithstanding Condition (1) above, permission is granted for a limited period of 5 years from the date hereof, and the use shall be discontinued and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted; Condition (1) being imposed as permission is being granted in this case solely because of the extenuating personal circumstances; and Condition (2) to enable the Planning Authority to review the situation in the light of the non-permanent construction of the building.

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

1.7 APPLICATION NO 97/0655/FL: DAVID MILLAR

There was submitted a report dated 12 December 1997 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of a dwellinghouse at 42 Townhead, Dalmellington.

The Acting Senior Development Promotion 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 and plans submitted on 29 August 1997 as revised by the amended plans received by the Planning Authority on 10 December 1997; (3) Notwithstanding the plans hereby approved the developer shall ensure the provision of the following prior to the occupation of the dwelling:- (i) a standard driveway access crossing to East Ayrshire Roads Standards; (ii) a boundary wall either side of the access of a height less than 1 metre; (iii) two parking spaces for the new dwelling and one for the existing property. In addition, no water must be allowed to discharge onto a public road and any gates will require to open inwards; (4) Notwithstanding the plans hereby approved the use of Marley Modern mock bond concrete tiles are not hereby approved. Details of a good quality substitute slate tile shall be submitted and approved prior to the commencement of the dwelling; and (5) Notwithstanding the submitted plans, 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. Details to be submitted shall include the provision of a 1.8m high close boarded wooden fence along the rear boundary of the site with No 40 Townhead, Dalmellington; 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; Condition (4) in the interest of visual amenity; and Condition (5) in the interest of residential amenity.

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

1.8 APPLICATION NO 97/0778/FL: CRAIGENGILLEN ESTATES COMPANY LIMITED

There was submitted a report dated 22 December 1997 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of a residential development of 13 dwellinghouses at the area of land south of Horn Factory on the A713, Dalmellington.

The Acting Senior Development Promotion Officer explained that as the application was contrary to the Dalmellington/Patna/Dalrymple Adopted Local Plan and the Cumnock and Doon Valley District Wide Finalised Plan, which identified the site in question for industrial development, the application fell to be determined by the Development Services Committee, in terms of the Council's Scheme of Delegation. In this instance, the Head of Planning and Building Control proposed to recommend approval of the application for reasons given in the report, and the Local Planning Committee were invited to make an appropriate recommendation to the Development Services Committee.

Councillor Boyd, seconded by Councillor Farrell, moved that the application be referred to the Development Services Committee with a recommendation that the application should be approved subject to conditions recommended by the Head of Planning and Building Control.

Councillor Taylor, seconded by Councillor Carmichael, moved that the application be approved, subject to conditions recommended by the Head of Planning and Building Control, for the reason that the proposal was not a significant departure from the Adopted Local Plan or the District Wide Finalised Plan.

The motion was carried by 3 votes to 2.

The meeting terminated at 1040 hours.