

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE**

**MINUTES OF SPECIAL MEETING HELD ON MONDAY 14 DECEMBER 1998 AT  
1445 HOURS IN MAUCHLINE COMMUNITY CENTRE, KILMARNOCK ROAD,  
MAUCHLINE**

**PRESENT:** Councillors John Smith, George Smith, James Carmichael, Tommy Farrell and Eric Jackson.

**ATTENDING:** Bill Walkinshaw, Principal Administrative Officer; Pamela Clifford, Senior Planning Officer and Ian Gemmell, Administrative Officer.

**APOLOGIES:** Councillors Eric Ross, James Kelly, David Sneller, James Boyd and Robert Taylor.

**CHAIR:** Councillor John Smith, Vice-Chair.

**CONSIDERATION OF PLANNING APPLICATIONS**

**1. APPLICATION NOS 98/0533/FL AND 98/0568/LB: LFK INVESTMENTS LTD**

There was submitted a report dated 4 November 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent; and an application for listed building consent: both in respect of the re-roofing of a building using Marley Clansman slates at Nether Catrine House, Newton Street/Townhead, Catrine.

It was noted that the Members present had attended a site visit prior to the meeting.

The Senior Planning Officer reported that two letters 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: Refusal of both applications for the following reasons:- (1) The use of Marley Clansman roof tiles on the Category 'B' Listed Building is considered to be detrimental to the character and appearance of this prominent building within Catrine Conservation Area. The development is therefore contrary to the provision of Policy ENV 3 of the Finalised Cumnock and Doon Valley District Wide Local Plan which states that development in Conservation Areas shall be in keeping with the character of the area; (2) The use of Marley Clansman roof tiles on the Category 'B' Listed Building is unsympathetic to and imparts significant detriment to the character of the historic building. The development is therefore contrary to the provisions of Policy ENV 4 of the Finalised Cumnock and Doon Valley District Wide Local Plan which states that there shall be protection of heritage resources requiring conservation from unsympathetic development.

It was agreed, as the proposal provided continuity and cohesiveness, the listed building and the new build development at Nether Catrine House having the same roof finish; and as the proposal was not unsympathetic or detrimental to the character and appearance of the building; to approve the applications subject to notification of the Listed Building Consent application to the Secretary of State for consideration under the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

**2. APPLICATION NO 98/0578/FL: MR G BELL**

There was submitted a report dated 10 November 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of four houses at Haugh Road, Mauchline.

It was noted that the Members present had attended a site visit prior to the meeting.

The Senior Planning Officer reported that seven letters 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: That the application be refused for the following reasons:- (1) The proposed development will result in the erection of four dwellinghouses outwith the settlement boundary of Mauchline within the designated 'Countryside Around Towns' area. It is therefore contrary to Policy RES 13 of the finalised Cumnock and Doon Valley District Wide Local Plan which presumes against residential and other developments in the countryside; (2) The proposed development will result in ribboning out of development from the built up area of Mauchline outwith the settlement boundary. It is therefore contrary to Policy 17(a) of the adopted Mauchline/Drongan/Ochiltree Local Plan which presumes in favour of single, small scale developments in the countryside except where there would be a ribboning out of development from the built up area; (3) The design of the proposed houses are not appropriate for a rural area and therefore they fail to meet the design criteria of Policy RES 16 of the finalised Cumnock and Doon Valley District Wide Local Plan.

The Committee then heard objector, Mrs Hamilton, who spoke on behalf of a number of the objectors and Mr Gordon Bell, the applicant and his associate Mr Gourlay, both of whom spoke in support of the application. Members asked questions of the objectors and the applicant. The applicant and the objectors responded to the issues raised, all in accordance with the agreed Hearing procedure.

Considering the locale of the development site in relation to other development in the vicinity it was agreed as the proposal would not result in ribboning out of development from the built up area of Mauchline, to refer the application, under the Scheme of Delegation, to the Development Services Committee with a recommendation for approval, the Director of Development Services to submit for consideration by that Committee, appropriate conditions in relation to parking, road safety, public safety, tree preservation design and materials etc.

The meeting terminated at 1520 hours.