

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 22 JANUARY 1999 AT 1010 HOURS
IN PATNA COMMUNITY CENTRE, DOONSIDE AVENUE, PATNA**

PRESENT: Councillors James Kelly, George Smith, Jimmy Carmichael and Eric Jackson.

ATTENDING: Alan Neish, Head of Planning and Building Control; Karl Doroszenko, Policy and Projects Manager; Donald McVicar, Departmental Strategy Officer, Support Services; Pamela Clifford, Senior Planning Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Eric Ross, David Sneller, James Boyd, Robert Taylor, John Smith and Tommy Farrell.

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

**EAST AYRSHIRE LOCAL PLAN: ISSUES IDENTIFIED THROUGH PUBLIC
CONSULTATION**

1. It was reported that the Chair had agreed that this item should be considered at the end of the meeting.

CONSIDERATION OF PLANNING APPLICATIONS**2. APPLICATION NO. 98/0395/OL: MR WILLIAM GIBSON**

There was submitted a report dated 7 January 1999 (circulated) by the Head of Planning and Building Control on an application for outline planning consent for the change of use of land associated with a former Woolmill to land for residential development at New Mill, Main Street, Sorn.

The Senior Planning Officer reported that four 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, for the following reasons:- (1) The greater part of the development site lies outwith the settlement boundary of Sorn and it will result in a ribboning out of development from the Sorn settlement boundary. It is therefore contrary to Policy RES14 (vii) of the Finalised Cumnock and Doon Valley District Wide Local Plan which states that there shall be a presumption in favour of small scale residential development in the countryside, but will not be permitted where the development would constitute a ribboning out of development into the countryside of existing settlement boundaries; (2) The proposed development cannot be suitably drained as the current sewage treatment works for Sorn is overloaded, as advised by the Scottish Environment Protection Agency. It is considered that approval of the application would be premature until upgrading of the treatment works has been carried out. The proposed development, at this time, is contrary to Policy RES19 of the Finalised Cumnock and Doon Valley District Wide Local Plan which states that all residential developments in the countryside will require to meet the standards of all appropriate statutory undertakers; (3) The Sorn Proposal Map of the Finalised

Cumnock and Doon Valley District Wide Local Plan identifies sufficient land for residential development to meet local need and no justification has been made for the release of further land for residential development; and (4) The proposed development would result in the potential loss or damage of mature and semi-mature trees within the application site which contribute to the setting of Sorn Village, and the development would have a detrimental effect on the character and visual amenity of the locality.

The Committee heard the applicant, Mr William Gibson, who spoke in support of the application. The objector was present, but did not wish to speak. The Members asked questions of the applicant all in accordance with the agreed Hearing procedure.

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

3. APPLICATION NO. 98/0766/LB: MR TODD

There was submitted a report dated 7 January 1999 (circulated) by the Head of Planning and Building Control on a Listed Building application for the installation of replacement windows to the rear of the dwellinghouse at 2 Craigston Square, Lugar.

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: Approval, subject to the following condition:- The development to which this permission relates must be begun within five years from the date of this permission.

It was agreed to approve the application, subject to the condition detailed.

4. APPLICATION NO. 98/0785/FL: MR A JABAAR

There was submitted a report dated 7 January 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent for shop alterations and the erection of roller shutters at 197 Main Street, Auchinleck.

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) Notwithstanding the provisions of the General Permitted Development (Scotland) Order 1992 and the Town and Country Planning (Use Classes) (Scotland) Order 1997, the use of the new separate shop unit shall be restricted to uses under Class 1 (shops); and (3) The painted roller shutters and box housing shall be maintained in a neat and tidy condition to the complete satisfaction of the Planning Authority. Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) in the interests of residential amenity and to enable the Planning Authority to retain control over the use of the site; and Condition (3) in the interests of visual amenity.

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

5. APPLICATION NO. 98/0575/OL: MR M TURNER

There was submitted a report dated 8 January 1999 (circulated) by the Head of Planning and Building Control on an application for outline planning consent for the formation of an access road and two new houses at Burnfoot Farm, Burnside, New Cumnock.

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) 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) The proposed development shall be carried out in accordance with the application form received on 31 August 1998 and the amended plans received by the Planning Authority on 7 January 1999; (4) 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); (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; (5) That prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (6) That the indicative layout submitted along with the application are for information purposes only and shall not be treated as forming part of the issued consent; (7) The details to be submitted under Condition 2(b) shall provide for:- (a) dwellings of single storey or one and a half storey in height; and (b) dwellings of traditional design incorporating (i) a roof pitch not less than 35 degrees; (ii) a roof covering of slate or a material with an appearance similar to slate; (iii) windows of vertical proportions; (iv) an external finish predominantly of render or natural stone; and (v) incorporation of chimneys; (8) Details of measures to safeguard the Listed Wildlife Site shall be submitted to, and approved by, the Planning Authority and implemented prior to any construction on site; and (9) Details to be submitted under Condition 2(d) shall be visibility splay of 2.5m x 120m in each direction. Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Condition (3) to ensure that development is carried out in accordance with the approved details; Condition (4) and (6) as the approval is in outline only; Condition (5) in the interests of public safety; Condition (7) in the interests of visual amenity and the character and appearance of the area; Condition (8) to safeguard the integrity of the Listed Wildlife Site; and Condition (9) in the interests of road safety.

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

EAST AYRSHIRE LOCAL PLAN: ISSUES IDENTIFIED THROUGH PUBLIC CONSULTATION

6. There was submitted a report dated 11 January 1999 (circulated) by the Head of Planning and Building Control on the main issues raised by the general public and statutory consultees in response to the formal consultation exercise carried out in respect of the East Ayrshire Local Plan.

It was agreed to note the issues raised on the East Ayrshire Local Plan in so far as the Southern Local Planning Committee was concerned.

The meeting terminated at 1040 hours.