

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON MONDAY 12 JUNE 2000 AT 1430 HOURS IN HURLFORD COMMUNITY CENTRE, CESSNOCK ROAD, HURLFORD**

PRESENT: Councillors David Macrae, Jim Raymond, Ann Hay and Robert McDill.

ATTENDING: Dave Morris, Development Promotion Manager (Development Services); Yvonne Mitchell, Planning Officer (Development Services); Bill Walkinshaw, Principal Administrative Officer (Corporate Services); and Christine Baillie, Trainee Administrative Officer (Corporate Services).

APOLOGIES: Councillors Brian McNeil, Kathleen Hall, Stephanie Young, Harry Wilson and Finlay MacLean.

CHAIR: Councillor David Macrae, Chair.

1.1 APPLICATION NOS 00/0119/LB AND 00/01198/FL: MR M ADAM

There was submitted an executive summary sheet and report dated 31 May 2000 (both circulated) by the Head of Planning and Building Control on a listed building application for proposed internal alterations and extensions to existing building and demolition of pumphouse building to the west of the site and a full planning application for proposed demolition of existing pumphouse, internal alterations and erection of attached garage and detached oil storage tank at Kennox House, Kilwinning Road, Stewarton.

The Planning Officer reported that two letters of objection had been received, details of which were contained within the report; reported the receipt and content of a letter received from the applicant in response to the objections; summarised the planning considerations in respect of the application; and gave the recommendation of Head of Planning and Building Control (i) Application No 00/0119/LB be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987 and 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) Details of the finishing materials for the new mullion on the west elevation of the kitchen shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall thereafter be implemented as approved; and (3) Notwithstanding the submitted details, all new external woodwork shall have a traditional painted finish; Condition (1) being imposed to comply with Section 16 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997; and Conditions (2) and (3) in the interests of visual amenity; (ii) Application No 00/0118/FL: be approved 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) Details of the finishing materials for the new mullion on the west elevation of the kitchen shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall thereafter be implemented as approved; (3) prior to the commencement of development, details shall be submitted to and approved by the Planning Authority indicating how, in the event of any leaking of the oil storage tank, such leakage shall be prevented from entering drainage channels and watercourses;

and (4) Notwithstanding the submitted details, all new external woodwork shall have a traditional painted finish; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Conditions (2) and (4) in the interest of visual amenity; and Condition (3) to safeguard watercourses from any inadvertent oil leaks; and (iii) that planning consent 00/0118/FL not be issued until the Listed Building application has been agreed by Historic Scotland.

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

It was agreed:-

- (i) that listed building application no. 00/0119/LB be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings and Conservation Areas (Scotland) Regulations 1987 and to the conditions and for the reasons detailed; and
- (ii) that planning application no. 00/0118/FL (a) be approved subject to the conditions and for the reasons detailed and that (b) the planning consent not be issued until the listed building application had been agreed by Historic Scotland.

1.3 APPLICATION NO 00/0033/FL: DAWN DEVELOPMENTS

There was submitted an executive summary sheet and report dated 31 May 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of purpose built warehouse with associated external yard and car parking facilities to be used by the Post Office as a Sorting Office at vacant land bounded by the A71 to the north and a petrol filling station to the east, Galston.

The Development Promotion Manager reported that no objections had been received; summarised the planning considerations in respect of the application; and gave the recommendation of the Head of Planning and Building Control: (i) 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 10 January 2000, the amended plans and fence details received on 14 April 2000 (Drg No 1571/01) and the landscaping plan (Drg No 1571/02) received by the Planning Authority on 17 May 2000; (3) Prior to the development being operational, all car parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Planning Authority and thereafter shall be maintained to the satisfaction of the Planning Authority; (4) Details of the provision to be made for the maintenance of soft and hard landscaped areas shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be maintained thereafter in accordance with these details. The approved landscaping scheme (Drg No 1571/02) shall be implemented not later than the next appropriate planting season after the development has been carried out; (5) the external walls shall be finished in a facing brick to match that of the adjacent Co-op building, details of which shall have been agreed, in writing by the Planning Authority prior to their use on the building; (6) the roof shall be finished with slate grey coloured roof cladding, details of which shall have been agreed, in writing by the Planning Authority prior to their use on the building; (7) prior to the development being operational the external palisade fence

shall be galvanised and painted dark green. A sample of the colour shall be submitted to and approved in writing by the Planning Authority prior to the fence being painted; (8) prior to the development being operational the road adoption procedure for the access road from the A71 to the roundabout adjacent to the site shall be completed; and (9) details of the colour of external windows and doors shall be submitted to and approved in writing by the Planning Authority prior to commencement of the development; 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) to ensure the provision of adequate parking facilities within the site; Condition (4) to ensure that adequate provision of landscaping is provided, to an adequate standard, and that it is subsequently maintained, in the interest of visual amenity; and Conditions (5), (6), (7), (8) and (9) in the interests of visual amenity; and (ii) that the issuing of the decision notice be withheld until the Solicitor to the Council has satisfactorily concluded the variation of the Queens Drive existing Section 50 Agreement, under the Town and Country Planning (Scotland) Act 1972, in accordance with the terms of paragraph 6.3 of the report.

It was agreed:-

- (i) to grant the application subject to the conditions and for the reasons detailed; and
- (ii) that the issuing of the decision notice be withheld until the Solicitor to the Council had satisfactorily concluded the variation of the Queens Drive existing Section 50 Agreement, under the Town and Country Planning (Scotland) Act 1972, in accordance with the terms of paragraph 6.3 of the report.

1.4 APPLICATION NO 00/0049/FL: MR J RODGERS

There was submitted an executive summary sheet and report dated 31 May 2000 (both circulated) by the Head of Planning and Building Control on a full planning application for proposed renovation, upgrading and extension of cottage to form a one and a half storey dwellinghouse and detached garage at Crevoch Cottage, Old Kilwinning Road, Stewarton.

The Development Promotion Manager reported that no objections had been received; 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 received on 13 December 1999 and the amended plan and elevations, (99-830-02), received by the Planning Authority on 25 May 2000; (3) notwithstanding the plan hereby approved details/samples of all external finishing materials shall be submitted to and approved by the Planning Authority prior to the commencement of work on site; (4) details of the indicated boundary treatment and culverting measures shall be submitted to and approved by the Planning Authority prior to the commencement of work on site and thereafter completed prior to the occupation of the proposed dwellinghouse; (5) notwithstanding the plans hereby submitted, the septic tank and soakaway will require to be designed and constructed in accordance with the current Code of Practice BS 6297 : 1983. This will require the applicant to carry out percolation testing on site to assess the suitability of the

subsoil for effluent disposal. Surface water should be excluded from the septic tank; (6) notwithstanding the plans hereby submitted, the site access with the U12 shall be constructed to ensure that sightlines of 2.5 metres x 30 metres are provided to the north, prior to the occupation of any dwellinghouse on the site. The access shall be constructed by the Roads and Transportation Division for the first 5 metres from the public road; (7) prior to the occupation of the house hereby approved, a turning area must be provided within its ground sufficient to enable vehicles to enter and leave in a forward gear; and an additional condition (8) the developer shall contact the Head of Planning and Building Control immediately upon completion of all downtakings and prior to the commencement of any new building works; this is to enable an inspection of the site. Further works shall recommence only once this inspection has taken place; 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) in the interest of road safety, visual amenity and to preclude any flooding of the application site and adjacent public road; Condition (5) in the interest of public health; Conditions (6) and (7) in the interest of road safety; and Condition (8) to ensure that the development relates to the rehabilitation rather than the new construction of a dwellinghouse.

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

The meeting terminated at 1440 hours.