

EAST AYRSHIRE COUNCIL**CENTRAL LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON THURSDAY 22 MAY 1997 AT 1200 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Gordon Cree, Gordon McCredie, Irene Reeves, Wilma Doyle, Ronald Brailsford, Provost Robert Stirling, Councillors Jane Darnbrough, John Knapp and Daniel Coffey.

ATTENDING: Alan Neish, Head of Planning and Building Control; Jim Worley, Principal Planning Officer; and Anne Marie Carr, Administrative Officer.

APOLOGY: Councillor Drew McIntyre.

CHAIR: Councillor Gordon Cree, Chair.

OUTSTANDING PLANNING APPLICATIONS

1. In accordance with the decision of the Central Local Planning Committee held on 16 May 1997, the Committee carried out site visits in respect of the undernoted planning applications.

1.1 APPLICATION NO 97/0096/FL: MR C BEATTIE (Item 1.1, Page 2141)

There was re-submitted a report dated 2 May 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the proposed erection of a two storey dwellinghouse, Plot 6, 74 Glasgow Road, Kilmarnock.

The Head of Planning and Building Control summarised the planning considerations in respect of the application and reported the terms of a petition with 23 local residents' signatures which had been submitted to the Planning Department on 20 May 1997 supporting the planning 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 begin 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 February 1997 and the amended plans received by the Planning Authority on 14 April 1997; (3) 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; (4) Notwithstanding the plans hereby approved, the window will be timber casement with a stained finish to all external timber; (5) The parking spaces shall be provided prior to the first occupation of the dwelling, and shall be accessed by means of a pavement crossing; (6) The driveway shall be surfaced in materials to match the access road; (7) Details of the finished levels in relation to the surface of the access road shall be submitted to and approved by the Planning Authority prior to the commencement of development; and (8) No structures greater than 1m in height shall be erected within any part of the site between the line of the south east (rear) elevation of the house on the Glasgow Road boundary of the site; Condition (1) being imposed to comply with Section 38 of the

Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that development is carried out in accordance with the approved details; Conditions (3) and (4) in the interests of visual amenity; Condition (5) in the interests of road safety; Condition (6) in the interests of visual amenity; Condition (7) in the interests of visual and residential amenity; and Condition (8) to prevent intrusion forward of the building line of Glasgow Road, in the interests of visual amenity.

Provost Stirling, seconded by Councillor Knapp moved that the application be granted subject to the conditions and for the reasons detailed.

Councillor Coffey, seconded by Councillor Brailsford moved as an amendment that the application be granted subject to an additional condition, viz:- "that the applicant plant and maintain a hedge to match the opposite side of Glasgow Road".

On a division by a show of hands the motion was carried by 6 votes to 2.

1.2 APPLICATION NO 97/0088/FL: MR B GARRICK (Item 1.3, Page 2142)

There was re-submitted a report dated 2 May 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the proposed erection of a two storey dwellinghouse, Plot 6, 74 Glasgow Road, Kilmarnock.

The Administrative Officer advised of the procedure for informal hearings at Local Planning Committees.

The Head of Planning and Building Control (1) confirmed that three letters of objection had been received, details of which were summarised, (2) 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 begin 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 7 February 1997 and the amended plans received by the Planning Authority on 24 March 1997; (3) 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; (4) Notwithstanding the plans hereby approved, the windows will be timber casement with a stained finish to all external timber; (5) The parking spaces shall be provided prior to the first occupation of the dwelling; (6) The driveway shall be surfaced with materials to match the access road; (7) Details of the finished floor levels, in relation to the surface of the access road, shall be submitted to and approved by the Planning Authority prior to the commencement of development; (8) Notwithstanding the plans hereby approved, the 1.8m fence to the south east of the dwelling is not approved; (9) No tree roots shall be cut within 8m of the beech tree within the site; and (10) Access to the parking spaces shall be by means of a pavement crossing; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that development is carried out in accordance with the approved details; Conditions (3) and (4) in the interests of visual amenity; Condition (5) in the interests of road safety; Condition (6) in the interests of visual amenity; Condition (7) in the interests of visual and residential amenity; Condition (8) to prevent intrusion of the building line of Glasgow Road, in the interests of visual amenity; Condition (9) to protect the beech tree on the site, in the interests of visual amenity; and Condition (10) in the interest of road safety.

No objectors were present.

The Committee then heard Mr Garrick.

Provost Stirling, seconded by Councillor Knapp moved that the application be granted subject to the conditions and for the reasons detailed.

Councillor McCredie, seconded by Councillor Coffey moved as an amendment that the application be refused on the grounds that the development would be detrimental to the Beech tree within the site.

On a division by a show of hands, the motion was carried by 7 votes to 2.

The meeting terminated at 1235 hours.