

EAST AYRSHIRE COUNCIL**CUMNOCK AREA LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON THURSDAY 13 JUNE 1996 AT 1515 HOURS ON SITE AT WELLHILL, DALGIG ROAD, NEW CUMNOCK AND THEREAFTER AT THE CHAMBERS, CUMNOCK TOWN HALL, GLAISNOCK STREET, CUMNOCK**

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

ATTENDING: David Queripel, Development Promotion Officer; Anna Gallagher, Solicitor; and Stuart Nelson, Administrative Officer.

CHAIR: Councillor Eric Ross, Chair.

SITE VISITS

1. The Committee convened on site at Wellhill, Dalgig Road, New Cumnock and viewed the two sites at this location which were the subject of applications for outline planning permission and full planning permission under application numbers CD/96/0066/OPP and CD/96/0065/DPP, respectively. The Members of the Committee then proceeded to the Chambers, Cumnock Town Hall in order to consider the applications.

CONSIDERATION OF PLANNING APPLICATIONS

Application No CD/96/0066/OPP: Mr T C Findlay (Item 2.5, Page 817)

Application No CD/96/0065/DPP: Mr T C Findlay (Item 2.6, Page 817)

2. The Committee agreed that the two applications be considered and determined together in view of the close proximity of the sites concerned and the general similarity of the planning considerations associated with both applications.

Application No CD/96/0066/OPP - There was resubmitted a report dated 18 April 1996 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for the erection of two detached dwellinghouses at Wellhill, Dalgig Road, New Cumnock.

The Development Promotion Officer confirmed 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 for the following reasons, viz:- (1) the proposed development, by virtue of the occupation of locally important agricultural land and its prominent location in close proximity to the Benston-New Cumnock road would be contrary to Policy RES14 of the Cumnock and Doon Valley Finalised Local Plan and Policy RRA1 of the Strathclyde Structure Plan; and (2) the proposed dwellings would constitute unduly prominent development in the countryside to the detriment of the visual amenity of the area.

Application No CD/96/0065/DPP - There was resubmitted a report dated 18 April 1996 (circulated) by the Head of Planning and Building Control on an application for

detailed planning permission for the erection of a dwellinghouse at Plot 3, Wellhill, Dalgig Road, New Cumnock.

The Development Promotion Officer confirmed 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: Refusal for the following reasons, viz:- (1) the proposed dwelling would be contrary to Policy RES14 of the Finalised Cumnock and Doon Valley Local Plan by virtue of its occupation of locally important agricultural land and its prominent location in close proximity to the Benston-New Cumnock road which would have a detrimental effect on the rural character of the area; and (2) the proposed dwelling, by virtue of its design, would depart from the architectural character of the area and would therefore fail to meet the objectives of PAN35 resulting in an unduly prominent appearance and would be detrimental to the appearance of the area.

The Committee then heard the two objectors present who spoke in support of their objections in respect of Application No CD/96/0066/OPP and the one objector present who spoke in support of his objection in respect of Application No CD/96/0065/DPP, followed by the applicant who spoke in support of both applications.

It was agreed:

- (i) to recommend to the Development Services Committee that Application No CD/96/0066/OPP be approved, contrary to Policy RES14 of the Cumnock and Doon Valley Finalised Local Plan on the basis that while the development would occupy locally important agricultural land as identified in the Plan, the loss of this ground would have no effect on the local availability of useable agricultural land; and
- (ii) to refuse Application No CD/96/0065/DPP for the reasons recommended by the Head of Planning and Building Control.

The meeting terminated at 1630 hours.