

EAST AYRSHIRE COUNCIL

CUMNOCK AREA LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON WEDNESDAY 8 MAY 1996 AT 1400 HRS
IN CUMNOCK TOWN HALL, GLAISNOCK STREET, CUMNOCK**

PRESENT: Councillors George Smith, James Kelly, David Sneller, James Boyd, James Carmichael and Eric Jackson.

ATTENDING: Stephen Chorley, Director of Development Services; Alan Neish, head of Planning and Building Control; Ken Robinson, Principal Administrative Officer; Dave Morris, Development Promotion Manager; Anna Gallagher, Solicitor; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillor Eric Ross.

CHAIR: Councillor George Smith, Chair.

PROCEDURE FOR INFORMAL HEARINGS AT LOCAL PLANNING COMMITTEES

1. There was submitted a report dated 2 May 1996 (circulated) by the Director of Development Services on the procedure that would be observed in respect of informal hearings by the Local Planning Committees.

It was agreed to note and implement the procedure detailed in the report.

CONSIDERATION OF PLANNING APPLICATIONS

2.1 APPLICATION NO CD/96/0048/COU - MR A MCINTOSH

There was submitted a report dated 22 April 1996 (circulated) by the Head of Planning and Building Control on a planning application for the change of use of a property located adjacent to 60 Car Road, Cumnock, from ambulance depot to depot for garaging and maintaining mini buses.

The Development Promotion Manager confirmed that three 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 would be contrary to Policy RES3 of the Finalised Cumnock and Doon Valley District Local Plan which presumes against development of a non-residential nature that would be detrimental to the character and amenity of residential areas, within which the development would be located; and (2) the proposed development would have a detrimental effect on the character and amenity of the residential amenity of the area within which it would be located.

The Committee then heard the two objectors present who spoke in support of their objections, followed by the applicant who spoke in support of the application.

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

2.2 APPLICATION NO CD/96/OO28/DPP: MR J SUTHERLAND

There was submitted 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 six apartment, one and a half storey, detached dwellinghouse on a site located at the north side of Catrine Road, Sorn.

The Development Promotion Manager confirmed that one letter of objection 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 submitted on 26 January 1996; (3) the drainage arrangements for the site shall be to the complete satisfaction of the Scottish Environmental Protection Agency and the Planning Authority; (4) the access to the site shall be taken via a footway crossing to East Ayrshire Council Roads Division specifications and to the satisfaction of the Planning Authority; (5) that junction visibility sightline splay areas of 2m x 70m on the oncoming side and 2m x 30m on the departing side be formed and maintained at the connection of the site access with the public road, with no obstructions greater than 1 m in height being allowed within these areas; (6) that a 2m wide footway be provided along the frontage of the site prior to the completion or occupation of the dwellinghouse, whichever date is sooner, to the satisfaction of the Planning Authority; (7) that any access gates shall open away from the public road; (8) that the private driveway serving the plot shall be surfaced in block paviers for a minimum distance of 10m from the edge of Catrine Road public carriageway. Samples of the block paviers shall be submitted to the Planning Authority for approval prior to works commencing on site; and (9) that two off-road parking spaces be provided within the plot; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) to ensure that the site is properly drained; Conditions (4), (5), (6) and (7) in the interests of public road safety; and Conditions (8) and (9) in the interests of amenity and public road safety.

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

2.3 APPLICATION NO CD/96/0055/DPP: MR R DONNELLY

There was submitted 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 conservatory at 4 Milne Avenue, Auchinleck.

The Development Promotion Manager 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 in a residential area, by reason of the proposed conservatory being erected forward of the established front building line of the existing dwellinghouse

would adversely affect the amenity of the area; (2) the proposed development would detract from the residential and visual amenity of the area; and (3) the proposed development would set an undesirable precedent for similar extensions on the front elevations of dwellinghouses not only in Milne Avenue, but elsewhere within the Backrogeron Estate, Auchinleck, to the detriment of the amenity of the area.

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

2.4 APPLICATION NO CD/96/0083/DPP: MR C LOGAN

There was submitted a report dated 18 April 1996 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the erection of a conservatory at 44 Fernlea Avenue, Mauchline.

The Development Promotion Manager:

- (a) confirmed that one letter of objection had been received details of which were given in the report;
- (b) reported that a petition signed by 16 residents of Fernlea Avenue, Mauchline supporting the application had been received details of which were intimated to the Committee; and
- (c) summarised the planning considerations in respect of the application.

The Development Promotion Manager detailed the recommendation of the Head of Planning and Building Control: Refusal for the following reasons, viz:- (1) the proposed development in a residential area, by reason of the proposed conservatory being erected forward of the established front building line of the existing dwellinghouse, would adversely affect the amenity of that area; (2) the proposed development would detract from the residential and visual amenity of the area; and (3) the proposed development would set an undesirable precedent for similar extensions on the front elevations of dwellinghouses not only in Fernlea Avenue, but elsewhere within the Cornriggs Estate in Mauchline, to the detriment of the amenity of the area.

The Committee heard the applicant in support of the application. No objectors were present.

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

2.5 APPLICATION NO CD/96/0066/OPP: MR T C FINDLAY

There was submitted 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 dwellings at Dalgig Road, Wellhill, New Cumnock.

It was agreed to continue consideration of this application to a special Meeting of this

Committee, which would include a site visit.

2.6 APPLICATION NO CD/96/0065/DPP - MR T C FINDLAY

There was submitted 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, Dalgig Road, Wellhill, New Cumnock.

It was agreed to continue consideration of this application to a special Meeting of -- this Committee which would include a site visit.

The meeting terminated at 1430 hrs.