

**EAST AYRSHIRE COUNCIL****NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON FRIDAY 11 JUNE 1999 AT 1030 HOURS IN THE COTTAGE, BEHIND JOHN KNOX CHURCH, STEWARTON**

**PRESENT:** Councillors David Macrae, Stephanie Young, Harry Wilson, Finlay MacLean and Robert McDill.

**ATTENDING:** Dave Morris, Development Promotion Manager; James Lally, Senior Administrative Officer; and Gillian Hamilton, Administrative Officer.

**APOLOGIES:** Councillors Brian McNeil, Kathleen Hall, Ann Hay and Jim Raymond.

**CHAIR:** Councillor David Macrae, Chair.

**CONSIDERATION OF PLANNING APPLICATIONS****1. PROCEDURE**

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

**1.1 APPLICATION NO 98/0724/FL: MR D KELLY (Item 1.2, Page 54)**

There was re-submitted a report dated 14 March 1999 (circulated) by the Head of Planning and Building Control on a full planning application for a proposed dwellinghouse at 19 Sutherland Terrace, Galston.

It was noted that Members of the Committee had attended a site visit prior to the meeting.

The Development Promotion Manager reported the receipt of three letters of objection, details of which were contained within 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 is not in accordance with Policy HU3 and Policy FN10 of the Finalised Kilmarnock and Loudoun District Plan in relation to the provision of open space in residential areas; and (2) The site is too small for the development proposed.

The Committee then heard Mr Stewart and Mr Clark in support of their objections and Mr Kelly, the applicant, in support of the application.

Members asked questions of the objectors and the applicant. The objectors and the applicant responded to the issues raised, all in accordance with the Hearing Procedure.

The Development Promotion Manager provided further comment on issues raised.

It was agreed, that as the existing site detracted from the area and as the development would be of benefit to the surrounding environment without detriment to either residential amenity or privacy this merited deviation from the private open space policy in this instance, and that accordingly the application should be granted 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; and (2) prior to the occupation of the dwelling hereby approved, a footpath to East Ayrshire Roads

Division standards shall be constructed along the frontage of the site to Sutherland Terrace; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and Condition (2) in the interest of road safety.

## **1.2 APPLICATION NO 99/0128/FL: MR AND MRS J WYPER (Item 1.5, Page 4468)**

There was resubmitted a report dated 2 June 1999 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a single dwellinghouse and a single garage at 37 Old Glasgow Road, Stewarton.

It was noted that Members of the Committee had attended a site visit prior to the meeting.

The Principal Planning Officer reported the receipt of one letter of objection signed by two objectors, a letter of representation from the applicant and additional consultation from the Roads and Transportation Division regarding sightline requirements, details of which were contained within 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 is considered to be contrary to Policy HU3 of the Kilmarnock and Loudoun Finalised District Plan, by virtue of the inadequate means of access and provision of private open space; (2) The proposed development cannot satisfactorily achieve the required sightlines, as specified by East Ayrshire Council Roads Division, and consequently will have a detrimental impact on road safety; and (3) The proposed development, without the implementation of an appropriate pedestrian footpath, as specified by East Ayrshire Council Roads Division, will have a detrimental impact on pedestrian/road safety.

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

The meeting terminated at 1100 hours.