

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON THURSDAY 27 MAY 1999 AT 1530 HOURS IN
MUIRKIRK IFE WING, BURNS AVENUE, MUIRKIRK**

PRESENT: Councillors Tommy Farrell, Jimmy Kelly, George Smith, Julie Faulds, William Menzies, Provost Jimmy Boyd and Councillors Eric Ross, Elaine Dinwoodie, and Robert Taylor.

ATTENDING: Pamela Clifford, Senior Planning Officer; Julie Armstrong, Senior Administrative Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Eric Jackson and Jimmy Carmichael.

CHAIR: Councillor Tommy Farrell, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1. APPLICATION NO 99/0287/FL: MR AND MRS TEECE**

There was submitted a report dated 18 May 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of a wooden stable at 20 Lapraik Avenue, Muirkirk.

The Senior Planning Officer reported that 5 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:- (1) The siting of the stable within a predominantly residential area will detrimentally affect the amenity and enjoyment of adjacent residential properties. The development is therefore contrary to Policy RFS 3 of the finalised Cumnock and Doon Valley District Wide Local Plan which presumes against developments of a non-residential nature which would be detrimental to the amenity of the residential area concerned; (2) The siting of a stable within the predominantly residential locality of Smallburn, Muirkirk will give rise to nuisance through smell, insects, vermin and odour problems, all to the detriment of residential properties within the locality.

The Committee then heard objector Mr Eric Crawford, who spoke on behalf of a number of objectors who were present. The applicant was not present or represented. The members asked questions of the objector all in accordance with the agreed Hearing procedure.

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

2. APPLICATION NO 99/0139/FL: STANLEY STORES (STRATHCLYDE) LIMITED

There was submitted a report dated 18 May 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of a proposed private housing development at Skerrington Farm, Pender's Wynd, Cumnock.

It was reported and noted that the following sections of Paragraph 2.3 of the report had been amended to read as follows:- (viii) Type H: a semi-detached, two storey 4

apartment dwelling (4 no); (ix) Type I: a semi-detached, two storey 3 apartment dwelling (6 no).

The Senior Planning Officer 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:- (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 9 February 1999 as revised by drawings no 354/37A, 354/34A and 354/24B received on 27 April 1999. (3) Prior to any works commencing on site, all plots shall be pegged out and their boundaries identified on site; (4) Notwithstanding the plans hereby approved, a degree of consistency in external house finishes shall be introduced into Phases 2 and 3 of the residential development. Prior to works commencing on any dwellinghouses, the developer shall specify and submit to and have approved by the Planning Authority, samples of the render, facing bricks and roof tiles to be used throughout the development and a schematic drawing indicating where these materials will be used. Development throughout the site shall then proceed in accordance with this schematic drawing; (5) Notwithstanding the submitted plans, 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 prior to the commencement of construction of the proposed dwellings; (6) Notwithstanding the plans hereby approved and the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order or enactment replacing this, any future garages associated with the proposed dwellinghouses shall be of permanent construction and finished in materials to match the dwellinghouses to which they relate; (7) No construction work shall commence within the development site until design and materials details of the raised junctions and road humps have been submitted to and approved by the Planning Authority and the roads, footways and lighting across the Glaisnock Road frontage of the development site have been completed to a standard suitable for adoption by East Ayrshire Council's Road Division; (8) Internal junction visibility splay areas of 4.5 metres by 35 metres shall be formed and thereafter maintained, at each internal junction prior to the occupation of houses utilising such junctions; (9) Access driveways shall be surfaced for a minimum distance of two metres from the rear of the residential footways prior to the occupation of each associated house; (10) No surface water shall be allowed to discharge onto the public road; (11) Any access gates shall open inwards away from the public road; (12) There shall be no means of direct access to the A76 trunk road, either pedestrian or vehicular; (13) An unclimbable fence shall be provided and maintained by the developer or subsequent owner(s) along the boundary of the site with the A76 trunk road. The details of the fence which shall take account of its prominent, rural location, shall be submitted to and approved by the Planning Authority, in consultation with the Roads Authority, prior to commencement of construction of dwellings within the development site; (14) The existing boundary hedge adjacent to the A76 trunk road shall be removed; (15) There shall be no drainage connections to the A76 trunk road drainage system; (16) No surface water shall be allowed to discharge onto the A76 trunk road; (17) Prior to the construction of any dwellinghouses within the development site, the developer shall submit to and have approved by the Planning Authority, details of the treatment of the amenity area, play area and play equipment to be installed within the site. The details to be submitted shall include confirmation of the timescale for the provision of these areas and equipment; (18) Prior to the construction of any dwellinghouses

within the development site, the developer shall submit to and have approved by the Planning Authority, details of a Maintenance Programme including costing for the amenity and play areas with the site: such programme shall cover a period of no less than 10 years and shall be implemented thereafter in accordance with the approved details; (19) Notwithstanding the approved plans, a 1.8 metre high screen fence shall be erected along the rear boundary between Plots 9-13 and along all boundaries of the play area except to allow access. The fence shall be provided prior to the occupation of any houses in the plots bounded by the fence and details of its design shall be submitted to and approved by the Planning Authority prior to the commencement of 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) in the interests of residential amenity; Conditions (4) and (6) in the interests of visual amenity; Condition (5) in the interests of amenity; Condition (7) to ensure that the development site is served by a suitably formed public road; Conditions (8) and (16) in the interests of public road safety; Condition (9) to prevent overcarry of loose material onto the public road in the interests of public road safety; Conditions (10), (11), (12), (13) and (14) in the interests of public road safety; Condition (15) to prevent any adverse affect on the trunk road drainage system in the interests of public road safety; Conditions (17), (18) and (19) to ensure that the amenity and play areas are provided to an adequate standard.

It was agreed:-

- (i) to approve the application subject to the conditions and for the reasons detailed; and
- (ii) to note that the Head of Planning and Building Control would take up with the Roads Division matters raised with regard to the design of the road access to the Development and the provision of an additional traffic calming measure within the Development.

The meeting terminated at 1543 hours.