

**EAST AYRSHIRE COUNCIL****NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 27 FEBRUARY 1998 AT 1000 HOURS  
IN THE MORTON HALL, NEWMILNS**

**PRESENT:** Councillors David Fulton, Jim O'Neill, Kathleen Hall, David Macrae, Kim Nicoll, George Turnbull and Robert McDill.

**ATTENDING:** Jim Worley, Principal Planning Officer; Hamish Buttle, Planning Officer; Alex Hewetson, Administrative Officer; and Jennifer Morrison, Administrative Officer.

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

**CONSIDERATION OF PLANNING APPLICATIONS****1.1 APPLICATION NO 98/0015/FL: MCLEAN HOMES (WEST SCOTLAND)**

There was submitted a report dated 16 February 1998 (circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of 33 dwellings (re-positioning of dwellings at 52-55 and 80-84 inclusive on Phase 1 and erection of 24 two storey dwellings of Phase 2) at Southcraigs, Kilmarnock.

The Planning Officer reported:

- (i) that no letters of objection had been received; and
- (ii) that a late response from statutory consultee; Fenwick Community Council had made no observations.

The 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, 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 19 December 1997 as revised by the amended plan (Drawing Number ARCH/01 REV.K.) received by the Planning Authority on 11 February 1998; (3) notwithstanding the submitted plans, the facing, roofing and surfacing materials are not hereby approved. Details/samples of facing, roofing and surfacing materials shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site; (4) notwithstanding the plans hereby approved, a full drainage layout shall be agreed with West of Scotland Water prior to the commencement of any development on site; (5) details of the landscaping of the site, including the provision of play equipment and the maintenance of the play equipment and all open space outwith the private curtilage of any dwelling, shall be submitted to and approved by the Planning Authority prior to the commencement of development. Such details shall include the timescale for the implementation of the landscaping and play equipment in relation to the completion of the dwellings; (6) notwithstanding the plans hereby submitted, the following revised roads details shall be implemented: (i) Plots 49 and 50 to be served by a shared access with Plot 51 being accessed separately; (ii) Plot 52 to be extended to provide 10.5m long drive or widened to 5m; (iii) Visitor parking adjacent to Plots 56 and 57 reduces the driveway widths and should therefore be relocated to

the satisfaction of the Planning Authority; and (iv) Plot 60 should have the driveway straightened to allow easier manoeuvring; 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 visual amenity; Condition (4) in the interest of Public Health; Condition (5) to ensure that open space is adequately provided and maintained in the interest of residential amenity; and Condition (6) in the interest of road safety.

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

## **1.2 APPLICATION NO 97/0919/FL - MR AND MRS R AULD**

There was submitted a report dated 16 February 1998 (circulated) by the Head of Planning and Building Control on a full planning application for proposed dormer and rear extensions at 85 Brewland Street, Galston.

The Principal Planning Officer reported that one letter of objection had been received, 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: Approval subject to the following condition, viz:- the development to which this permission relates must be begun within five years from the date of this permission; Condition being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

It was agreed to grant the application subject to the condition and for the reason detailed.

## **1.3 APPLICATION NO 97/0897/FL - WIMPEY HOMES HOLDINGS LTD**

There was submitted a report dated 4 February 1998 (circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of six semi-detached houses at Cragside View (Phase 3) Southcraigs, Kilmarnock.

The Planning Officer reported:

- (i) that no letters of objection had been received;
- (ii) that a late response from statutory consultee; Fenwick Community Council had made no observations; and
- (iii) that the Department of Community Services, Leisure Services Division had no objection to the proposal.

The Planning Officer 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 proposal is contrary to Policy HU1 of the Finalised Kilmarnock and Loudoun District Plan by virtue of the loss of an area of public open space which forms a fundamental component of the housing layout of the site and whose loss would constitute a departure from the approved high quality housing environment; (2) the proposed development would, by virtue of the increase beyond 210 in the number of houses on the overall development of which the site forms part (and as is specified in the Agreement binding the nature of the development of the site), result in a departure from the approved high quality housing development and would, therefore, be contrary to Policy HU1; and (3) the

proposed development would, if approved, be likely to set a precedent for the further loss of approved public space elsewhere in the Southcraigs development site, to the detriment of the housing environment appropriate for this area.

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

The meeting terminated at 1006 hours.