

EAST AYRSHIRE COUNCIL

DOON VALLEY LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON 18 MARCH 1997 AT 1400 HOURS AT
RANKINSTON COMMUNITY CENTRE, LITTMILL PLACE, RANKINSTON**

PRESENT: Councillors John Smith, Robert Taylor, Tommy Farrell and George Smith.

ATTENDING: Dave Morris, Development Promotion Manager; Pamela Clifford, Senior Planner; and Ian Gemmell, Administrative Officer.

CHAIR: Councillor John Smith, Chair.

CONSIDERATION OF PLANNING APPLICATION

1. APPLICATION NO 97/0041/OL: THOMAS WILSON

There was submitted a report dated 27 February 1997 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for the erection of a dwellinghouse and garage at Sillyhole Field (Holding Ref No 18/0020), Broomknowe, Dalmellington.

The Senior Planner reported that 39 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: Approval, subject to the following conditions:- (1) in the case of the reserved matters specified below, application for approval must be made not later than the expiration of three years beginning with the date of this permission; (2) that the development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later; (3) before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved (a) the layout of the site; (b) the size, height, design and external appearance of the proposed dwellinghouse and garage; (c) the means of drainage and sewage disposal; (d) details of the access arrangements; (e) the provision for open space; (f) the provision for car parking; (g) the boundary walls/fences to be erected; (h) the landscaping of the site; and (i) finished site levels/floor levels; (4) the details to be submitted under Condition 1 shall provide for the following road alterations (a) visibility sightline splay areas of 2.5m x 80 to be formed and maintained at the site access with no obstruction greater in height than 1 metre; (b) 2m wide kerbed pedestrian refuge/verge to be formed along the frontage of the site; (c) 2 car parking spaces to be provided within the site; (d) the private driveway to be paved for at least a distance of 4 metres from the edge of the public road carriageway; (e) access to the site to be taken via a verge crossing to East Ayrshire Roads Division standards; (f) access/egress to and from the site to be taken in a forward gear; (5) the developer shall satisfy himself to the stability of the site; (6) the proposed garage shall be used for domestic purpose only; and (7) details submitted under Condition No (1) above shall provide for:- (a) a dwelling or one or one and a half storeys only; (b) a dwelling of traditional design incorporating: (i) a roof pitch not less than 35 degrees; (ii) a roof covering of slate (or a material with an appearance similar to

slate); (iii) windows of vertical proportions; (iv) an external finish predominantly of render or natural slate; and (v) incorporation of chimneys; Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) is in outline only; Condition (4) in the interests of road safety; Condition (5) in the interests of public safety; Condition (6) in the interests of residential amenity; and Condition (7) in the interests of visual amenity and the character and appearance of the area.

The applicant's Agent who was present together with the applicant, at the invitation of the Chair, spoke in support of the application. No objectors were present or represented.

Councillor Taylor, seconded by Councillor George Smith moved that the application be refused, for the reason that the proposal was contrary to the Cumnock and Doon Valley District Wide Local Plan.

Councillor Farrell, seconded by Councillor John Smith moved as an amendment that in view of the policy issues involved, the application be referred to the Development Services Committee for determination.

On a division by a show of hands, there voted for the amendment two and for the motion two.

There being an equality of votes, the Chair exercised his casting vote in favour of the amendment, which was declared to be carried.

The meeting terminated at 1415 hours.