

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 11 APRIL 1997 AT
1000 HOURS IN THE FULTON HALL, FENWICK**

PRESENT: Councillors David Fulton, Kathleen Hall, David Macrae and George Turnbull.

ATTENDING: David Morris, Development Promotions Manager; Jim Bottom, Principal Planning Officer; and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillors Jim O'Neill, Robert Beattie and Robert McDill.

CHAIR: Councillor David Fulton, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

1.1 APPLICATION NUMBER 97/0040/FL: MR AND MRS McFADZEAN

There was submitted a report dated 25 March 1997 (circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of dwellinghouse at 46 Main Road, Fenwick.

The Principal Planning Officer reported that one letter of objection from Fenwick Community Council and one letter of support had been received, details of which were contained within the report; reported the receipt and content of further consultation replies from Historic Scotland, The Architectural Heritage Society of Scotland, The Scottish Civic Trust and Fenwick Community Council; 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 16 January 1997 as revised by the elevations and house plans received by the Planning Authority on 25 March 1997; (3) Notwithstanding the plans hereby approved, all external walls shall be wet-dash harled and painted white, with the exception of the banding around windows; (4) Notwithstanding the plans hereby approved the windows in the rear elevations are not approved. Revised details of these windows indicating a vertical proportion and using mullions on the same plan and finished in the same materials as the external walls, (where necessary) shall be submitted to the Planning Authority prior to the commencement of the development. The development shall be constructed in accordance with such details as are approved; (5) All windows shall be of timber construction and shall be painted white with a profile of top over bottom; (6) The parking facilities shall be provided prior to the first occupation of the dwelling; (7) The parking bay width shall be increased to 3.0 metres; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) being to ensure that the development is carried out in accordance with the approved details; Conditions (3), (4) and (5) to ensure the development is compatible with the character and appearance of the nearby properties and the Conservation Area in which it is

located; Condition (6) in the interest of road safety; and Condition (7) to allow turning within such a narrow driveway, in the interest of road safety.

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

APPLICATION NUMBER 97/0122/OL: MR D DONNELLY

- 1.2** There was submitted a report dated 1 April 1997 (circulated) by the Head of Planning and Building Control on an outline planning application for proposed development of land for residential purposes at "Bellevue", 16 Ranoldcoup Road, Darvel.

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 conditions, viz:- (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; Condition (3) The further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved. The development of each individual plot shall not commence until all these reserved matters have been approved, with the exception of these matters entirely within the other plots on the site, (a) The overall site layout/the internal layout of the house plots; (b) The size, height, design and external appearance of the proposed dwellinghouse(s); (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; (h) Finished site levels/floor levels; Condition (4) Details submitted under condition No3 shall provide for (a) dwellings of one or 1 1/2 storeys only; (b) windows of first floor habitable rooms facings only south or west; (c) the preservation of the tree in the South-west corner of the site; Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) The approval is in outline only; (4) To ensure that no undue loss of privacy to surrounding dwellings results, and in the interest of visual amenity.

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

APPLICATION NUMBER 96/0673/FL: DARVEL PARISH CHURCH

- 1.3** There was submitted a report dated 1 April 1997 (circulated) by the Head of Planning and Building Control on an full planning application for proposed church hall at Ranoldcoup Road, Darvel.

The Principal Planning Officer reported that four letters of representation with six signatories 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 conditions viz:- (i) (1)The development to which this permission relates must be begun within five years from the date of this permission; (2) Notwithstanding the plans hereby approved, details of materials to be used on the site shall be

submitted to and approved by the Planning Authority prior to the commencement of development; (3) The lighting column at Ranoldcoup Road to the front of the site shall be relocated to the satisfaction of East Ayrshire Council Roads Division, prior to the development commencing on site; (4) Details of boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development. These details shall include provision of a low stone wall, coloured to match the adjacent red sandstone dwellings, maintaining the Ranoldcoup Road street lines; (5) The hall hereby approved shall not be used between the hours of 10.30pm to 8.00am without the prior written consent of the Planning Authority; (6) The hall when in use shall operate such that it will not be detrimental to residential amenity by reason of noise or general disturbance. Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) in the interests of visual amenity; Condition (3) In the interests of road safety; Condition (4) In the interests of residential and visual amenity; Condition (5) To prevent undue noise and disturbance extending into hours during which other sources have subsided, in the interest of residential amenity; and Condition (6) To prevent undue noise and disturbance when in use; (ii) the postponing of the issuing of the decision notice until the statutory advertising period for the application had elapsed at Midnight, Friday 11 April 1997; and (iii) subject to no further representations being received before the end of that period.

It was agreed to grant the application subject to:-

- (i) the conditions and for the reasons detailed;
- (ii) the postponing of the issuing of the decision notice until the statutory advertising period for the application had elapsed at Midnight, Friday 11 April 1997; and
- (iii) subject to no further representations being received before the end of that period.

APPLICATION NUMBER 97/0091/FL: MR B BATEY

- 1.4** There was submitted a report dated 2 April 1997 (circulated) by the Head of Planning and Building Control on a full planning application for proposed erection of dwellinghouse at 29 Main Street, Dunlop.

The Principal Planning Officer reported that two letters of objection with three signatories had been received, details of which were contained within the report and that two objectors had subsequently withdrawn their objections upon the submission of amended plans by the applicant; 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 received 31st January 1997 and the amended plans received by the Planning Authority 13th March 1997; (3) Notwithstanding the plans hereby approved, the kitchen window in the east elevation of the dwelling shall be omitted; (4) Notwithstanding the provision of the Town and Country Planning (General Permitted Development (Scotland) Order 1992 or any order revoking and re-enacting that order, no windows or other openings (other than doorway indicated on plan) shall be formed in the eastern elevation of the dwelling hereby permitted, without the prior planning permission of the Planning Authority. Condition (1) being

imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that development is carried out in accordance with the approved details; Condition (3) To prevent the loss of privacy of the adjacent dwelling, in the interest of residential amenity; and Condition (4) To safeguard the privacy of the neighbouring property.

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

APPLICATION NUMBER 97/0111/FL: C & C PROPERTIES LTD

- 1.5** There was submitted a report dated 2 April 1997 (circulated) by the Head of Planning and Building Control on a full planning application for change of use, rehabilitation and alterations of hotel, disused cottage, bar and outbuildings to form residential dwellings at Wardhead Park Hotel, Kilmaurs Road, Stewarton.

The Principal Planning Officer confirmed that no objections 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) This approval relates to the change of use and rehabilitation of the Wardhead Park Hotel, former cottage/bar and associated outbuildings to form two flats and 8 nos. dwellinghouses and not to the erection of a new residential development in the countryside; (3) Notwithstanding the plans hereby submitted, parking provision shall be 3 Nos. spaces for 4 bedroom property and 2 Nos spaces for 3 bedroom property for residents and an additional one No. visitor space for each property must be provided; Condition (4) A scheme for car parking shall be submitted to and approved by the Planning Authority before any such development commences on the site. The car park shall be defined in accordance with the scheme and implemented before the use hereby approved commences. A turning area for the refuse vehicle is required to be provided within the development so that no vehicle has to reverse onto Kilmaurs Road. This area should be clearly marked to distinguish it from the resident parking areas; Condition (5) A landscaping scheme including the treatment of the boundary of the site shall be submitted to and approved by the Planning Authority prior to commencement of any development and shall be implemented not later than the next appropriate planting season after the development has been carried out. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority; (6) 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 before any development commences on the site; (7) Notwithstanding the plans hereby submitted, no development shall commence until a guarantee has been submitted to and approved by the Planning Authority to ensure that sightline requirements for the access road onto Kilmaurs Road will be 2.5m x 160m, which must be retained free of any obstruction at higher than 1.05 metres at all times; and (8) Notwithstanding the plans hereby submitted, the rehabilitation of the outbuilding shall be constructed in accordance and shall be undertaken in such a manner as to retain exactly those walls identified in the amended plans submitted on 2 April 1997. 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 relates to the rehabilitation,

rather than the new construction, of a new residential development; Condition (3) To ensure that the appropriate number of car parking spaces are provided relative to the development; Condition (4) In the interest of residential amenity and road safety; Condition (5) To ensure that adequate provision of public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interest of residential and visual amenity; Condition (6) In the interests of visual amenity; Condition (7) In the interests of road safety and to ensure appropriate sightlines are achieved; and Condition (8) to ensure that the development relates to the rehabilitation rather than the new construction of a dwellinghouse.

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

ADDITIONAL ITEM

2. FUTURE VENUES FOR THE NORTHERN AREA LOCAL PLANNING COMMITTEE

The Chair agreed that this additional item be considered to enable early notification to applicants and objectors of the future venues of the Northern Area Local Planning Committee.

It was agreed that future meetings of the Northern Area Local Planning Committee would be held at the following locations; Hurlford; Kilmaurs; Newmilns; Stewarton; and Galston.

The meeting terminated at 1025 hours.