

EAST AYRSHIRE COUNCIL**CENTRAL LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 24 APRIL 1998 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Gordon Cree, Gordon McCredie, Wilma Doyle, Ronald Brailsford, Provost Robert Stirling and Councillor Alan Campbell.

ATTENDING: Jim Worley, Principal Planning Officer; Bill Walkinshaw, Principal Administrative Officer; Colin McKee, Planning Officer and Robert Beaton, Administrative Officer.

APOLOGIES: Councillors Drew McIntyre, Irene Reeves, Douglas Reid, Jane Darnbrough and John Knapp.

CHAIR: Councillor Gordon Cree, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO 98/0014/FL: HENRY BOOT HOMES**

There was submitted a report dated 15 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the erection of 56 dwellinghouses at the former site of New Farm Primary School, MacKellar Place, Kilmarnock.

The Principal Planning Officer reported that there were no objections; 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 13 January 1998 as revised by the site layout plan RH6687/0 Rev E received by the Planning Authority on 6 April 1998; (3) Details of the external materials of the dwellings and the surfacing of all parking areas shall be submitted to and approved by the Planning Authority prior to the commencement of the development hereby approved. Such details shall indicate the removal of the timber structures from the front gable of the "Braddock" house type and the predominant use of render on not less than 50% of houses on the perimeter of the site; (4) Details of traffic calming measures to be incorporated in the access roads shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall thereafter be provided on site prior to the occupation of any of the dwellings; (5) All rear garden areas shall be enclosed by means of a fence or wall no less than 1.8 metres in height prior to the occupation of the dwelling to which they relate. Details of the boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development; (6) A landscaping scheme, including details of the treatment of the general open space area and the equipment provision on the play area, shall be submitted to and approved by the Planning Authority prior to the commencement of development. The scheme shall include details of its implementation and the provision for its future maintenance, and the scheme shall be implemented and maintained in accordance with such details as

are approved; 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 interests of road safety; Condition (5) in the interests of residential amenity; and Condition (6) to ensure that the open space and play equipment is provided on the site and is subsequently maintained in the interests of residential amenity.

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

1.2 APPLICATION NO 98/0065/FL: MERCURY PERSONAL COMMUNICATIONS

There was submitted a report dated 15 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the installation of 22.5m telecommunications tower supporting 6 sector antenna and 4 microwave dishes and associated cabin and access to site from Glasgow Road at Boreland Bank Cottage, Glasgow Road, Kilmarnock.

It was agreed to defer consideration of this application for a site visit to be undertaken.

1.3 APPLICATION NO 97/0794/FL: MR M HOOD

There was submitted a report dated 15 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed extension to scout hall and formation of street parking facilities at Scout Hall, MacKellar Place, Kilmarnock.

The Principal Planning Officer reported that two letters of objection had been received, details of which were contained 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, 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 22 October 1997 as revised by the amended plan received by the Planning Authority on 2 February 1998; (3) Details of the proposed boundary treatment shall be submitted for the approval of the Planning Authority and thereafter completed within 2 months of the completion of the extension; (4) Notwithstanding the plans hereby approved, details of all external finishing materials shall be submitted for the prior approval of the Planning Authority prior to the commencement of development; and (5) the access to the car park shall be formed to the Roads Division's standards; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) in the interest of ensuring compliance with the approved plans; Conditions (3) and (4) in the interest of visual amenity; and Condition (5) in the interest of road safety.

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

1.4 APPLICATION NO 97/0885/FL: DRYCREST LIMITED

There was submitted a report dated 15 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of 3 bungalows and detached garages at 1A, 1B and 1C Bunting Place, Kilmarnock.

The Principal Planning Officer reported that one letter of objection had been received, details of which were contained 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, 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 3 December 1997 as revised by the amended plan received by the Authority on 23 January 1998; (3) Notwithstanding the plans hereby approved, details of all external materials to be used shall be submitted to and approved by the Planning Authority before any development commences on site; (4) Notwithstanding the submitted plans details of the design and construction of all fences to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site; and (5) Notwithstanding the plan(s) hereby approved any garage(s) associated with the development be of permanent construction and finished in the same materials of the dwellinghouse(s) to which it/they relate(s); 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; and Conditions (3), (4) and (5) in the interests of visual amenity.

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

1.5 APPLICATION NO 98/0002/FL: KLIN CONTRACTS

There was submitted a report dated 8 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of 14 houses at Fullarton Street, Kilmarnock.

The Principal Planning Officer reported that three letters of objection had been received, details of which were contained 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, 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 22 December 1997 as revised by the amended plans received by the Planning Authority on 16 February 1998; (3) Notwithstanding the plans hereby approved details/samples of all external finishing materials and the design and location of boundary walls/fences (including full details of the treatment to the wall on the south boundary of the site), shall be submitted to and approved by the Planning Authority before any development commences on the site; (4) Before work commences on site details of soil and ground conditions including details of any contaminants to be removed shall be submitted to, agreed by, and thereafter implemented to the satisfaction of the Planning Authority; and (5) A landscaping scheme including both hard and soft landscaping and the individual house boundaries and main boundary of the site shall

be submitted to and approved by the Planning Authority prior to the commencement of any development and shall be implemented prior to the occupation of the first dwelling, with the exception of the soft landscaping which shall be implemented not later than one year from the commencement of development. The schemes shall include details of the provision to be made for the maintenance of soft and hard landscaping and shall be maintained thereafter in accordance with these details. Any trees or shrubs which form part of the landscaping scheme removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of a similar size and species as may be agreed in writing with the Planning Authority; 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 interest of visual and residential amenity; Condition (4) in the interests of public safety and residential amenity; and Condition (5) to ensure that the site is adequately landscaped and that it is subsequently maintained in the interest of residential and visual amenity.

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

1.6 APPLICATION NO 98/0135/FL: MR GEORGE TENNANT

There was submitted a report dated 15 April 1998 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed dwellinghouse extension at 1 Cairns Terrace, Kilmarnock.

It was agreed to defer consideration of the application for a site visit to be undertaken.

1.7 APPLICATION NO 98/0118/TP: CRAIG CENTRE

There was submitted a report dated 16 April 1998 (circulated) by the Head of Planning and Building Control on an application to fell three trees which were the subject of a Tree Preservation Order at the Craig Centre, Gatehead, by Kilmarnock.

The Principal Planning Officer reported that no letters of objection 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 condition, viz:- Details of a compensatory planting for the two trees felled, shall be submitted for the approval of the Planning Authority and thereafter implemented at the first available planting season; this condition being imposed in the interest of visual amenity.

It was agreed to grant the application subject to the following addition to the condition, viz:- That such details of the compensatory planting for the two trees felled will provide for the planting of two heavy standard trees.

1.8 APPLICATION NO 09/0027/OL: STEPHEN BROWN'S EXECUTRY

There was submitted a report dated 6 April 1998 (circulated) by the Head of Planning and Building Control on an outline planning application for residential development at 82 Irvine Road, Crosshouse.

It was agreed to:-

- (i) defer consideration of the application for a site visit to be undertaken; and
- (ii) that the Head of Planning and Building Control report back on any flooding problems associated with the area.

1.9 APPLICATION NO 98/0105/FL: MRS MARY WILLIAMS

There was submitted a report dated 16 April 1998 (circulated) by the Head of Planning and Building Control on an application for the proposed extension to main buildings and conversion of outbuildings to form new residential areas at Graceland Nursing Home, 82 Dundonald Road, Kilmarnock.

It was agreed to defer consideration of the application for a site visit to be undertaken.

The meeting terminated at 1023 hours.