

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON WEDNESDAY 24 MARCH 1999 AT
1100 HOURS IN THE TRAINING SUITE, COUNCIL OFFICES, LUGAR**

PRESENT: Councillors Eric Ross, James Kelly, James Boyd, George Smith, John Smith and Eric Jackson.

ATTENDING: Bill Walkinshaw, Principal Administrative Officer; Pamela Clifford, Senior Planning Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors David Sneller, James Carmichael, Robert Taylor and Tommy Farrell.

CHAIR: Councillor John Smith, Vice Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1. APPLICATION NO 98/0804/FL: MRS J CAMERON**

There was submitted a report dated 18 March 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of an extension to form toilet accommodation at the Kirkton Inn, Main Street, Dalrymple.

The Senior Planning Officer reported that one letter 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) 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 4 December 1998 as revised by the proposed alterations plan received by the Planning Authority on 5 March 1999. 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.

The objector was not present or represented.

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

2. APPLICATION NO 98/0779/FL: CASTLETON HOMES

There was submitted a report dated 18 March 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the erection of 17 houses and garages at Barony Road, Auchinleck.

It was agreed to defer consideration of the application to a future meeting of this Committee, in order that a site visit could take place.

3. APPLICATION NO 98/0808/AD: MAIDEN OUTDOOR ADVERTISING LIMITED

There was submitted a report dated 18 March 1999 (circulated) by the Head of Planning and Building Control on an advertisement application in respect of the

action of 3 x 48 sheet externally illuminated advertising hoardings at Loch Park, The Castle, New Cumnock.

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: Refusal for the following reasons:- (1) The proposed advertisement hoardings are contrary to the Council's adopted development control policies relating to the display of advertisements which state: "Policy 5: Hoardings will not be permitted in rural or predominantly residential areas. Hoardings will not generally be permitted unless it can be shown that they are temporarily screening an unsightly gap or redevelopment site."; (2) The proposed hoardings would be detrimental to the character and visual amenity of the surrounding area by virtue of their size, location and means of external illumination.

As it was considered that the proposal was not detrimental to the character and visual amenity of the surrounding area, it was agreed to approve the application, subject to the following conditions and for the reasons detailed:- (1) The development to which this permission related must be begun within 5 years of the date of this permission; and (2) The proposed advertisement shall be carried out in accordance with the application form and plans received on 4 December 1998 as revised by the layout and letter received on 12 February 1999; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and Condition (2) to ensure that the development is carried out in accordance with the approved details.

4. APPLICATION NO 98/0847/FL: CITIZENS ADVICE BUREAU

Councillor Ross joined the meeting at this point.

There was submitted a report dated 16 March 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the change of use of an existing shop to form offices and alterations at 77A Townhead Street, Cumnock.

The Senior Planning Officer reported that 3 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) The development to which this permission relates must be begun within five years from the date of this permission; (2) Prior to works commencing on site, the applicant shall submit to, and have approved by the Planning Authority, a sample of the brick to be used in the external wall finish on the frontage of the proposed office premises; (3) Prior to the use of the premises as an office being implemented, the applicant shall provide appropriate signage on the building to prevent staff or patrons associated with the office from parking in the access and service area of the existing lock-up garages adjacent to the site. With the exception of loading and unloading requirements in the use of the premises for office accommodation, no vehicles associated with the development shall park within the lock-up area adjacent to the premises; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) in the interests of amenity; and Condition (3) in the interests of residential amenity.

The objectors were not present or represented.

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

Noted that the Head of Planning and Building Control would liaise with the Director of Housing to request that the access area to the adjacent houses be delineated to deter customers of the proposed Citizens Advice Bureau from obstructing vehicular access to the adjacent lock-up area by the parking of vehicles.

5. APPLICATION NO 99/0021/FL: MR ROBERT WRIGHT

There was submitted a report dated 18 March 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the siting of a mobile snack bar within a lay-by on the A70 Cumnock-Muirkirk Road, near Lugar.

The Senior Planning Officer reported that one letter 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) Permission is granted for a limited period of 2 years from the date hereof, and the use shall be discontinued and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted; (2) The mobile snack bar shall be removed from the lay-by at the end of each day's trading; (3) The operational hours of the mobile snack bar shall be restricted to hours of daylight only. No trading shall take place within the lay-by during hours of darkness; (4) The applicant shall provide appropriate and suitable litter receptacles within the lay-by for litter and rubbish generated by the development. Such receptacles shall be emptied after each day's trading and shall be disposed of to a licensed waste disposal facility; and (5) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, no advertisements relating to the proposed development shall be erected within the lay-by or the road verge without the formal consent of the Planning Authority; Condition (1) being imposed to enable the Planning Authority to review the situation in light of the operational conduct of the development in the interests of amenity; Conditions (2) and (3) in the interests of public road safety; Condition (4) in the interests of amenity; Condition (5) in the interests of amenity and public road safety.

The objector was not present or represented.

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

6. APPLICATION NO 98/0718/FL: PIA DEVELOPMENTS LIMITED

There was submitted a report dated 18 March 1999 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the erection of 3 dwellinghouses at Smallburn Road/Furnace Road, Muirkirk.

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 basecourse of the proposed dwellinghouses shall be of a smooth cement render; (3) Smooth cement bands shall be introduced around all door and

windows openings; (4) Prior to works commencing on site, the applicant shall submit to and have approved by, the Planning Authority a sample of the roof tile to be used in the roof finish of the proposed dwellinghouses. The roof tile shall be grey, flat and reflect the appearance of natural slate which is predominately used in the locality of the site; (5) The proposed 2.1 metres high screen wall between the proposed dwellinghouses shall be rendered to match the external finish of the dwellinghouses; (6) The proposed car parking area shall be bituminously surfaced and thereafter maintained to the satisfaction of the Planning Authority; (7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no other fences or boundary walls shall be erected on site without the prior consent of the Planning Authority; (8) Prior to works commencing on site, the applicant shall submit for approval by the Planning Authority a landscaping plan for the open space area to the north of the proposed car parking area. This plan shall indicate details of screen planting and shall be implemented, and thereafter maintained to the satisfaction of the Planning Authority, in the first planting season following completion or occupation of the dwellinghouses; (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no garages shall be erected on the site unless a further planning application is submitted to and approved by the Planning Authority; (10) Prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (11) Notwithstanding the plans hereby approved the proposed hard standing area within the curtilage of the proposed detached dwellinghouse shall be extended to accommodate 2 car parking spaces; (12) A 2 metre wide footway, to East Ayrshire Council's Roads Division specification, shall be constructed along the frontage of the development site on both Smallburn Road and Furnace Road. The proposed footway shall be constructed and finished to the satisfaction of the Planning Authority prior to the occupation of the proposed dwellinghouses; (13) Junction visibility splay areas of 4.5 metres by 60 metres shall be maintained at the junction of Furnace Road with Smallburn Road; (14) No surface water shall be allowed to discharge onto the public road; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Conditions (2), (3) and (4) in the interests of visual amenity; Condition (5) in the interests of amenity; Conditions (6), (7), (11) and (12) in the interests of residential amenity; Condition (8) to provide screening of the proposed car parking area; Condition (9) in the interests of visual and residential amenity; Condition (10) in the interest of public safety; and Conditions (13) and (14) in the interests of public road safety.

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

The meeting terminated at 1140 hours.