

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON THURSDAY 5 NOVEMBER 1998 AT
1415 HOURS IN MAUCHLINE COMMUNITY CENTRE, KILMARNOCK ROAD,
MAUCHLINE**

PRESENT: Councillors Eric Ross, Jimmy Boyd, George Smith and Jimmy Carmichael.

ATTENDING: Pamela Clifford, Senior Planning Officer; James Lally, Senior Administrative Officer; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Jim Kelly, David Sneller, Robert Taylor, John Smith, Tommy Farrell and Eric Jackson.

CHAIR: Councillor Eric Ross, Chair.

CONSIDERATION OF PLANNING APPLICATION

The Chair advised of the procedure for Hearings at Local Planning Committees.

APPLICATION NO. 97/0887/FL: JAMES WILSON & SON (AUCHMILLAN) LTD

1. There was re-submitted a report dated 20 August 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of four detached dwellinghouses at Auchencloigh Farm, Auchencloigh, by Galston. It was noted that the Members present had examined the site prior to the meeting.

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: Refusal, for the following reasons:- (1) the proposed development will result in the loss of land in agricultural use and is therefore contrary to Policy RES14 of the Finalised Cumnock and Doon Valley District Wide Local Plan, which states:- "There will be a general presumption in favour of single, small scale, especially high quality residential development in the Remoter Rural Areas. However, residential development will not be permitted:- (ii) where the development would result in the loss of agricultural land in pastoral or arable use"; (2) the proposed development will add four further dwellings to the existing grouping of seven residential properties at Auchencloigh and is therefore contrary to Policy RES14 of the Finalised Cumnock and Doon Valley District Wide Local Plan, which states:- "There will be a general presumption in favour of single, small scale, especially high quality residential development in the Remoter Rural Areas. However, residential development will not be permitted:- (xiv) where the total number of houses, both existing and proposed, in any particular grouping would exceed four dwellings"; (3) the location and layout of the proposed development is incompatible and inconsistent with the existing form of the settlement at Auchencloigh and is therefore contrary to Policy RES16 which states:- "In all cases where residential development in the Countryside is proposed, the design, siting, size, scale and finish of the building, together with the materials to be used in the construction, should be in keeping with, and reflect the rural nature of, the area in which it is located"; and (4) the layout of the

proposed development is incompatible with the provision of Planning Advice Note 36, "Siting and Design of New Housing in the Countryside", which discourages suburban design solutions in rural areas.

The Committee then heard the applicant's agents, Mr James Mair, Mr Douglas Bone and Mr Graham Hill, who spoke in support of the application. The objector was not present. Members asked questions of the applicant's Agents, who responded to the issues raised, all in accordance with the agreed Hearing procedure.

It was agreed to continue consideration of the application to afford the applicant an opportunity to consider submitting an amended application.

The meeting terminated at 1500 hours.