

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 4 OCTOBER 1996 AT 1400 HRS
IN STEWARTON ACADEMY, STEWARTON**

PRESENT: Councillors Jim O'Neill, Kathleen Hall, Robert Beattie and David Fulton.

ATTENDING: Roddy Wallace, Head of Administration; Karl Doroszenko, Policy and Projects Manager; Jim Kane, Chief Engineer; Jim Bottom, Principal Planning Officer; Hamish Buttle, Planning Officer; and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillor Drew McIntyre.

CHAIR: Councillor Jim O'Neill, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

1.1 APPLICATION NO 96/0363/OL: ROBERTSON HOMES LTD

There was submitted a report dated 12 September 1996 (circulated) by the Head of Planning and Building Control for an outline planning application for the proposed construction of 19 dwellings at land at Draffen, Loudoun Street, Stewarton.

It was agreed to continue consideration of this application to a special meeting of this Committee, which would be preceded by a site visit.

1.2 APPLICATION NO 96/0364/OL: ROBERTSON HOMES LTD

There was submitted a report dated 12 September 1996 (circulated) by the Head of Planning and Building Control for an outline planning application for the proposed construction of five dwellings at land at Draffen, Loudoun Street, Stewarton.

It was agreed to continue consideration of this application to a special meeting of this Committee, which would be preceded by a site visit.

1.3 APPLICATION NO 96/0238/LB: MR AND MRS J SCOTT

There was submitted a report dated 16 September 1996 (circulated) by the Head of Planning and Building Control on a retrospective Listed Building application for works including replacement of existing windows with timber sash and casement double glazed units, repair and rendering of the front elevation, painting of render and forming and painting of Quoin stones to match window banding to the front elevation of the main house at High Peacockbank House, by Stewarton.

The Principal 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 reason, viz:- (1) The front elevational treatment is detrimental to the character and visual amenity of the Listed Building, by virtue of its inappropriate profile, omission of clear definition of stonework and the absence of regular structure of the stonework.

It was agreed to refuse the application for the reason detailed.

1.4 APPLICATION NO 96/0358/FL: ROBISON & DAVIDSON LTD

There was submitted a report dated 26 September 1996 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of 10 three-apartment flats and 5 four-apartment dwellinghouses at Irvine Road, Kilmaurs.

The Principal Planning Officer reported that no objections or representations had been received and 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 August 1996 as revised by your letter of 29 August 1996, received by the Planning Authority on 3 September 1996; (3) Notwithstanding the plans hereby approved, the external surface of the walls shall be rendered or roughcast in a colour to be agreed in writing with the Planning Authority; (4) Notwithstanding the submitted plans, the concrete interlocking roof tiles are not hereby approved. Samples of concrete interlocking roof tiles shall be submitted to and approved by the Planning Authority before any development commences on the site; (5) A landscaping scheme shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be implemented immediately upon the completion of the houses. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped area, and shall be maintained thereafter in accordance with these details; (6) Sightlines of 2.5m x 90m to the east and 2.5m along the entire frontage of the site, free from obstruction greater than one metre in height, shall be provided prior to the occupation of the dwellings hereby approved and shall be permanently maintained thereafter; (7) A continuous two metre footway to be provided on the west side of the site road, which must be clearly delineated from the surrounding ground; (8) The turning head width should be increased to 5.5m; (9) Notwithstanding the plans hereby approved, two parking spaces per house shall be provided at Plots Nos 11 to 15 inclusive, prior to their occupation; and (10) No dwelling shall be occupied until traffic calming measures, in accordance with a construction consent issued by the Roads Division of East Ayrshire Council, are implemented on Irvine Road immediately to the west side of the railway bridge adjacent to the site; 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 is carried out in accordance with the approved details; Conditions (3) and (4) in the interests of visual amenity; 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 interests of residential and visual amenity; Conditions (6), (7) and (9) in the interests of road safety; Condition (8) to enable the turning head to be used for parking spaces, in the interests of road safety; and Condition (10) the sightline provision possible is otherwise inadequate and would constitute a hazard to road users.

It was agreed to grant the application subject to the conditions and for the reasons detailed and the undernoted additional condition:- (11) Access through the site from Irvine Road to Glencairn Terrace shall remain free from obstruction at all times; this condition being imposed to ensure the continuation of access through the site.

The meeting terminated at 1405 hrs.