

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON FRIDAY 24 OCTOBER 1997 AT 1554 HOURS IN THE COTTAGE, BEHIND JOHN KNOX CHURCH, STEWARTON.

PRESENT: Councillors David Fulton, James O'Neill, Kathleen Hall, Kim Nicoll, George Turnbull and Robert McDill.

ATTENDING: Jim Worley, Principal Planning Officer; Hamish Buttle, Planning Officer and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillor Robert Beattie.

CHAIR: Councillor David Fulton, Chair.

CONSIDERATION OF PLANNING APPLICATION

1.1 PROCEDURE

The Administrative Officer advised of the procedure for informal Hearings at Local Planning Committees.

1.2 APPLICATION NO 97/0537/FL: MR AND MRS ALLARDICE

There was re-submitted a report dated 2 October 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of second horticultural glasshouse, formation of new access to Cutstraw Road as per Roads Permit 97/008 and formation of hardstanding at Meikle Cutstraw, Cutstraw Road, Stewarton. It was noted that the Committee had attended a site visit prior to the meeting.

The Principal Planning Officer reported that four letters of objection, with two 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:- (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 11 July 1997 as revised by the application form and plans received by the Planning Authority on 6 August 1997; (3) Notwithstanding the plans hereby approved, appropriate screening along the eastern boundary of Rysland adjacent to the hardstanding shall be submitted to and approved by the Planning Authority within one month of the date of consent. Such details as are approved shall be implemented within 3 months of their approval; (4) Notwithstanding the plans hereby approved, the radii at the access shall be 4.5 m, the access into the site shall be 5.5m and the entrance gates shall open inwards (away from Custraw Road); (5) Sightlines of 2.5m x 90m, free from obstruction greater than 1m in height shall be provided within 1 month of the date of this consent and shall be permanently maintained thereafter; (6) Other than in compliance with the terms of Condition 5 above, the hedge along the site frontage to Custraw Road shall be retained; (7) Details of the surfacing of the hardstanding shall be submitted to the Planning Authority within 1 month of this consent; (8) The applicant shall submit for approval

and shall subsequently implement agreed details of the manner in which any waste material produced in site shall be disposed of: 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) to ensure the privacy of neighbouring property is retained; Conditions (4) and (5) in the interests of road safety; Conditions (6) and (7) in the interest of visual amenity; and Condition (8) to ensure the proper disposal of any waste materials in the interests of visual and residential amenity.

The Committee then heard Mr P Brown in support of his objections and Mrs G Roberts, representative of the applicant, in support of the application, all in accordance with the agreed Hearing Procedure. Members asked questions of the objector and the representative of the applicant. The objector and representative of the applicant responded to issues raised by each other and the Principal Planning Officer provided further comment on the issues raised.

Councillor Hall, seconded by Councillor McDill moved to refuse the application on the grounds of; an unacceptable impact upon residential amenity by virtue of noise, disturbance and loss of privacy.

Councillor O'Neill, seconded by Councillor Turnbull, moved as an amendment:-

- (i) to grant the application subject to the conditions and the reasons detailed and to an additional Condition; (9) "Notwithstanding the reasons hereby approved, the width of the hardstanding shall be restricted to the width of the double gates accessing onto Cutstraw Road (hatched red on the approved plan)"; in the interest of residential amenity; and
- (ii) to remit to the Head of Planning and Building Control to consult with the objector upon the submission of details in respect of Condition (3), above.

On a division by a show of hands, there being an equality of votes, the Chair exercised his casting vote in favour of the amendment.

The meeting terminated at 1657 hours.