

**EAST AYRSHIRE COUNCIL****SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON TUESDAY 16 SEPTEMBER 1997 AT  
1445 HOURS IN THE BARRHILL CENTRE, BANK AVENUE, CUMNOCK**

**PRESENT:** Councillors Eric Ross; Tommy Farrell; George Smith and John Smith.

**ATTENDING:** David Morris, Development Promotion Manager; Pamela Clifford, Senior Development Officer and Ian Gemmell, Administrative Officer.

**APOLOGIES:** Councillors James Kelly; David Sneller; Robert Taylor; Eric Jackson; James Carmichael and James Boyd

**CHAIR:** Councillor Eric Ross (Chair).

**CONSIDERATION OF PLANNING APPLICATIONS****1.1 APPLICATION NUMBER 97/0144/OL: MS K MCFADZEAN (Item 1.7, Page 2342)**

There was resubmitted a report dated 22 July 1997 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for the erection of three dwelling houses at Fir Park, Sorn. It was noted that the Members present had examined the site prior to the meeting.

The Development Promotion Manager 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) In the case of the reserved matters specified below, application for approval must be made no later than the expiration of three years beginning with the date of this permission; (2) That the development to which this permission relates must be begun no later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later; (3) Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved:- (a) The layout of the site; (b) The size, height, design and external appearance of the proposed dwellinghouses; (c) The means of drainage and sewage disposal; (d) Details of the access arrangements; (e) The provision for car parking; and (g) The boundary walls/fences to be erected; (4) The details to be submitted under Condition 1 should allow for no more than three terraced dwellings, of either single or 1.5 storey construction, shall be erected within the site; (5) That the indicative layout and elevational plans submitted along with the applications are for information purposes only and shall not be treated as forming part of the issued consent; (6) That prior to commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (7) The details to be submitted under Condition (1A) shall allow for the front elevation and ridge line of the terraced dwellinghouses to face and be parallel to the access road serving the site; (8) The details to be submitted under Condition (1B) that all the windows shall be timber, traditionally proportioned, sash and case windows, or window with an appearance similar to this arrangement; (9) Prior to any works commencing on site, all plots shall be pegged out and their boundaries identified on site; (10) The details to be submitted under Condition (1B) above shall provide for a comprehensively well designed scheme which in design and materials is compatible

with the local architecture and sympathetic to the character of Sorn Conservation Area; (11) No trees shall be felled, lopped or have roots cut on the site without the written consent of the Planning Authority; (12) Details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site; (13) Access to each plot shall be taken via a footway crossing to East Ayrshire Roads Division standards and to the satisfaction of the Planning Authority; (14) A two metre wide footway, constructed to East Ayrshire Roads Division specifications, shall be constructed along the entire frontage of the proposed development site and extended to adjoin the existing footway at Main Street; (15) Two off-road parking spaces shall be provided for each dwellinghouse; (16) Private access driveways shall be paved for a minimum distance of 2 metres as measured from the heel of the public footway; and (17) Any access gates shall open away from the public road at Fir Park. Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Conditions (3) and (5) as approved is in outline only; Condition (4) in the interests of amenity and to prevent overdevelopment of the site; Conditions (6), (13), (14), (15), (16) and (17) in the interest of public road safety; Conditions (7), (8), (11) and (12) in the interest of visual amenity; Condition (9) in the interest of residential amenity; and Condition (10) to ensure that the development does not conflict with its setting and surroundings in the interest of visual amenity and the character and appearance of the area.

It was agreed to approve the application, subject to the Conditions and for the reasons detailed provided that Condition (14) may be varied to allow a 1.5 metre wide footway, subject to the agreement of East Ayrshire Roads Division.

## **1.2 APPLICATION 97/0289/AD MR R MILLS (Item 1.4, Page 2340)**

There was resubmitted a report dated 18 July 1997 (circulated) by the Head of Planning and Building Control on an advertisement application for the erection of a wall mounted sign board at 51 Townhead Street, Cumnock. It was noted that the Members present had examined the site prior to the meeting.

The Development Promotion Manager summarised the planning consideration in respect of the application and gave the recommendation of the head of Planning and Building Control: that the application be refused for the following reasons, viz:- (1) The proposed gable signboard, being located on the gable elevation of the shop premises was contrary to Policy Shop 7 of the finalised Cumnock and Doon Valley District Wide Local Plan which states that the display of advertisements must comply with the Council's development control policies pertaining to advertisements i.e. (i) Position on Building: Advertisements on the gable of buildings will not normally be allowed except where necessary for the identification of the premises; and (2) The signboard, as erected and displayed on site, was detrimental to the visual and residential amenity of the residential properties located immediately adjacent to the application site.

It was agreed to continue consideration of the above application to a future meeting, the Head of Planning and Building Control to discuss with the applicant, the details of his proposals with a view to amending the sign to an acceptable standard.

## **1.3 APPLICATION NUMBER 97/0523/FL: STANLEY STORES (STRATHCLYDE)**

There was submitted a report dated 20 August (circulated) by the Head of Planning and Building Control on a full planning application for a proposed Light Industrial Development comprising two units at Skerrington Farm, Glaisnock Road, Cumnock.

The Development Promotion Manager 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:- 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 to the Planning Authority on 8 July 1997; (3) Prior to any works commencing on site, the developer shall submit samples of the external finishes of the proposed industrial units to the Planning Authority for approval; (4) That prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (5) A landscaping scheme for the site, including the treatment of the boundary of the site, shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be implemented not later than the next appropriate planting season after the development has been carried out, and maintained thereafter in accordance with the approved scheme; (6) Notwithstanding the provisions of the (General Permitted Development) (Scotland) Order 1992, and the Town and Country Planning (Use Classes) (Scotland) Order 1989, this permission relates to the use of the two industrial units for uses within Classes 4 (Business) and 5 (General Industry) and the further express permission of the Planning Authority will be required in respect of any other industrial use which falls outwith the specified classes; (7) No storage of materials or articles shall take place within the site outwith a building; (8) Any loading and unloading of vehicles which may be required in connection with the use of the buildings and site shall take place within the curtilage of the site and at no times on the highway; (9) Access to the site shall be taken via internal roads which comply with the Roads Development Guide 1996 (Industrial Standards) to the requirements of East Ayrshire Council's Roads Division and to the satisfaction of the Planning Authority; (10) Junction visibility splay areas of 4.5 metres by 60 metres shall be provided at all internal road junctions within the site, with no object greater than 1 metre in height being allowed within these areas; and (11) Junction visibility splay areas of 4.5 metres by 90 metres shall be provided at the junction with Glaisnock Road, with no fencing, building or other objects greater than 1 metre in height being allowed within these areas. Conditions (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) in the interest of amenity; Conditions (4) and (8) in the interest of public safety; Condition (5) to ensure that landscaping of the site is provided in the interests of amenity; Condition (6) to enable the Planning Authority to retain control over the use of the site; and Condition (7) to safeguard the amenity of the area. Conditions (9), (10) and (11) in the interests of public road safety;

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

#### **1.4 APPLICATION NUMBER 97/0522/FL: TRANSMAN DISTRIBUTORS LTD**

There was submitted a report dated 1 September 1997 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of storage and despatch unit at Furnace Road, Muirkirk.

The Development Promotion Manager 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 plans submitted on 25 June 1997 as revised by the amended location, existing site layout and proposed site layout plans received by the Planning Authority on 14 August 1997; (3) Notwithstanding the plans hereby approved, the use of the black coloured plastisol profiled cladding is not approved. The applicant shall consult with the Planning Authority with respect to the colour of the cladding and appropriate samples shall be submitted to and approved by the Planning Authority prior to the application of the cladding on the roof or walls of the proposed unit; (4) That prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (5) Notwithstanding the provisions of the (General Permitted Development) (Scotland) Order 1992, and the Town and Country Planning (Use Classes (Scotland) Order 1989, this permission relates to the use of the proposed unit for use within Classes 4 (Business); 5 (General Industry) all 11 (Storage and Distribution) and the further express permission of the Planning Authority shall be required in respect of any other industrial use which falls outwith these specified classes; (6) No storage of materials or articles shall take place on the premises outside a building; (7) Any loading and unloading of vehicles may be required in connection with the use of the building and site shall take place within the curtilage of the site and at no times on the highway. 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 interest of public safety; Condition (5) to enable the Planning Authority to retain control over the use of the site in the interests of residential amenity; and Conditions (6) and (7) to safeguard the residential amenity of the area in the interest of highway safety.

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

The meeting terminated at 1535 hours.