

EAST AYRSHIRE COUNCIL**SOUTHERN LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON FRIDAY 6 OCTOBER 2000 AT 1000 HOURS
IN DRONGAN COMMUNITY CENTRE, MILLMANNOCH AVENUE, DRONGAN**

PRESENT: Councillors Tommy Farrell (Chair), Eric Jackson, George Smith, Jimmy Kelly, Julie Faulds, William Menzies, Provost James Boyd and Councillors Elaine Dinwoodie, Robert Taylor and Jimmy Carmichael.

ATTENDING: David Morris, Development Promotion Manager; Julie Armstrong, Principal Administrative Officer; Hugh Melvin, Senior Development Promotion Officer; and Ian Gemmell, Administrative Officer.

APOLOGY: Councillors Eric Ross.

CHAIR: Councillor Tommy Farrell, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1. PROCEDURE**

The Principal Administrative Officer established that the Hearing Procedure was understood by all participants.

2.1 APPLICATION NO 00/0434/FL : MR & MRS SMITH : 87 WELTON ROAD, MAUCLINE (Item 2.4, Page 1199, 99/02)

There was re-submitted an executive summary and report dated 30 August 2000 (both circulated) by the Head of Planning and Building Control on an application for a proposed extension to form a utility room, dining and shower room at the rear of house at 87 Welton Road, Mauchline.

It was noted that Members of the Committee had attended a site visit in respect of this application prior to the meeting.

The Senior Development Promotion 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 reason that the proposed extension, in terms of its height and length, would be detrimental to the established residential amenity of neighbouring property.

No Hearing took place as the objector was not present or represented.

It was agreed to approve the application subject to conditions to be determined by the Head of Planning and Building Control as it was considered that the proposed extension would not be detrimental to the established residential amenity of neighbouring property.

2.2 APPLICATION NO 00/0170/FL : MR KANG : 30 MAIN STREET, OCHILTREE (Item 2.2, Page 1199, 99/02)

There was resubmitted an executive summary and report dated 30 August 2000 (both circulated) by the Head of Planning and Building Control on an application for the painting of shop front and shutters at 30 Main Street, Ochiltree.

It was noted that Members of the Committee had attended a site visit in respect of the application prior to the meeting.

The Senior Development Promotion 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.

No Hearing took place, as the objector, while represented at the meeting, had elected not to address the Committee.

It was agreed to approve the application.

2.3 APPLICATION NO 00/0339/FL: GLENAMMER ENGINEERING LIMITED: GLENAMMER COTTAGE, DALRYMPLE (Item 1.3, Page 1160, 99/02)

There was re-submitted an executive summary and report dated 27 July 2000 (both circulated) by the Head of Planning and Building Control on an application for change of use of an existing garage to light industrial unit and proposed extension at Glenammer Cottage, Dalrymple.

It was noted that Members of the Committee had attended a site visit in respect of the application prior to the meeting.

The Senior Development Promotion Officer reported that two 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: Refusal, for the following reasons:- (1) The proposed development is contrary to Policy IND6 of the East Ayrshire Local Plan Finalised Version because there is no locational need for this industrial use to be located in the countryside; (2) The proposed development would be detrimental to road safety as the existing access has very poor visibilities and as such would be contrary to Policy IND6 of the East Ayrshire Local Plan Finalised Version; and (3) The proposed development is not specifically related to a rural activity, and therefore would not be in accordance with Policy 6.32 of the Adopted Dalmellington/Patna/Dalrymple Local Plan.

No Hearing took place as the objectors were not present or represented.

It was agreed to refer the application to the Development Services Committee for determination with a recommendation for approval of the application for the following reasons:- (a) the use of the premises for industrial purpose had been established for a period of 8½ years; (b) the existence of other light industrial activity in the past in the area; and (c) with regard to road safety, there had been no history of road accidents in the area notwithstanding the industrial use of the premises in question, and the existence of other light industrial activity in the past in close proximity to the premises.

2.4 APPLICATION NO 00/0534/FL : MR J MILLAR : PLOT 1, GLEBE CRESCENT, OCHILTREE

2.4.1 Declaration of Interest

Councillor Faulds declared a non-pecuniary interest in this item and took no part in the discussion, Hearing or determination of this application.

2.4.2 Consideration of Item

There was submitted an executive summary and report dated 27 September 2000 (both circulated) by the Head of Planning and Building Control on an application for full planning permission for the erection of a dwellinghouse at Plot 1, Glebe Crescent, Ochiltree.

The Senior Development Promotion Officer reported that six 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 : Refusal for the following reasons:- (1) the proposed development would constitute the erection of a new dwellinghouse in the countryside without agricultural support and would therefore be contrary to Policies SD3 and RES13 of the Finalised East Ayrshire Local Plan; (2) the proposed development would constitute the erection of a new dwelling in the countryside which would constitute a ribbon development and would therefore be contrary to Policy RES17 of the adopted Mauchline/Drongan/Ochiltree Local Plan; and (3) the proposed development would set an undesirable precedent for the ribboning out of the settlement form from the approved settlement boundary.

2.4.3 Planning Hearing

The Committee then heard Mr Philp, objector, in support of his and other objectors, and Mr Millar, the applicant, in support of the application. Members asked questions of the objector and applicant. The objector and the applicant responded to the issues raised, all in accordance with the Hearing procedure.

2.4.4 Determination of Application

Councillor Kelly seconded by Councillor Dinwoodie moved that the application be referred to the Development Services Committee with a recommendation for approval for the reason that the development would not constitute a ribbon development.

Councillor Taylor seconded by Councillor Farrell moved as an amendment that the application be refused for the reasons detailed.

On a division by a show of hands the amendment was carried by 5 votes to 2.

2.5 APPLICATION NO 00/0544/FL : SORN BOWLING CLUB : 43-45 MAIN STREET, SORN

There was submitted an executive summary and report dated 27 September 2000 (both circulated) by the Head of Planning and Building Control on an application for the proposed erection of a portacabin to be used for locker purposes at Sorn Bowling Club, 43-45 Main Street, Sorn.

The Senior Development Promotion Officer reported that one letter of objection had been received, details of which were given in the report, summarising 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) permission is granted for a limited period of two 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 of this period unless a further permission is granted; (3) notwithstanding the plans hereby approved, the portacabin shall be painted in a colour to be agreed with the Planning Authority, prior to the use of the portacabin; and (4) notwithstanding the plans hereby approved, the existing hedge along the eastern boundary of the car park shall be retained; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to enable the Planning Authority to review the situation in the light of the temporary nature of the proposed development; and Conditions (3) and (4) in the interests of visual amenity.

No Hearing took place as the objector was not present or represented.

It was agreed:-

- (i) to amend Condition (2) to the effect that the permission would be granted for a limited period of 5 years from the date of issue of consent; and
- (ii) otherwise to approve the application subject to the conditions as amended and for the reasons detailed.

2.6 APPLICATION NO 00/0606/FL: TESCO STORES LTD : MAIN STREET, AUCHINLECK

There was submitted an executive summary and report dated 27 September 2000 (both circulated) by the Head of Planning and Building Control on an application for full planning consent for the proposed installation of security shutters at Tesco Stores, Main Street, Auchinleck.

The Senior Development Promotion Officer reported that two 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) notwithstanding the approved plans, the proposed roller shutters shall incorporate a plastisol coating and the developer shall submit to, and have approved by the Planning Authority, a sample of the colour to be used in the finish of the proposed shutters prior to their installation on site; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and Condition (2) in the interests of visual amenity.

No Hearing took place as the objectors were not present or represented.

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

**2.7 APPLICATION NO 00/0324/OL : STONEHEADS ASSOCIATES :
GLENSHAMROCK FARM, AUCHINLECK**

There was submitted an executive summary and report dated 29 September 2000 (both circulated) by the Head of Planning and Building Control on an application for outline planning consent for the proposed change of use of existing farm land and buildings to form a 27 hole golf course, driving range, clubhouse and leisure facilities at Glenshamrock Farm, Auchinleck.

The Senior Development Promotion Officer reported that one letter of objection had been received, details of which were given in the report, that the Scottish Executive Roads Network Management Division had now replied and offered no objections, 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) in the case of the reserved matters specified below, application for approval must be made not 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 not 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 detailed layout of the proposed golf courses including course features such as bunds, bunkers and other features. The details shall also provide existing and proposed ground contour information with respect to the formation of the proposed courses; (b) the size, height, design and external appearance of any new buildings or structures associated with the proposed driving range; (c) the location and details of the proposed floodlighting of the proposed driving range; (d) the details of the conversion of the existing farmhouse and farm buildings to provide the proposed clubhouse, gymnasium and squash courts; (e) the means of draining and sewage disposal for the development; (f) details of the access arrangements; (g) the provision for open space; (h) the provision for car parking; (i) the location and details of any safety fencing required as part of the proposed development; and (j) the details of the landscaping of the site; (4) prior to any development commencing on site, the developer shall submit an archaeological assessment of the site to the Planning Authority for consultation and approval. The results of this assessment shall be taken into consideration by the developer in the submission of the detailed plans to be submitted under Condition (3) above; (5) notwithstanding Condition 3 (f) above, the detailed plans shall provide for the following requirements:- (a) the provision of visibility splay area of 4.5 meters by 215 meters at both the entry and exit points at both the junctions for the 9-hole and 18-hole golf courses. No development shall be undertaken on site until such splay areas have been secured by the developer and such sightlines can thereafter be ensured free of any obstructions greater than 1 metre in height; (b) the widening of the Uc730 Glenshamrock Road to 5.5 metres for a distance of 20 metres north of the Uc730 access to the development site; (c) the surfacing of the access roads for a minimum of 20 metres from the public roads at both entry and exit junctions with 10 metre radii bellmouths being formed; (d) the provision of pedestrian access points at agreed locations with acceptable visibility and appropriate signing/markings provided by the developer; (e) the provision of facilities for coach and cycle parking; (f) the provision of a footway along the B705 Road linking the development site with the existing footway system in Auchinleck; (g)

the provision of full height fencing at specific locations where necessary to protect traffic on the public roads; and (h) the siting of proposed floodlighting apparatus to avoid dazzle to traffic on the public road; (6) the existing hedgerows located along the proposed entrance and exit roads to the development site and also along the western perimeter fence adjacent to Auchinleck Academy shall be retained; (7) notwithstanding Condition 3 (e) above surface water run-off from proposed car parking areas and hard-standing around the proposed clubhouse shall be treated and attenuated using a Sustainable Urban Development System prior to discharge to the Dippol Burn; (8) during the construction phase of the development, water treatment areas shall be designed and located so as to receive all contaminated drainage from the site including earth movement works, vehicle roads and soil storage areas. Clean surface water shall wherever practicable be intercepted at the site boundary and directed away from the working areas; (9) all paints, chemical and pesticides shall be stored under appropriate conditions away from drains and watercourses; (10) foul drainage from the construction site offices must be treated prior to discharge to a watercourse; (11) no development on site shall proceed until a detailed plan, showing areas of trees/hedgerows to be retained and showing new planting, including species information and planting/maintenance timescales has been submitted to and approved by the Planning Authority; and (12) the proposed development shall be undertaken in full compliance with the environmental mitigation measures promoted within the Environmental Statement accompanying the planning application for the proposed development; Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Condition (3) as the approval is in outline only; Condition (4) to ensure that any potential impact on archaeological resources within development site is minimised; Condition (5) in the interests of pedestrian and public road safety; Condition (6) in the interests of visual amenity; Conditions (7), (8), (9) and (10) to prevent pollution of watercourses; Condition (11) in the interests of visual amenity and to ensure that replacement planting is provided as part of the development proposals; and Condition (12) to ensure that the development is carried out in a manner that minimises environmental impacts.

No Hearing took place as the objector was not present or represented.

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

2.8 APPLICATION NO 99/0819/FL : MR A McINTOSH : 151-155 BARSHARE ROAD, CUMNOCK

There was submitted an executive summary and report dated 27 September 2000 (both circulated) by the Head of Planning and Building Control on an application for full planning consent for the change of use from hall to form 3 flats including alterations to existing shops and extension to shop front at 151-155 Barshare Road, Cumnock.

The Senior Development Promotion 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 proposed development shall be carried out in accordance with the plans submitted on 9 November 1999 and the amended

application form and plans received by the Planning Authority on 10 August 2000; (3) prior to the commencement of development on site, details of the design and colour of the roller shutter shall be submitted to and agreed to by the Planning Authority; (4) details/samples of the facing brick to be used in the new shopfront shall be submitted to and approved by the Planning Authority before any development commences on site; and (5) notwithstanding the details shown on the approved plans, consent is not hereby granted for any advertisements which will require to be the subject of separate application under the Control of Advertisement (Scotland) Regulations 1984; 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; Conditions (3) and (4) in the interests of visual amenity; and Condition (5) to enable the Planning Authority to retain control over the development.

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

2.9 APPLICATION NO 00/0331/AD : RAMSAY AND JACKSON : JUNCTION C51/A76(T) (Item 2.6, Page 1201, 99/02)

There was submitted an executive summary and report dated 27 September 2000 (both circulated) by the Head of Planning and Building Control on an application for the proposed erection of an advertisement hoarding at Junction C51/A76(T).

The Senior Development Promotion 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 sign, in terms of its size and location, would be contrary to the Council's Development Control Policies relating to the Display of Advertisements, as outlined in Appendix 17 of the Cumnock and Doon Valley District Wide Local Plan; specifically in relation to Policy 9(c) the size of the sign exceeding the permitted dimensions; and (2) the proposed development would set an undesirable precedent for similar advance signs, to the detriment of visual amenity.

It was agreed to continue consideration of the application to enable a site visit to take place.

The meeting terminated at 1100 hours.