

EAST AYRSHIRE COUNCIL**CUMNOCK AREA LOCAL PLANNING COMMITTEE****MINUTES OF MEETING HELD ON WEDNESDAY 19 JUNE 1996 AT 1400 HOURS
IN THE IFE WING, MUIRKIRK PRIMARY SCHOOL, MAIN STREET, MUIRKIRK**

PRESENT: Councillors Eric Ross, James Kelly, David Sneller, James Boyd, George Smith and Eric Jackson.

ATTENDING: Ken Robinson, Principal Administrative Officer; David Queripel, Development Promotion Officer; Anna Gallagher, Senior Solicitor; and Stuart Nelson, Administrative Officer.

APOLOGY: Councillor Jimmy Carmichael.

CHAIR: Councillor Eric Ross, Chair.

CONSIDERATION OF PLANNING APPLICATIONS**1.1 APPLICATION NO CD/96/0089/DPP: MR BRYCE JOHNSTON**

There was submitted a report dated 30 May 1996 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the proposed demolition of a former lounge bar and discotheque at 78 Townhead Street, Cumnock, change of use of the site to residential use and the erection of 12 flatted dwellings.

The 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, 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 26 March 1996; (3) that prior to works commencing on site the developer shall satisfy himself as to the suitability of the site for construction purposes; (4) that prior to works commencing on site, the developer shall submit samples of the facing brick to be used in the base course of the building and paviors to be used in the surfacing of the proposed car parking area to the planning authority for approval; (5) that a two metres wide footpath be provided along the eastern boundary of the site prior to the occupation of the proposed flatted dwellings and to the satisfaction of the planning authority; and (6) that access to the private car parking area shall be taken via a 5.5 metres wide heavy duty footway crossing formed to the satisfaction of the planning authority; 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 (5) in the interests of public safety; Condition (4) in the interests of amenity; and Condition (6) to delineate the private nature of the parking area as opposed to the adjacent supermarket car park.

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

1.2 APPLICATION NO 96/0078/FL: THE BRIDGE PROJECT

There was submitted a report dated 30 May 1996 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the proposed change of use from residential care facility to office accommodation and counselling facility of the property at 92 Ayr Road, Cumnock.

The Development Promotion Officer confirmed 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 on condition that the development to which this permission relates must be begun within five years from the date of this permission, this condition being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972.

It was agreed to approve the application subject to the condition, and for the reason, detailed.

1.3 APPLICATION NO 96/0075/AD: THORN ADVERTISING

There was submitted a report dated 29 May 1996 (circulated) by the Head of Planning and Building Control on an application for planning consent for the proposed erection of a poster panel at the Scottish Co-op Car Park, Barhill Road, Cumnock.

The 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, viz:- (1) the proposed advertisement display panel is located within Cumnock Conservation Area and would therefore not be in accordance with Policy ENV3 of the Finalised Cumnock and Doon Valley District Wide Local Plan; (2) the proposed advertisement display panel would detract from the character and visual amenity of Cumnock Conservation Area; and (3) the proposed advertisement display panel would set an undesirable precedent for similar display panels within Cumnock Conservation Area and in other sensitive locations within East Ayrshire.

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

1.4 APPLICATION NO CD/96/0043/LBC: THE TRUSTEES OF R G McINTYRE

There was submitted a report dated 30 May 1996 (circulated) by the Head of Planning and Building Control on an application for listed building consent in respect of the proposed partial demolition, alteration and repair of Cleugh Cottage, Sorn.

The 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 notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987; and 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 external wall, where exposed by demolition works, shall be made good and wet-dash rendered and painted to match the external wall finish of the existing property, to the satisfaction of the planning authority; and (3) all demolition materials shall be removed from the curtilage of the listed building to the satisfaction of the

planning authority; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; and Conditions (2) and (3) in the interests of amenity.

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

1.5 APPLICATION NO 96/0065/FL: MEADOW VIEW, MANSFIELD ROAD, NEW CUMNOCK: MR IAN WATT

There was submitted a report dated 29 May 1996 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the proposed erection of a garage for haulage vehicles at Meadow View, Mansfield Road, New Cumnock.

It was agreed to continue consideration of this application to a Special Meeting of this Committee which would include a site visit.

1.6 APPLICATION NO CD/96/0025/DPP: BRITISH COAL PROPERTY

1.6.1 Declaration of Interest

Councillors David Sneller and Eric Jackson declared non-direct pecuniary interests in terms of the National Code of Local Government Conduct and left the meeting at this point.

1.6.2 Consideration of Item

There was submitted a report dated 29 May 1996 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the proposed restoration of the former open cast coal site at Roughhill, Burnfoot Road, New Cumnock.

The Development Promotion Officer confirmed 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 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 26 January 1996; (3) within three months of the date of this consent, the applicant shall submit to the planning authority for approval, a timetable for restoration works still to be carried out to include woodland planting, hedgerow planting, fencing and the provision of wetland features; and (4) that the woodland planting, hedgerow planting, fencing and wetland features shall be maintained to the satisfaction of the planning authority and that any trees or hedgerows which die off shall be replaced by the applicant during the first available planting season all to the satisfaction of the planning authority; 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; and Conditions (3) and (4) in the interests of visual amenity.

Councillor Kelly, seconded by Councillor Boyd moved that this application be approved subject to the conditions, and for the reasons, detailed.

Councillor Smith, seconded by Council Ross moved as an amendment that consideration of this application be continued to the next meeting pending submission of a further report by the Head of Planning and Building Control in the light of the outcome of further consultations with the applicant and the landowner in respect of the possible reinstatement of dry stone dykes within the site.

On a division by a show of hands there were two votes for the amendment and two votes for the motion. There being an equality of votes, the Chair exercised his casting vote in favour of the amendment.

The meeting terminated at 1420 hours.