

EAST AYRSHIRE COUNCIL

CUMNOCK AREA LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON MONDAY 26 AUGUST 1996 AT 1400 HOURS ON SITE AT MEADOWVIEW, MANSFIELD ROAD, NEW CUMNOCK AND THEREAFTER AT THE CHAMBERS, CUMNOCK TOWN HALL, GLAISNOCK STREET, CUMNOCK

PRESENT: Councillors Eric Ross (Chair), Jimmy Kelly, Jimmy Boyd, George Smith, Jimmy Carmichael and Eric Jackson.

ATTENDING: Jim Bottom, Principal Planning Officer - Development Promotion; and Stuart Nelson, Administrative Officer.

CHAIR: Councillor Eric Ross, Chair.

APOLOGY: Councillor David Sneller.

SITE VISIT

1. The Committee convened on site at Meadowview, Mansfield Road, New Cumnock, and viewed the site at this location which is the subject of an application for full planning consent in respect of the proposed erection of a garage for haulage vehicles, under application No 96/0065/FL. The meeting was then adjourned at 1420 hours.

**CONSIDERATION OF PLANNING APPLICATION:
APPLICATION 96/0065/FL: MR I WATT (Item 1.5, Page 991)**

2. The Committee reconvened in the former Chambers, Cumnock Town Hall, Glaisnock Street, Cumnock, at 1440 hours with the same Members and Officials present and in attendance, respectively, with the exception of Councillor Jimmy Kelly who had submitted an apology for this part of the meeting.

There was re-submitted a report dated 19 June 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 Meadowview, Mansfield Road, New Cumnock.

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 reasons:-

- (1) the proposed development would be contrary to Policy IND9 of the Cumnock and Doon Valley District Wide Local Plan which gives priority in the rural area to those industries specifically related to agriculture and forestry;
- (2) the proposed development would constitute ribbon development which would be contrary to the provisions of SDD Circular 24/1985 and policy ENV8 of the adopted Cumnock and Doon Valley District Wide Local Plan;
- (3) the proposed development would be contrary to policy ENV9 of the Cumnock and Doon Valley District Wide Local Plan which presumes against industrial

development on locally important agricultural land which cannot be justified against the criteria of specific locational need;

- (4) the proposed development would be contrary to policy ENV14 of the Cumnock and Doon Valley District Wide Local plan which states that there will be a general presumption in favour of development which have been shown to have a specific locational need or are related to uses appropriate to countryside areas;
- (5) if approved, the proposed development will be detrimental to the amenity of dwellinghouses in the vicinity of the application site and those dwellinghouses along Mansfield Road and Pathhead; and
- (6) if approved, the proposed development would create an undesirable precedent which will lead to further ribboning of development along Mansfield Road.

The Committee then heard the applicant who spoke in support of the application and, with the consent of the Committee, submitted a petition signed by 34 local residents supporting the proposed development.

It was agreed that the application be referred to the Development Services Committee for consideration, in accordance with the Scheme of Delegation for planning applications, with the recommendation that the application be approved:

- (i) contrary to Policy ENV9 of the Cumnock and Doon Valley District Wide Local Plan on the basis that the use of the site for the proposed development would assist in retaining an established business within the local area;
- (ii) subject to the undernoted conditions:-
 - (a) that the external finishes of the development shall be in keeping with the location;
 - (b) that the development shall be appropriately screened;
 - (c) that the applicant shall comply with the requirements of the Roads Authority in connection with the development; and
 - (d) that use of the garage will be restricted to the applicant only.
- (iii) on the basis that with reference to Policy IND9, a high proportion of the applicant's business is directly related to agricultural purposes;
- (iv) on the basis that with reference to Policy ENV8, the proposed development does not constitute a ribbon development since the site is located immediately adjacent to an existing dwellinghouse and since an adjacent farm access road provides a logical boundary for any further development along Mansfield Road; and
- (v) on the basis that with reference to Policy ENV14, the nature of the business to which the proposed development relates is most appropriately suited to its intended location rather than within the town of New Cumnock.

The meeting terminated at 1530 hours.