

EAST AYRSHIRE COUNCIL**IRVINE VALLEY LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON 13 AUGUST 1996 AT 1400 HOURS
AT PLANNING APPLICATION SITE (NO KL/FL/84/212A) BLAIR CRESCENT,
GALSTON AND THEREAFTER AT THE BARR CENTRE,
STATION ROAD, GALSTON**

PRESENT: Councillors David Fulton, David Macrae, Kim Nicoll and George Turnbull.

ATTENDING: Jim Bottom, Principal Planning Officer; Jennifer Morrison, Administrative Officer and Christine Baillie, Administrative Assistant.

APOLOGY: Councillor Robert McDill.

CHAIR: Councillor David Fulton, Chair.

PLANNING APPLICATION SITE VISIT

1. In accordance with the decision of the Committee on 26 June 1996, the Committee visited the site and thereafter met in the Barr Centre, Station Road, Galston to consider the undernoted planning application:-

PLANNING APPLICATION NO KL/E/FL/84/212A: MDM DESIGN (Item 1.4, Page 1028)

There was submitted report dated 6 August 1996 (circulated) by Head of Planning and Building Control on a planning application for full planning permission for the proposed erection of an industrial unit/workshop with living accommodation at Blair Crescent, Galston.

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: 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 1 March 1996 as revised by the amended plans received by the Planning Authority on 21 and 24 May 1996; (3) the dwelling shall only be occupied by persons who, by reason of disability or otherwise to the satisfaction of the Planning Authority, are unable to maintain a private garden, or by a dependent of such a person residing with him/her; (4) the industrial unit/workshop shall only be utilised by the occupant(s) of the attached dwelling; (5) the industrial unit/workshop shall operate without detriment to adjoining properties by reason of noise, dirt, grit, smell or general disturbance; (6) notwithstanding the submitted plans, the roofing materials are not hereby approved. Samples of a good quality slate substitute to be used shall be submitted to and approved by the Planning Authority before any development commences on the site; (7) notwithstanding the plans hereby approved, the developer shall ensure the retention of all the existing walls which form a mutual boundary with the adjacent residential properties, to a minimum height of 2.5 metres; 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, Condition (3) the proposal would otherwise be unacceptable due to the lack of private garden ground provided, Condition (4) to safeguard the residential amenity of the attached dwelling, Condition (5) to safeguard the residential amenity of the area, Condition (6) in the interests of visual amenity and Condition (7) to safeguard the residential amenity and privacy of the adjacent residential properties.

The Committee then heard the two objectors present who spoke in support of their objections. The applicants had been invited to attend but were not present.

Members asked questions of the objectors, and the hearing was then closed.

It was agreed to refuse the application on the grounds that the proposal was contrary to Policy HU3 of the Kilmarnock and Loudoun Finalised District Plan as the application did not provide any private open space and did not therefore meet the Council's relevant open space policies which required a minimum of 100m² of private open space.

The meeting terminated at 1435 hours.