

EAST AYRSHIRE COUNCIL**NORTHERN AREA LOCAL PLANNING COMMITTEE****MINUTES OF SPECIAL MEETING HELD ON THURSDAY 1 AUGUST 1996 AT
1430 HOURS ON SITE AT WEST BROADMOSS FARM, 33 MAIN ROAD,
FENWICK AND THEREAFTER AT THE FULTON HALL, FENWICK**

PRESENT: Councillors Jim O'Neill, Drew McIntyre, Kathleen Hall and Robert Beattie.

ATTENDING: Jim Bottom, Principal Planning Officer; Douglas Blyth, Senior Solicitor; Alex Hewetson, Administrative Officer; and Lesley Ann Wallace, Administrative Assistant.

CHAIR: Councillor Jim O'Neill, Chair.

SITE VISITS

1. In accordance with the decision of the Northern Area Local Planning Committee held on 28 June 1996 the Committee convened on site at West Broadmoss Farm, Stewarton, and viewed the site at this location which was the subject of an application for outline planning permission under application number KL/W/OL/85/236C then re-convened on site at 33 Main Road, Fenwick, and viewed the site at this location which was the subject of applications for Conservation Area consent and full planning permission under application numbers KL/E/CA/96/046A and KL/E/FL/96/046B respectively. The Members of the Committee then proceeded to the Fulton Hall, Fenwick, in order to consider the applications.

CONSIDERATION OF PLANNING APPLICATIONS

2. **Application No KL/W/OL/85/236C: Mr D Welsh (Item 1.2, Page 1051)**

There was re-submitted a report dated 7 June 1996 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for a proposed dwellinghouse for farm worker at West Broadmoss Farm, Stewarton.

The Principal Planning Officer confirmed that one representation by the applicant had been received, details of which were given in the report; summarised the planning considerations in respect of the applications; and gave the recommendation of the Head of Planning and Control Planning: Refusal for the following reasons, viz:- (1) the proposed development would constitute the erection of a new dwelling in the countryside which would constitute sporadic development and is therefore contrary to the terms of NPPG 3, Land for Housing; (2) the proposed dwelling, by virtue of its location, would have an adverse environmental impact and would therefore be contrary to Policy CAT1A of the Strathclyde Structural Plan; and (3) the proposed dwelling would be sited in a conspicuous location and isolated from any building group and would therefore be contrary to Policy HR2 of the Kilmarnock and Loudoun Finalised District Plan.

The Committee then heard the applicant present who spoke in support of the application.

It was agreed:

- (i) that the application be referred to the Development Services Committee for consideration, in accordance with the Scheme of Delegation for Planning Applications, with a recommendation that the application be approved, contrary to the terms of NPPG 3, Land for Housing, Policy CAT1A of the Strathclyde Structural Plan and Policy HR2 of the Kilmarnock and Loudoun Finalised District Plan on the basis:-
 - (i) that the boundaries of the existing farm land were insufficiently secure and the erection of a new dwellinghouse would rectify the current situation;
 - (ii) that access to the existing farm house was particularly difficult due to the poor condition of the shared access road's surface, narrow, width and excessive length;
 - (iii) that the existing property was in close proximity to overhead electric power cables carried by pylons;
 - (iv) of the undernoted conditions:-
 - (i) occupancy of the dwellinghouse limited to agricultural worker and family;
 - (ii) suitable design of the dwellinghouse commensurate to its location in the countryside; and
 - (iii) a standard condition requesting the submission of a reserved matters application.

APPLICATION NO KL/E/CA/96/046A: MRS M MORTON (Item 1.3, Page 1052)

2. There was re-submitted a report dated 11 June 1996 (circulated) by the Head of Planning and Building Control on an application for Conservation Area consent for demolition of garage and extension, 33 Main Road, Fenwick.

The Senior Planning 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, subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987; and subject to the following condition, viz:- (1) the demolition shall not commence until a contract has been let for the construction of replacement building works on the site of the building to be demolished, in accordance with a planning permission granted for such works.

Agreed to approve the application subject to the condition and for the reason detailed.

APPLICATION NO KL/E/FL/96/046B: MRS M MORTON (Item 1.4, Page 1052)

3. There was re-submitted a report dated 13 June 1996 (circulated) by the Head of Planning and Building Control on an application for full planning permission for alteration and rear extension to single storey dwelling at 33 Main Road, Fenwick.

The Senior Planning Officer confirmed that three objections 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) notwithstanding the submitted plans, the materials of the windows, are not hereby approved. Details/samples of windows shall be submitted to and approved by the Planning Authority before any development commences on the site; (2) notwithstanding the plans hereby approved, the window in the centre of the rear elevation shall be divided by mullions, not less than 70mm in width; and (3) details/samples of materials of the conservatory shall be submitted to and approved by the Planning Authority before any development commences on site.

Agreed to approve the application subject to the conditions and for the reasons detailed.

The meeting terminated at 1433 hours.