

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 22 AUGUST 1997 AT 1400 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Gordon Cree, Drew McIntyre, Irene Reeves, Douglas Reid, Ronald Brailsford, Provost Robert Stirling, Councillors Jane Darnbrough and Daniel Coffey.

ATTENDING: Jim Worley, Principal Planning Officer; Ganes Dunlop, Assistant Area Manager (Housing), James Lally, Senior Administrative Officer; and Anne Marie Carr, Administrative Officer.

APOLOGIES: Councillors Gordon McCredie, Wilma Doyle and Alan Campbell.

CHAIR: Councillor Gordon Cree, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

1.1 APPLICATION NO 97/0509/FL: MR AND MRS HILL

There was submitted a report dated 7 August 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the erection of a conservatory to the rear of the property at 20 Cedar Road, Kilmarnock, between the previously extended kitchen and the mutual boundary with No 18 Cedar Road.

It was agreed to continue consideration of this application in order that a site visit could take place.

1.2 APPLICATION NO 97/0463/FL: DALRIADA CONTRACTS

There was submitted a report dated 7 August 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the erection of a two storey villa at Plot 3, 74 Glasgow Road, Kilmarnock, within the plot maintaining the building line formed by the new houses on plots 1 and 2.

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 begin within five years from the date of this permission; (2) No trees shall be felled, lopped or have roots cut on the site without the written consent of the Planning Authority; (3) Details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site; (4) Notwithstanding the plans hereby approved the windows will be timber casement with a stained finish to all external timber; (5) Notwithstanding the submitted details, parking spaces for three cars shall be provided and maintained within the site to the satisfaction of the Planning Authority. Details of the arrangements shall be submitted to and approved by the Planning Authority and the parking provision shall be available for use prior to the first occupation of the

dwelling; (6) The driveway shall be surfaced in materials to match the access road; (7) Notwithstanding the plans hereby approved, details/samples of the material to be used in the quoins shall be submitted to and approved by the Planning Authority before any development commences on the site; and (8) Details of the floor levels of the proposal, in relation to the surface of the road, shall be submitted to and approved by the Planning Authority prior to the commencement of development; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Conditions (2), (3), (4), (6), (7), and (8) in the interests of visual amenity and Condition (5) in the interest of road safety.

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

1.3 APPLICATION NO 97/0440/FL: MR AND MRS J SMITH

There was submitted a report dated 7 August 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the proposed erection of a single dwellinghouse on an area of open ground adjacent to No 43 Springhill Place and to the west of No 24 Springhill Gardens.

It was agreed to continue consideration of this application in order that a site visit could take place.

1.4 APPLICATION NO 97/0505/OL: KITEWOOD ESTATES LIMITED

There was submitted a report dated 7 August 1997 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for a residential development at the corner of MacKinlay Place/Nursery Avenue, Kilmarnock for 49 houses.

The Principal Planning Officer summarised the planning considerations in respect of the application; reported that, in respect of reserved planning matters detailed at section 2(a-e) on the sheet enclosed with the report, a further condition regarding traffic calming measures should have been added to those outlined, then gave the recommendation of the Head of Planning and Building Control: Approval subject the following conditions, viz:- (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 begin 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) The proposed development shall be carried out in accordance with the application form and plans submitted on 24 June 1997 as revised by the amended site layout plan received by the Planning Authority on 9 July 1997; (4) 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 size, height, design and external appearance of the proposed dwellinghouses, (b) the means of drainage and sewage disposal, (c) the boundary walls/fences to be erected, (d) the landscaping of the site, (e) finished site levels/floor levels; and (f) traffic calming measures; (5) Notwithstanding the plans hereby approved, the developer shall ensure that (i) all the driveways are a minimum of 2.75m wide x 6m long and (ii) all the parking bays are a minimum of 2.5m wide x 4.8m long; (6) The details to be submitted under Condition (3) above shall include a children's play area incorporating a seat, fencing, play

equipment and litter bins, and details of how the play and amenity areas are to be maintained in the future; and (7) The details to be submitted under Condition (3) above shall provide for the height of all buildings on the site to be restricted to two storeys; Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) to ensure that the development is carried out in accordance with the approved details; Condition (4) is in outline only; Condition (5) in the interest of highway safety; Condition (6) to ensure that sufficient open space is provided within the development, in the interests of visual amenity and residential amenity; and Condition (7) in the interest of visual and residential amenity.

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

Arising from consideration of the above planning application, it was agreed that the Head of Planning and Building Control contact the Health and Safety Executive immediately regarding concerns expressed in respect of the demolition works which were on-going at the site.

The meeting terminated at 1415 hours.