

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON TUESDAY 22 JULY 1997 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK

PRESENT: Councillors Gordon Cree, Gordon McCredie, Irene Reeves, Ronald Brailsford, Provost Robert Stirling, Councillors John Knapp and Daniel Coffey.

ATTENDING: Alan Neish, Head of Planning and Building Control; Jim Worley, Principal Planning Officer; Bill Walkinshaw, Principal Administrative Officer; Anne Marie Carr and Stuart Nelson, Administrative Officers.

APOLOGIES: Councillors Drew McIntyre, Douglas Reid, Wilma Doyle, Jane Darnbrough and Alan Campbell.

CHAIR: Councillor Gordon Cree, Chair.

PLANNING APPLICATIONS

The Administrative Officer (Anne Marie Carr) advised of the procedure for informal hearings at Local Planning Committees.

1.1 APPLICATION NO 97/0413/FL: MR A B DOW

There was submitted a report dated 8 July 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for proposed conversion of front of house area from gravel to brick paving for the provision of vehicular parking to the front of 10 Ellis Street, Kilmarnock.

The Principal Planning Officer reported that one letter of objection had been received, details of which were contained within 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 begin within five years from the date of this permission; (2) Notwithstanding the plans hereby approved, the developer shall ensure that the kerbs adjacent to the full width of the proposed paved hardstanding shall be lowered prior to the first use of the area for vehicle parking and; (3) Notwithstanding the plans hereby approved, the occupant of No 10 Ellis Street shall ensure that vehicles parked in the block paved area must not block or overhang the footway; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Conditions (2) and (3) in the interests of highway safety.

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

1.2 APPLICATION NO 97/0451/FL: MR D RITCHIE

There was submitted a report dated 8 July 1997 (circulated) by the Head of Planning and Building Control on a planning application for proposed alterations and change

of use from Licensed Social Club to Lounge Bar and Restaurant at 11 Langlands Street, Kilmarnock.

The Principal Planning Officer reported that two letters of objection had been received, details of which were contained within 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 begin within five years from the date of this permission; and (2) Notwithstanding the plans hereby approved, details of the external alterations including those to the front door and finishing materials 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; and Condition (2) in the interest of visual amenity.

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

1.3 APPLICATION NO 97/0427/FL: BUITELAAR (KILMARNOCK) LIMITED

There was submitted a report dated 8 July 1997 (circulated) by the Head of Planning and Building Control on an application for full retrospective planning permission for the erection of a 2.3m high post and chain-link security fence around the Abattoir Compound at Cambuskeith, Dundonald Road, Kilmarnock.

The Principal Planning Officer reported that two letters of objection had been received, details of which were contained within the report; summarised the planning considerations in respect of the application; and gave the recommendation of the Head of Planning and Building Control: Approval.

The Committee heard Mrs K Carey in support of her objections all in accordance with the approved procedure. The applicant was not present or represented.

Councillor Knapp, seconded by Provost Stirling moved that the application be granted.

Councillor Brailsford, seconded by Councillor McCredie, moved as an amendment that the application be refused on the grounds that erection of a post and chain-link security fence would be detrimental to the visual amenity of the area.

On a division by a show of hands, the motion was carried by 4 votes to 3.

1.4 APPLICATION NO 97/0426/FL: BUITELAAR (KILMARNOCK) LIMITED

There was submitted a report dated 8 July 1997 (circulated) by the Head of Planning and Building Control on an application for full retrospective planning permission for the change of use and formation of a car park, for the employees of the Cambuskeith Abattoir, Dundonald Road, Kilmarnock.

The Principal Planning Officer reported that two letters of objection had been received, details of which were contained within 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 condition viz:- A landscaping scheme providing replacement screen planting along the northern boundary of the application site, including the planting of trees and shrubs

on the existing sub-soil embankment shall be submitted to and approved by the Planning Authority within one month of the date of this consent. The approved landscaping scheme shall be implemented by 30 October 1997; this condition being imposed to provide screening and softening of the Abattoir buildings, in the interest of visual amenity.

The Committee heard Mrs K Carey, in support of her objections all in accordance with the approved procedure. The applicant was not present or represented.

It was agreed that the condition be amended by inserting the words "eastern and western" after "northern" and to grant the application subject to the amended condition, and for the reason detailed.

1.5 APPLICATION NO 97/0403/OL: MR AND MRS W DUNCAN

It was reported and noted that this application for outline planning permission for the erection of a dwellinghouse at land adjacent to Woodside Cottage, Irvine Road, Crosshouse, had been deferred at the applicant's request.

1.6 APPLICATION NO 97/0256/FL: WIMPEY HOMES

There was submitted a report dated 9 July 1997 (circulated) by the Head of Planning and Building Control on an application for full planning permission for a residential development comprising 87 units with ancillary roads, parking and landscaping at land bounded by Shiskine Drive/Ashdale Road/Altonhill Avenue/Auchencar Drive, Kilmarnock.

The Principal Planning Officer reported that one letter of objection had been received, details of which were contained within 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 begin 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 15 April 1997 as revised by the plan received by the Planning Authority on 4 June 1997; (3) Details/samples of facing, roofing and surfacing materials shall be submitted to and approved by the Planning Authority before any development commences on the site; (4) Details/samples of fencing shall be submitted to and approved by the Planning Authority before any development commences on the site. Such fencing as is approved, shall be erected so as to ensure it is in position prior to the occupation of any dwelling whose curtilage it forms; (5) Notwithstanding the plans hereby approved, revised parking facilities for the use of Plot 20 shall be incorporated into the layout. Details of their location shall be submitted to and approved by the Planning Authority prior to the commencement of development; and (6) A landscaping scheme shall be submitted to and approved by the Planning Authority prior to the occupation of any of the dwellings. The scheme shall include details of the implementation of the landscaping in relation to the progression of the development and the means of its permanent maintenance upon implementation. The landscaping shall be maintained in accordance with such details upon their implementation; 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) in the interest of visual amenity; Condition (4) in the interest of residential amenity;

Condition (5) in the interest of road safety; and Condition (6) to ensure a suitable treatment to the areas of open space are provided and subsequently maintained, in the interest of residential and visual amenity.

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

1.7 APPLICATION NO 97/0477/TP: MR AND MRS B GARRICK

There was submitted a report dated 10 July 1997 (circulated) by the Head of Planning and Building Control on an application for the lopping of some lower branches of the beech tree at Plot 6, 74 Glasgow Road, Kilmarnock, on its west side with the intention of making the tree symmetrical, which would allow the dwellinghouse in the plot a safe distance from the tree.

The Principal Planning Officer reported that the Director of Community Services had confirmed that the health of the beech tree would not be adversely affected by the proposed work.

The Principal Planning Officer then 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 condition, viz:- the works shall commence only after not less than 14 days notice has been given to the Planning Authority and arrangements have been made for the supervision of works on site by a representative of the Department of Community Services (Technical Officer); this Condition being imposed to ensure the proper supervision of the works in the interest of visual amenity.

Provost Stirling, seconded by Councillor Knapp moved that the application be granted subject to the condition and for the reason detailed.

Councillor McCredie, seconded by Councillor Brailsford, moved as an amendment that the application be refused on the grounds that the works would be detrimental to the tree and the visual amenity of the area.

On a division by a show of hands the motion was carried by 4 votes to 3.

The meeting terminated at 1120 hours.