

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE

MINUTES OF SPECIAL MEETING HELD ON MONDAY 28 JULY 1997 AT 1000 HOURS IN THE MORTON HALL, NEWMILNS

PRESENT: Councillors David Fulton, James O'Neill, Kathleen Hall, Robert Beattie, David Macrae and George Turnbull.

ATTENDING: Jim Worley, Principal Planning Officer; Donald McVicar, Departmental Strategy Officer (Support Services); Yvonne Mitchell, Planning Officer and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Kim Nicoll and Robert McDill.

CHAIR: Councillor David Fulton, Chair.

CONSIDERATION OF PLANNING APPLICATIONS

1.1 PROCEDURE

The Administrative Officer advised of the procedure for informal meetings at Local Planning Committees.

1.2 APPLICATION NO 97/0444/FL: MR AND MRS ADDISON

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for proposed alterations/extension to house to form a new kitchen/sitting room at 14 Ailsa View, Stewarton.

The Principal Planning Officer reported that one letter of objection with two signatures, had been received, together with one letter from the applicant responding to the points raised by the objector, details of all 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 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 received on 9 June 1997 and the amended plans received by the Planning Authority on 14 July 1997; and (3) notwithstanding the plans hereby approved, the external appearance of all materials to be used in the construction of the extension shall match the materials of the original building. 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; and Condition (3) in the interest of visual amenity.

In accordance with the agreed Hearing procedure the Committee then heard Mr Galloway, agent for the applicants, in support of the application. It was also reported that the objectors had not intimated that they wished to address the Committee either in person or through a third party. Members asked questions of Mr Galloway.

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

1.3 APPLICATION NO 97/0399/FL: MR A HOOD

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for proposed new front and rear dormers and erection of a new rear roof at 13 Garden Street, Galston.

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:- the development to which this permission, relates must be begun within five years from the date of this permission, this condition being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972.

It was also reported that neither the applicant nor any of the objectors had intimated that they wished to address the Committee either in person or through a third party.

It was agreed to grant the application subject to the condition and for the reason detailed.

1.4 APPLICATION NO 97/0450/FL: MR GILCHRIST

There was submitted a report dated 15 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a two storey gable extension to the existing property at 2 Braemore Road, Stewarton.

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 be begun within five years from the date of this permission; and (2) notwithstanding the plan(s) hereby approved the external appearance of all materials used in the construction shall match the materials of the original building. 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 also reported that neither the applicant nor the objector had intimated that they wished to address the Committee either in person or through a third party.

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

1.5 APPLICATION NO 97/0321/FL: MR D MURDOCH

There was submitted a report dated 17 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed change of use of the property at 37 Titchfield Street, Galston from vacant workshop to car sales, repairs and car accessory shop.

The Principal Planning Officer reported that two letters of objection had been received, together with one letter from the applicant in response to issues raised by objectors, details of all 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) permission is granted for a limited period two years from the date hereof, and the use shall be discontinued and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted; (2) no vehicles associated with car sales or repairs or any vehicles associated with the commercial activities of the proposed development (including employees' vehicles) shall be parked on any public road or car park adjacent to or in the vicinity of the development; (3) notwithstanding the approved plans, all vehicles arriving and leaving the premises shall do so in forward gear; (4) the land to the rear of the property shall be used for the sale of cars only and shall not be used for the carrying out of car repairs unless a further planning application is submitted to, and approved by, the Planning Authority; (5) the uses hereby approved shall not be carried before 0800 hours and after 1800 hours on Mondays to Saturdays nor at any time on Sundays; (6) no storage of materials, including parts of vehicles or waste products shall take place on the premises outside the building; (7) the vehicle repairs shall consist only of those activities specified in the applicant's letter received by the Planning Authority on 29 May 1997; and (8) the doors of the shed shall remain closed at all times that works to vehicles, (including valeting) are being undertaken within it. Condition (1) being imposed to enable the Planning Authority to review the situation in the light of the experience of the effects of the operation of the development; Conditions (2) and (3) in the interest of road safety; Condition (4) to safeguard the residential amenity of the area by ensuring that all repairs to vehicles are carried out within the building; Condition (5) to prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity; Condition (6) to safeguard the residential amenity of the area due to the premises being overlooked by adjacent residential properties; and Conditions (7) and (8) to safeguard the residential amenity of the area.

The Committee then heard Mr R Orrell in support of his objections and Mr David Murdoch, applicant, in support of the application, all in accordance with the agreed Hearing procedure. It was also reported that the other objector had not intimated that she wished to address the Committee either in person or through a third party. Members asked questions of Mr Murdoch; the objector and applicant responded to issues raised by each other and the Principal Planning Office provided further comment on the objections put forward.

It was agreed to continue consideration of this application to a Special Meeting, following a site visit, to be held on a date and at a venue to be determined by the Chair.

1.6 APPLICATION NO 97/0464/FL: MR ERIC CONNELL

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the change of use of an existing general store to form a hot food takeaway and a general store at 61 Riccarton Road, Hurlford.

The Principal Planning Officer reported that fourteen letters of objection, containing 20 signatures and one consultee objection, had been received, details of all of which were contained within the report and reported the receipt and content of comments by the Department of Community Services; 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, viz; (1) the proposed development would be contrary to Policy C1 of the Finalised Kilmarnock and Loudoun District Plan, as modified, as commercial non-retail uses are generally allowed within town centres, shopping parades and other traditional shopping areas only; (2) the proposed development would adversely affect the residential amenity of the area by reason of noise and disturbance generated by car horns, customers of the proposal and odours in close proximity to residential properties; and (3) the proposed development would be detrimental to road safety by reason of insufficient safe parking sites in the vicinity of the shop and the resultant parking of the vehicles on the highway which would disrupt the free flow of traffic along the A71 and interfere with visibility of vehicles entering the A71 from Blair Avenue.

The Committee then heard Mr McAvoy, on behalf of the applicant, in support of the application, in accordance with the agreed Hearing procedure. It was also reported that none of the objectors had intimated that they wished to address the Committee either in person or through a third party. The Members of the Committee then asked questions of Mr McAvoy.

It was agreed to refuse the application for the reasons detailed.

1.7 APPLICATION NO 97/0311/FL: MR AND MRS HASWELL

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a balcony at first floor level to the rear of the dwelling house at 47 Main Street, Dunlop.

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 be begun within five years from the date of this permission; and (2) the proposed development shall be carried out in accordance with the application form and plans submitted on 30 April 1997 as revised by the elevation plans received by the Planning Authority on 3 July 1997. Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; and Condition (2) to ensure that the development is carried out in accordance with the approved details.

The Committee then heard Mr Tom McNally, agent for objector Mr P Kettlewell, in support of his client's objections and Mr and Mrs Haswell in support of the application, all in accordance with the agreed Hearing procedure. Members asked questions of Mr McNally and Mr and Mrs Haswell and the agent for the objector and the applicants responded to points raised by each other.

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

1.8 APPLICATION NO 97/0280/FL: MA WONG SUNG

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed change of use of the premises at 13 Mauchline Road, Hurlford, from vacant retail shop to hot food take away.

The Principal Planning Officer reported that one letter of objection and one letter in response to issues raised by the objector had been received; details of all 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 be begun within five years from the date of this permission; (2) the use hereby approved shall not be carried out before 1100 hours and after 2400 hours; and (3) and notwithstanding the submitted plans the proposed development shall include an adequate grease trap. Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) being imposed to prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity; and Condition (3) in the interest of public health and the amenity of the area.

It was also reported that neither the applicant nor the objector had indicated that they wished to address the Committee either in person or through a third party.

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

1.9 APPLICATION NO 97/0287/FL: MRS A THOMSON

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a Fishery Manager's dwelling at Waterside Fishery, Galston.

The Principal Planning Officer reported that a statement had been received from the applicant detailing why the proposed dwelling is required and that no objections have been received to the proposal; 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 16 April 1997 as revised by the elevational plans received by the Planning Authority on 23 June 1997; (3) the dwellinghouse shall not be occupied other than by a person and his/her family, where that person is in charge of the management, maintenance and security of the Waterside Fishery; (4) a landscaping scheme including the treatment of the boundary of the site shall be submitted to, and approved by, the Planning Authority prior to commencement of any development and shall be implemented not later than the next appropriate planting season after the development has been carried out. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size and species as may be agreed in writing with the Planning Authority; (5) details to be submitted under Condition (4) shall provide for a hawthorn hedge with interspersed native semi-mature trees around the curtilage of the dwelling; (6) notwithstanding the submitted plans details/samples of the external stonework shall be submitted to, and approved by, the Planning Authority before any development commences on the site; (7) details of the external materials to be used in the construction of the conservatory shall be submitted to, and approved by, the Planning Authority before any development commences on the site; (8) prior to the commencement of works on the

site, the applicant shall satisfy himself as to the stability of the site for construction purposes; (9) notwithstanding the plans hereby approved that any septic tank provided to serve the development be sited in such a position as will enable it to be emptied by tanker; and (10) the septic tank and soakaway shall comply with the current code of practice BS 6297:1983. 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) because the development constitutes the construction of a dwellinghouse in the countryside, which is acceptable only due to its function in relation to the fishery, and which would otherwise be unacceptable; Condition (4) to reduce the dwelling's impact on the open countryside and to improve the appearance of the site; Condition (5) to improve the appearance of the site; Condition (6) and (7) in the interest of visual amenity; and Conditions (8), (9) and (10) in the interest of public safety.

It was also reported that the applicant had not intimated that she wished to address the Committee either in person or through a third party.

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

1.10 APPLICATION NO 97/0401/FL: MR WATSON

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed change of use of an existing farm building to form a single dwellinghouse at Low Todhill, Rowallan, Near 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 be begun within five years from the date of this permission; (2) this approval relates to the change of use of the existing derelict farm building to form a single dwellinghouse and not to the erection of a new dwellinghouse in the countryside; (3) notwithstanding the plan(s) hereby approved any septic tank provided to serve the development will be sited in such a position as will enable it to be emptied by tanker; (4) the consent hereby granted relates to the change of use of the building to form a dwelling only. The formation of any openings, alterations or extensions to the building shall be the subject of a separate planning application. 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 relates to the rehabilitation, rather than the new construction, of a dwellinghouse; Condition (3) in the interest of public safety; and Condition (4) to ensure the development is carried out in accordance with the approved details.

The Committee then heard Mrs Watson in support of the application, in accordance with the agreed Hearing procedure. It was reported that the objector had not intimated that he wished to address the Committee either in person or through a third party.

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

1.11 APPLICATION NO 97/0341/FL: MR AND MRS DORAN

There was submitted a report dated 19 June 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of a conservatory to the front of the dwellinghouse at 62 Kinloch Avenue, Stewarton.

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:- Refusal for the following reasons, viz:- (1) by virtue of its design, siting and excessive depth, the proposed conservatory will represent an incongruous feature in the streetscape, detrimental to the character of the existing property and the surrounding area; and (2) by virtue of its design, siting and excessive depth, the proposed conservatory will detract from the visual amenities of the adjacent property at 64 Kinloch Avenue, Stewarton and would unacceptably introduce a severe loss of privacy to the occupants of this dwelling, contrary to Policy EN11 of the Finalised Kilmarnock and Loudoun District Plan.

The Committee then heard Mr A Black in support of his objections. It was also reported that the applicant had not indicated that he wished to address the Committee either in person or through a third party.

It was agreed to refuse the application for the reasons detailed.

1.12 APPLICATION NO 97/0354/FL: NTL

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed erection of 2 nos. 3.7m diameter dishes and 32 nos. UHF broadband panels at a mean height of 110m on the existing mast at NTL Darvel Transmitting Station, Greenfields, Darvel.

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 condition that the development to which this permission relates must be begun within five years from the date of this permission, this Condition being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972.

It was reported that neither the applicant nor the objector had indicated that they wished to address the Committee either in person or through a third party.

It was agreed to grant the application subject to the condition and for the reason detailed.

1.13 APPLICATION NO 97/0361/FL: J STEEL

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a full planning application for the proposed change of use from fishery, erection of catering bothy, quad bike activity, permanent consent for shooting school and alteration to opening hours (deletion of Conditions 1 and 2 of approval 96/0603/FL) at Cowans Law, Blackshill Farm, Moscow.

Having heard the comments of the Principal Planning Officer, it was agreed:

- (1) to continue consideration of this application to the next meeting to enable the Planning Section to complete the necessary neighbour notification procedures in respect of this proposal; and
- (2) that, prior to the next meeting, arrangements would be made for the members of the Committee to visit the site concerned.

1.14 APPLICATION NO 97/0338/OL: COMSTOCK HOLDINGS

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on an outline planning application for the proposed erection of one dwellinghouse for residential purposes at land adjacent to McLeod Property, Glasgow Road, Kilmarnock.

The Principal Planning Officer reported that ten letters of objection, with thirteen signatures had been received, details of which were contained within the report and reported on further correspondence from the applicant and objector on ownership of part of the site; 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) 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 be begun 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) before any development commences on the site, further approval of the Planning Authority shall be obtained in respect of the following matters hereby reserved:- (a) the layout of the site; (b) the size, height, design, and external appearance of the proposed dwellinghouse(s)/building(s); (c) the means of drainage and sewage disposal; (d) details of access arrangements; (e) the provision for open space; (f) the provision for car parking; (g) the boundary walls/fences to be erected; (h) the landscaping of the site; and (i) finished site levels/floor levels; (4) notwithstanding the plans hereby approved the following roads issues must be complied with: (i) sightline requirement at junction with Glasgow Road of 2.5m x 120m; (ii) driveway to be 5.5m wide for at least 10.5m from the junction with passing places provided along the remaining length; and (iii) drop kerb access crossing to be formed at junction with Glasgow Road to allow pedestrian priority; (5) notwithstanding the plans hereby approved, details of fencing/hedging along the entire boundary with Crosshill Wynd shall be submitted to and approved by the Planning Authority prior to the commencement of development. Such details as are approved shall be erected prior to the commencement of developments. Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) since the approval is in outline only; Condition (4) in the interest of road safety; and Condition (5) in the interests of residential amenity.

It was reported that neither the applicant nor any of the objectors had indicated a wish to address the Committee either in person or through a third party.

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

1.15 APPLICATION NO 97/0244/RM: MR D HENDRY

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on a reserved matters application for the proposed erection of a dwellinghouse, temporary siting of a residential caravan during works and formation of a new road junction to the A735 at Plot 1, Station Road, Dunlop.

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 proposed development shall be carried out in accordance with the application form and plans submitted on 10 April 1997 as revised by the application form and site plan (Drawing No. 97/176/02) received on 20 May 1997 and the proposed junction layout, dated 30 April 1997; (2) notwithstanding the submitted plans, the roof tiles and brick basecourse are not hereby approved. Details/samples of roof tiles and brick basecourse shall be submitted to, and approved by, the Planning Authority before any development commences on the site; (3) notwithstanding the submitted plans, 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 submitted, the temporary residential caravan shall be removed from the site within one month of the occupation of the dwellinghouse hereby approved; (5) the access arrangements at the junction of Station Road with the A735 shall be completed prior to the occupation of the dwelling. Condition (1) being imposed to ensure that the development is carried out in accordance with the approved details; Conditions (2), (3) and (4) in the interest of visual amenity; and Condition (5) in the interest of road safety.

The Committee then heard Mr D Hendry in support of the application in accordance with the agreed Hearing procedure. It was reported that none of the objectors had indicated a wish to either address the Committee in person or through a third party.

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

1.16 APPLICATION NO 97/0447/RM: BRYANT HOMES SCOTLAND LIMITED

There was submitted a report dated 30 June 1997 (circulated) by the Head of Planning and Building Control on a reserved matters application for a proposed residential development comprising 111 nos. detached dwellings at Phase 3, Southcraigs, Glasgow Road, Kilmarnock.

The Principal Planning Officer reported that no representations had been received; 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 proposed development shall be carried out in accordance with the application form received on 11 June 1997 and the amended plans received by the Planning Authority on 9 July 1997; (2) that prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the stability of the site for construction purposes; (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) a landscaping scheme including the following details shall be submitted to, and approved by, the Planning Authority prior to commencement of the development: (i)

the provision of planting in the areas of open space (i.e. land outwith any house plot); (ii) the provision of play equipment in the open space/village green; (iii) the means of maintenance of the planting/play equipment; (iv) the implementation of the landscaping/play equipment in relation to the progression of the site; (v) the provision of a 5m wide mounded landscape buffer along the northern boundary of the site outwith any residential curtilage; (5) notwithstanding the submitted plans, 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; (6) notwithstanding the plans hereby approved, the existing hedge row indicated on the northern and western boundaries shall be retained and where appropriate infill planted in accordance with the landscape plans to be submitted; (7) notwithstanding the plans hereby approved, a second emergency access shall be provided from the distributor road into the application site. This access shall be agreed by the Planning Authority prior to commencement of any development open site; (8) notwithstanding the plans hereby approved, driveways shall meet the road at right angles and should not require excessive turning manoeuvres to enter the access; (9) details of measures to be taken to prevent the discharge of water to nearby watercourses during the construction process shall be submitted to, and approved by, the Planning Authority prior to the commencement of development. Condition (1) being imposed to ensure that development is carried out in accordance with approved details; Condition (2) in the interest of public safety; Condition (3) in the interest of visual amenity; Condition (4) to ensure the open areas/play equipment are appropriately provided in relation to the development of the houses; Condition (5) and (6) in the interest of visual amenity; Conditions (7) and (8) in the interest of road safety; and Condition (9) to prevent the pollution of watercourses.

It was reported that the applicant had not indicated that they wished to address the Committee either directly or through a third party.

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

1.17 APPLICATION NO 97/0272/CA: M W WILSON LACE LIMITED

There was submitted a report dated 16 July 1997 (circulated) by the Head of Planning and Building Control on the application for conservation area consent for the removal of Condition 2 from Conservation Area consent No KL/E/CA/86/027C (Let Contract for redevelopment) at 21 Union Street, Newmilns.

The Principal Planning Officer reported that two letters in support of the application had been received from the applicant, details of which were contained within the report and that no objections had been received; intimated that Historic Scotland had given approval to the proposal; 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 proposed development shall be carried out in accordance with the application form and plans received on 10 April 1997 as amended by the letter dated 9 June 1997; and (2) notwithstanding the approved plans the site shall be levelled and grassed immediately on completion of demolition works. The site shall be maintained in a neat and tidy manner until such time as the site is developed. Condition (1) being imposed to ensure that the development is carried out in accordance with the approved details; and Condition (2) to ensure that the site is maintained to an acceptable standard in the interest of residential and visual amenity.

It was reported that the applicant had not indicated that they wished to address the Committee either directly or through a third party.

It was agreed to grant the application subject to (i) notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987; and (ii) the conditions and for the reasons detailed.

The meeting terminated at 1120 hours.