

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE

**MINUTES OF MEETING HELD ON FRIDAY 26 JUNE 1998 AT 1000 HOURS IN
MAUCHLINE COMMUNITY CENTRE, KILMARNOCK ROAD, MAUCHLINE**

PRESENT: Councillors James Kelly, James Boyd, George Smith, James Carmichael, Robert Taylor, John Smith and Eric Jackson.

ATTENDING: Donald McVicar, Departmental Strategy Officer, Support Services; Pamela Clifford, Senior Development Promotion Officer, Planning; and Ian Gemmell, Administrative Officer.

APOLOGIES: Councillors Eric Ross, David Sneller and Tommy Farrell.

CHAIR: Councillor John Smith, Vice-Chair.

CONSIDERATION OF PLANNING APPLICATIONS

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

1.1 APPLICATION NO 98/0236/FL: MR A HANLON

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the installation of three velux rooflights at 18 Park Terrace, Lugar.

The Senior Development Promotion Officer reported that one letter 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 following 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 58 of the Town and Country Planning (Scotland) Act 1997.

The objector was not present or represented, and the applicant did not wish to speak.

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

1.2 APPLICATION NO. 98/0219/OL: RONADAM PROPERTY AND DEVELOPMENT LIMITED

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for outline planning consent for the erection of ten terraced houses, with parking to the rear, at Coal Road, Auchinleck.

The Senior Development Promotion 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:- (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, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved:- (a) the layout of the site; (b) the size, height, design and external appearance of the proposed dwellinghouses; (c) the means of drainage and sewage disposal; (d) the provision for open space; (e) the provision for car parking; (f) the boundary walls/fences to be erected; and (g) the landscaping of the site; (4) The indicative layout and elevational plans submitted along with the application are for information purposes only and shall not be treated as forming part of the issued consent; (5) Prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (6) No more than ten dwellings shall be constructed within the site; (7) The details to be submitted under Condition 3(b) above shall provide for the height of all buildings on the site to be restricted to two storeys; (8) Visibility sightline splay areas of 4.5 metres by 60 metres shall be formed and maintained at the site access with no obstruction to visibility greater than one metre in height allowed within these areas, the provision of which shall be included in the detailed plans for the proposed development; (9) A two metre wide footway to East Ayrshire Roads Division specification shall be constructed along the full frontage of the site and the formation of the new footway shall not reduce the width of Coal Road; (10) Access to the site shall be taken via an internal road which complies with the Roads Development Guide 1996 with the design incorporating a standard turning head to Roads Development Guide dimensions, all to the satisfaction of the Planning Authority; (11) The location of the proposed access shall be a minimum of 40 metres from the junction of Coal Road and Barbieston Road; (12) No surface water shall be allowed to discharge onto the public road; and (13) 17 off road parking spaces shall be provided for the dwellings within the curtilage of the site. Conditions (1) and (2) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; Conditions (3) and (4) as the approval is in outline only; Condition (5) in the interest of public safety; Condition (6) and (7) in the interest of residential amenity; Conditions (8), (9), (10), (11) and (12) in the interests of public road safety; and Condition (13) in the interests of public road safety and residential amenity.

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

1.3 APPLICATION NO 97/0879/0L: BRITISH RAILWAYS BOARD

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for outline planning consent for the proposed development of land for residential use, land north of railway line, Station Road, Mauchline.

The Senior Development Promotion Officer reported that three 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: Refusal for the following reasons:- (1) The application site, being on average only 15 metres in depth, is considered to be too narrow to accommodate residential development which would allow for a buffer zone between the proposed dwellings and the existing railway line to the south of the application site, in the interests of residential amenity; and (2) The physical constraints of the application site in respect of its dimensions would not, in the

opinion of the Planning Authority, allow for a housing layout which would reflect or be compatible with the character of the existing residential development at Station Road.

The Committee then heard objector, Mr Brian Connolly, who spoke in support of his objections, and the applicant's Agent, Miss Janice Greene, who spoke in support of the application. Members asked questions of the objector and the applicant's Agent, who responded to the issues raised, all in accordance with the agreed Hearing procedure.

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

1.4 APPLICATION NO 98/0222/LB: MISS E APPLEYARD

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for listed building consent in respect of the proposed partial demolition of the front boundary wall at Housing Plot, Main Street, Sorn.

The Senior Development Promotion Officer reported that one letter 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.

The objector was not present or represented, and the applicant's Agent, Mr Drennan did not wish to speak.

It was agreed to approve the application.

1.5 APPLICATION NO 98/0237/FL: MR R JESSOP

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent in respect of the proposed change of use from store and bedroom to art, craftwork and design shop at 7 Mill Street, Ochiltree.

The Senior Development Promotion 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:- (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 15 April 1998 as revised by the block and location plan received by the Planning Authority on 4 June 1998; (3) Formal application for planning permission in respect of detailed plans of any proposed new buildings or extensions or alterations (including building materials), and any new accesses, shall be submitted to, and approved by, the Planning Authority before any such development commences; (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and the Town and Country Planning (Use Classes) (Scotland) Order 1997 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, express written permission is to be sought from the Planning Authority before any other use is undertaken, which lies within the same Use Class (in the said Order) as the use hereby permitted; and (5) Notwithstanding the provisions of the (General Permitted Development) (Scotland) Order 1992, and the Town and Country Planning (Use Classes) (Scotland) Order 1997, this permission relates to the retailing of art and craftwork and design goods only, and the

further express permission of the Planning Authority shall be required in respect of the proposed retailing of any other type of goods or services. Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) as the approval relates to a change of use only; Condition (4) to safeguard the residential amenity of the area and to safeguard the vitality and viability of the neighbouring town centres; and Condition (5) to safeguard the vitality and viability of the neighbouring town centres.

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

1.6 APPLICATION NO 98/0238/FL: HOPE HOMES SCOTLAND

There was submitted a report dated 16 June 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of ten houses at Kirkton Gate, Primpton Avenue, Dalrymple.

The Senior Development Promotion Officer reported that one letter 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 following conditions:- (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 1998 as revised by the site plan received by the Planning Authority on 4 June 1998; (3) That prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (4) 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; (5) 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; (6) Access to the site must be taken via a standard minor commercial access crossing to East Ayrshire Roads Division standards, 5.5 metres wide, 25 metres from the change of the B742 as indicated on the submitted plan. The applicant must obtain details of construction from the Roads Division prior to commencing construction on site; (7) Sightlines at the access point must be 2.5 metres by 35 metres with no object greater than one metre in height allowed within these areas; (8) A two metre wide footway must be continuous across the plot frontage; (9) 23 off-road parking spaces shall be provided and the spaces shall be delineated within the private parking area. The parking area shall be hard-landscaped and not formed in any loose material; and (10) Internal drainage and street lighting of the courtyard shall be provided by the developer with no surface water being allowed to discharge onto the public road. Lighting and maintenance of the courtyard shall remain the responsibility of the residents. Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) in the interest of public safety; Condition (4) in the interests of visual amenity; Condition (5) to ensure that adequate provision of public open space is provided to an adequate standard, and that it is subsequently

maintained, in the interest of residential and visual amenity; and Conditions (6), (7), (8), (9) and (10) in the interests of public road safety and residential amenity.

The Committee then heard the objector, Mr Crawford, who spoke in support of his objections, and the applicant, Mr Hope, who spoke in support of the application. Members asked questions of the objector and the applicant, and the applicant and the objector responded to the issues raised, all in accordance with the agreed Hearing procedure.

It was agreed to continue consideration of the application to a future meeting of the Committee in order that a site visit could take place.

The meeting terminated at 1030 hours.