

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE**

**MINUTES OF MEETING HELD ON FRIDAY 28 AUGUST 1998 AT 1000 HOURS IN  
DRONGAN COMMUNITY CENTRE, MILMANNOCH AVENUE, DRONGAN**

**PRESENT:** Councillors Eric Ross, James Boyd, George Smith, James Carmichael, Robert Taylor, John Smith, Tommy Farrell and Eric Jackson.

**ATTENDING:** Ken Robinson, Principal Administrative Officer; Pamela Clifford, Senior Planning Officer; and Ian Gemmell, Administrative Officer.

**APOLOGIES:** Councillors James Kelly and David Sneller.

**CHAIR:** Councillor Eric Ross Chair.

**CONSIDERATION OF PLANNING APPLICATIONS**

**1.1 APPLICATION NO 98/0448/0L: MRS P M STEVENSON**

There was submitted a report dated 20 August 1998 (circulated) by the Head of Planning and Building Control on an application for outline planning permission for the erection of a residential dwellinghouse to form living accommodation for the Fishery Manager at Coyle Water Fishery, Coalhall.

The Senior Planning Officer 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 proposed development is considered contrary to Policy CAT 1 and Policy CAT 1A of the Strathclyde Structure Plan which states that proposals for development within the Countryside Around Towns will require to be justified on the basis of specific locational need and no such justification has been established; and (2) The proposed development is contrary to Policy RES 16 of the Adopted Mauchline-Drongan, Ochiltree Local Plan and Policy RES 13 of the Finalised Cumnock and Doon Valley District Wide Local Plan which state that in areas designated as Countryside Around Towns there will be a presumption against residential and other developments in the countryside, except where there is a proven specific locational need. No specific locational need has been proven.

The Committee then heard the Applicant's husband, Mr Alex Stevenson and Mr Alan Law, the Applicant's Agent, who spoke in support of the application. Members asked questions of Mr Stevenson and Mr Law, who responded to the issues raised, all in accordance with the agreed Hearing procedure.

**ADJOURNMENT**

**1.1.1** The Committee agreed to adjourn the meeting at 1012 hours.

**RECONVENTION**

**1.1.2** The meeting reconvened at 1020 hours with the same Members and Officers present.

Councillor Farrell, seconded by Councillor Taylor moved that the application be referred to the Development Services Committee with a recommendation for approval, as a specific locational need had been established.

Councillor Boyd, seconded by Councillor John Smith moved that the application be refused for the reasons detailed.

On a division by a show of hands, the amendment was carried by five votes to two.

## **1.2 APPLICATION NO 98/0412/FL: MRS S K CHAN**

There was submitted a report dated 19 August 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for a change of use and alterations to form a Hot Food Takeaway at 4 Loudoun Street, Mauchline.

The Senior Planning 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 8 June 1998 as revised by the elevation plan received by the Planning Authority on 12 August 1998; (3) Prior to works commencing on site, the applicant shall submit to the Planning Authority for approval details of any proposed paintwork to the external frontage of the proposed hot food takeaway premises, including the fascia; and (4) The applicant shall provide suitable litter receptacles both within and outwith the proposed premises. The external receptacles shall be in place prior to commencement of business and removed and emptied after each day's trading to the satisfaction of the Planning Authority; 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; and Conditions (3) and (4) in the interests of amenity.

The Committee then heard objector, Mrs Holliday and her husband, who spoke in support of their objections. The applicant was not present or represented. The Members asked questions of the objectors all in accordance with the agreed Hearing procedure.

It was agreed:-

- (i) to approve the application subject to the conditions and for the reasons detailed; and
- (ii) to note that the Director of Community Services would be able to provide the Objector with information in respect of Late Hours Catering Licensing under the Civic Government (Scotland) Act 1982 under which the proposed activity was regulated.

## **1.3 APPLICATION NO 98/0175/FL: MR J ALLISON**

There was submitted a report dated 17 August 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for an extension to an existing shop to form a tearoom at Mauchline Garden Centre, Kilmarnock Road, Mauchline.

The Senior Planning 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 to the Planning Authority on 4 March 1998 and the amended layout plans and elevational plans received by the Planning Authority on 15 July 1998; (3) Prior to the commencement of construction works on site, the applicant shall provide to the Planning Authority for approval details of the new fencing to be erected adjacent to the existing forecourt compound; (4) Notwithstanding the approved plans the buff facing brick is not hereby approved. Details/samples of the facing brick shall be submitted to and approved by the Planning Authority before development commences on site; (5) Notwithstanding the plans hereby approved, the use of dark green roof sheeting is not approved. Prior to works commencing on site, the applicant shall submit to the Planning Authority for approval details/sample of the roof finish of the proposed tearoom extension reflecting the predominance of slated roof finishes in the locality; (6) The existing parking accommodation of 24 spaces within the site shall be retained; (7) The applicant shall provide access signing for the proposed site, the details of which shall be the subject of consultation and agreement with the Roads Authority and the Planning Authority. The access signing shall be provided to the satisfaction of the Planning Authority prior to commencement of use of the proposed tearoom; and (8) Prior to the commencement of use of the proposed tearoom the area of hard standing as shown on the approved plan 1975W5C shall be fully formed to the satisfaction of the Planning Authority; 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; Conditions (3), (4) and (5) In the interests of amenity; Condition (6) To ensure no parking on the A76 Trunk Road; Condition (7) To ensure safe access to and exit from the site; and Condition (8) To prevent loose material being deposited on the A76 Trunk Road.

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

#### **1.4 APPLICATION NO 98/0429/FL: MR WILLIAM FERGUSON**

There was submitted a report dated 20 August 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the change of use from open space to additional garden ground and the erection of a double garage and fence at 27E Glenraig Street, Drongan.

The Senior 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:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) Notwithstanding the submitted plans, the roof tiles are not hereby approved. Details/samples of roof tiles shall be submitted to and approved by the Planning Authority before any development commences on the site; (3) Notwithstanding the approved plans the fenceline adjacent to Glenraig Street is not hereby approved. Details of a fenceline set outwith the visibility splays of 2.5 m by

35 m shall be submitted to and agreed on site by the Planning Authority before any part of the fence is erected on site; and (4) Access to the garage shall be taken via a footway crossing to East Ayrshire Roads Division specification; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) in the interest of visual amenity; and Conditions (3) and (4) in the interests of road safety.

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

#### **1.5 APPLICATION NO 97/0887/FL: JAMES WILSON & SON (AUCHMILLAN) LIMITED**

There was submitted a report dated 20 August 1998 (circulated) by the Head of Planning and Building Control on an application for full planning consent for the erection of 4 detached dwellinghouses at Auchencloigh Farm, By Galston.

Councillor Jackson declared a non-pecuniary interest and took no part in discussion of this application.

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

The meeting terminated at 1100 hours.