

REGULATORY PANEL (SITE VISIT).

Minutes of meeting to undertake a site visit on 15th November 2011 at 1.30 p.m.

Present: Councillors Ian Fitzsimmons (Chair), John Allan, Andy Campbell, Ian Douglas, Ann Galbraith, Sandra Goldie, Bill Grant and Alec Oattes.

Attending: W. Carlaw, Acting Legal Manager, M. McClelland, Development Management and Business Change Team Leader; F. Sharp, Supervisory Planner; and A. Gibson, Committee Administrative Officer.

1. Continued Application for Planning Permission – 5 Meadowbank Lane, Prestwick (Ref: 11/01022/APP).

With reference to the Minutes of 27th October 2011 (Page 635, paragraph 1 (2)), the Panel gave further consideration to a planning application for the erection of a dwellinghouse at 5 Meadowbank Lane, Prestwick.

Decided:- to approve the application subject to the following conditions:-

- (1) that the development hereby permitted shall be begun within three years of the date of this permission;
- (2) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (3) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (4) that the private access shall be surfaced for a minimum of 4 metres as measured from the rear of Meadowbank Lane carriageway prior to the occupation of the development. Precise details and specifications of the required surfacing shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (5) that junction access visibility sightline splays of 2 metres by 20 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (6) that before the proposed dwelling is occupied three off-street parking spaces shall be provided within the curtilage in accordance with the Roads Development Guide;
- (7) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Planning Authority before any work commences on site; and
- (8) that prior to occupation of the development any gates shall open inwards away from the public roadway.

Reasons:

- (1) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (2) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (3) in the interests of visual amenity;
- (4) in the interest of road safety and to ensure an acceptable standard of construction;
- (5) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (6) in the interest of road safety and to ensure adequate off-street parking provision;
- (7) in the interest of road safety and avoid the discharge of water on to the public road; and
- (8) in the interest of road safety.

Advisory Notes:

- A separate application should be submitted to Scottish Water made for connection to our infrastructure after full planning has been granted.
- The water network has limited capacity available for new demand. The Developer should discuss their development directly with Scottish Water.
- In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should Scottish Water become aware of any issues such as flooding, low pressure, etc., the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.
- If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the Developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.
- If the Developer requires any further assistance or information on the response from Scottish Water, please contact Scottish Water Customer Connections, 419 Balmore Road, Glasgow, G22 6NU, 0141 355 5511, or alternatively additional information is available on the website: www.scottishwater.co.uk.

List of Determined Plans:

Drawing - Reference No (or Description): C104-LOC;
 Drawing - Reference No (or Description): C104-P01;
 Drawing - Reference No (or Description): C104-P02; and
 Drawing - Reference No (or Description): PROPOSED SITE PLAN.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The meeting ended at 2.05 p.m.