ANNANDALE AND ESKDALE REGULATORY AREA COMMITTEE

Meeting of Monday 25 August 2003
at 2.00pm in Victoria Hall, Annan

Present

Members

Andrew O Bell-Irving
(Chairman, Lower Annandale Area Committee)

Marjory O McQueen
(Chairman, Upper Annandale and Eskdale Area Committee)

Michael Dickie
Ian Lindsay
(Vice Chairman)

Allan Graham
Denis R Male

Sean W Marshall
Ronald E Ogilvie

Tony Turner
Lavinia Vaughan

Hoddom and Kinmount
Lockerbie and Upper Annandale
Lochmaben
Canonbie and Kirtle
Solway Border
Langholm and Upper Eskdale
Chapelcross
Annan East
Annan Central
Dryfe and Lockerbie East

Officials

David Bell
David Suttie
David Fallas
Inspector Ross
Carol Henshall

Operations Manager Development Control
Senior Planner Planning and Environment Annandale and Eskdale
Senior Planner Planning and Environment Annandale and Eskdale
Dumfries and Galloway Constabulary
Principal Officer Committee Services, Corporate Support and Governance

Apologies

Safa Ash-Kuri
Wilma R Paterson

Moffat
Annan West

Alex Haswell
Group Manager Corporate Support & Governance
10 Members present

1. MINUTES OF MEETINGS OF 23 JUNE 2003

Decision

APPROVED


2.1 THE RIVERSIDE INN, CANONBIE

Item – Front Line Response Care Ltd - Planning application for change of use and alterations to former public house/hotel to form a children’s leisure, activity and personal development centre (for a maximum of 3 children) at the Riverside Inn, Canonbie.

The Committee heard from Mr Archie Findlay, Mrs Mary Ireland, Mrs Barbara Hill, Mr Kenneth Hill, Ms Pat Beland, Mrs Elizabeth Whaley, Mrs Lesley Carson, Mr Paul Walker, Mr Ted Jackson and Ms Niamh Elliott, objectors and Mr Alan Gibbon, Ms Mary Watson and Mr Paul Forster for applicant.

Decision

REFUSED for the following reasons:

1. That the proposal would be contrary to Structure Plan Policy C1 in that it would lead to the loss to the village, Eskdale and Liddesdale and the Borders of an important service and facility, namely a hotel/public house.

2. That the proposal would be contrary to the aims of Structure Plan Policy D23 and Annandale and Eskdale Finalised Local Plan General Policy 33, in that it would result in the loss of an existing tourist facility to the detriment of not only the local economy but that of the Borders as a whole.

3. That the proposal would be contrary to Structure Plan Policy C5 and Annandale and Eskdale Finalised Local Plan General Policy 80 in that the proposed facility would not meet the needs of local client groups.

4. That the proposal would be contrary to the aims of Annandale and Eskdale Finalised Local Plan General Policy 1 in that the proposal would be likely to lead to a loss of amenity through fear of a potential increase in crime in the locality as a direct result of the introduction of this establishment in this predominantly residential area.

Meeting adjourned at 4.25pm and reconvened at 4.40pm with 9 Members present being Andrew O Bell-Irving, Marjory O McQueen, Michael Dickie, Ian Lindsay, Allan Graham, Sean W Marshall, Ronald E Ogilvie, Tony Turner, Lavinia Vaughan
2.2 ST. NINIAN’S, BURNSIDE ROAD, GRETNA

Item – Roman Catholic Diocese of Galloway – Outline planning application for the erection of 8 no. dwellinghouses and formation of access at St Ninian’s, Burnside road, Gretna.

Decision

APPROVED subject to conditions.

MEMBER – Denis R Male re-entered the meeting - 10 Members present.

2.3 46 ANNAN ROAD, GRETNA

Item - Mr and Mrs X Wu – Planning application for change of use and alterations to former doctors’ surgery to form restaurant and hot food takeaway on ground floor and residential accommodation on first floor at 46 Annan Road, Gretna

Decision

APPROVED subject to conditions as detailed and an additional condition that prior to proposed use that proposals for sound attenuation be submitted.

2.4 DRYFEMOUNT, ST. BRYDE’S TERRACE, LOCKERBIE

Item – Contracts and Projects Limited - Planning and listed building consent applications for the erection of a two-storey extension to nursing home at Dryfemount, St Bryde’s Terrace, Lockerbie

The Committee heard from Bob Taylor agent for Mr and Mrs Stevenson and Mr Clark objectors and Mr Tony Leslie, applicant

Decision

APPROVED subject to conditions and subject to the concurrence of Historic Scotland and to conditions.

2.5 PLOT 3, HARTHOPNE PLACE, MOFFAT (FORMERLY FORRESTERS COTTAGE)

Item – RGL Homes – Planning application and application for Conservation Area consent for the demolition of existing dwelling and erection of new house with integral garage at Plot 3, Harthope Place, Moffat

The Committee heard from Mr David Major, agent for the applicant

Decision

APPROVED subject to conditions.
2.6 BEATTOCK ROAD, MOFFAT

Item – Mr and Mrs Chaudry – Outline planning application for the erection of a single dwellinghouse and garage and installation of septic tank and soakaway at Beattock Road, Moffat

CONTINUED at the request of the applicant.

2.7 KINNELSIDE, TEMPLAND

Item – Mr W J Hawkins – Planning application for the erection of single storey dwelling with integral garage at Kinnelside, Templand

2.7.1 NOTED additional information received from applicant.
2.7.2 CONTINUED to the next meeting so that officers can review the additional information produced.

2.8 ST. NINIAN’S ROAD, MOFFAT

Item – A & J Hall - Planning application for the erection of 5 no. dwellinghouses and extension of public road at St Ninians Road, Moffat

The Committee heard from Mr Ian Munro agent for the applicant.

Decision

APPROVED subject to conditions.

2.9 LOCHHOUSE FARM, BEATTOCK

Item - Mr M Brown – Planning application for the change of use and conversion of outbuildings to form a Class 8 residential institution at Lochhouse Farm, Beattock

The Committee heard from Mrs Chris Harrison, objector and from Mr Morton Brown applicant and Mr Major agent for the applicant.

Decision

APPROVED subject to conditions.

2.10 NORTHFIELD, EDINBURGH ROAD, MOFFAT

Item - Mr J Long – Outline planning application for the demolition of existing buildings, erection of dwellings and installation of private sewage treatment plant at Northfield, Edinburgh Road, Moffat

The Committee heard from Mr Major agent for the applicant.

Decision

AGREED to recommend approval to the Planning and Environment Committee subject to conditions:
2.11  ST. NINIAN'S CHURCH, VICTORY AVENUE, GRETNA

Item – Mr H Hampson - Planning application for change of use of church to venue for wedding ceremonies at St Ninians Church, Victory Avenue, Gretna

The Committee heard from Mr H Hampson, applicant.

**Decision**

APPROVED subject to conditions.

2.12  ADJACENT TO TODHILLWOOD COTTAGES, CANONBIE

Item – Group Captain A S Mann – Planning application for the change of use of existing stables/garage to form a dwellinghouse at land adjacent to Todhillwood Cottages, Canonbie

The Planning Officer read out additional representation from Mrs Ward.

**Decision**

REFUSED on the following grounds:

1. That the proposal would be contrary to road safety of users of the A7 trunk road and Structure Plan Policy S5 in that it would constitute an extension of development adjacent to a rural section of trunk road, and would result in an increase in waiting and turning manoeuvres which would all be to the detriment of the safety and free flow of traffic on this length of trunk road where vehicles speeds are high.

2.13  NORCLIFFE, CARLISLE ROAD, ANNAN

Item – Mr and Mrs Beard – Planning application for alterations to dormer windows (previously approved under planning permission ref. 02/P/40369) at Norcliffe, Carlisle Road, Annan

The Planning Officer read out an additional representation from applicant.

The Committee heard from Mr Patterson, objector.

**Decision**

Refused on the following grounds:

1. That the proposal is contrary to Annandale and Eskdale Finalised Local Plan General Policy 19 in that the external materials are not appropriate to the appearance and character of the existing dwellinghouse.
2. That the proposal is contrary to Annandale and Eskdale Finalised Local Plan General Policy 19 in that the introduction of clear glazed windows into the haffits of the existing dormers would result on an unacceptable further reduction in the level of privacy and amenity of the adjacent property.

2.14 **LAND AT GREENBRAE, DORNOCK**

Item – Mr and Mrs D Monk – Outline planning application for the erection of a dwellinghouse and alterations to road junction at Greenbrae, Dornock, Annan

The Planning Officer read out a request from the applicant's agent to cist the application until representations on the local plan had been considered.

**Decision**

**REFUSED** on the following grounds:

1. That the proposal is contrary to the policy of the Council as stated in Structure Plan Policy D4 and to national policy as set out in SPP3 which permit the erection of new houses in the countryside only in special circumstances identified in development plans, and none of these circumstances apply in this case.

2. The proposal would constitute unjustifiable development in the countryside, contrary to the Annandale and Eskdale Finalised Local Plan General Policies 3, and 15.

3. That the existing junction of the U202/B721 is substandard in terms of width, radii and gradient with severely restricted visibility to the west, all to the detriment of road safety at this particular location.

**3. APPEAL AGAINST THE IMPOSITION OF CONDITION NO. 3 ON PLANNING PERMISSION 02/P/40369 FOR THE ERECTION OF 2 DORMER EXTENSIONS AT NORCLIFFE, CARLISLE ROAD, ANNAN – Report dated 8 August 2003**

**Decision**

**NOTED**
4. REQUEST TO SERVE ENFORCEMENT NOTICE REQUIRING PROPER MAINTENANCE OF LAND IN TERMS OF SECTION 179(1) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 IN RESPECT OF LAND AT STATION YARD, KIRKPATRICK FLEMING - Report dated 8 August 2003

Decision
AGREED that Enforcement Action be taken.

5. REQUEST TO SERVE ENFORCEMENT NOTICE REQUIRING PROPER MAINTENANCE OF LAND IN TERMS OF SECTION 179(1) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 IN RESPECT OF LAND AT SPRINGFIELD FARM, GRETNA - Report dated 8 August 2003

Decision
AGREED that Enforcement Action be taken.

6. ANNAN CONSERVATION AREA - BOUNDARY REVIEW, AND CHARACTER APPRAISAL – Report dated 1 August 2003

Decision
AGREED to defer consideration to the next meeting.