

Planning Committee
19 April 2011

IRVINE, 19 April 2011 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Elizabeth McLardy, Margie Currie, Robert Barr, Matthew Brown, Ian Clarkson, John Ferguson, William Gibson, Ronnie McNicol, Pat McPhee, John Moffat and Ryan Oldfather.

In Attendance

R. Forrest, Planning Services Manager, J. Miller, Chief Development Management Officer, A. Craig, Senior Solicitor (Litigation) (Corporate Services); and C. Rowney, Communications Officer and A. Little, Committee Services Officer (Chief Executive's Service).

Chair

Councillor McLardy in the Chair.

Apologies for Absence

David Munn.

1. Declarations of Interest

In terms of Standing Order 16, Councillor Currie declared an interest in agenda item 3.2, and left the meeting for that item of business.

2. Minutes

The Minutes of the previous meeting of the Committee held on 29 March 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Isle of Arran

3.1 11/00106/PP and 11/00107/LBC: Lamlash: The Lookout

John Thomson Construction Ltd, Benlister Road, Lamlash, Isle of Arran has applied for planning permission for the demolition of the existing building and the erection of a two storey detached dwellinghouse with associated parking; and Listed Building Consent for the demolition of the building including associated outbuildings and stores at The Lookout, Lamlash, Isle of Arran. Four letters of representation have been received as detailed in the report.

The Committee, having considered the terms of the representations agreed to (a) grant the application subject to the following conditions:-

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details or samples of the proposed external finishes.
2. That the roofing material shall be natural or artificial slate, a sample of which shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.
3. That, prior to the commencement of the development, the applicant shall submit details of the proposed windows and doors, for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt, the windows and doors shall be of timber frame.
4. That, details of the boundary enclosures shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works. Thereafter, any such details which may be agreed shall be implemented prior to the occupation of the dwellinghouse hereby approved and thereafter maintained, all to the satisfaction of North Ayrshire Council as Planning Authority.
5. That prior to the commencement of the development, hereby approved, details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority unless otherwise agreed in writing by North Ayrshire Council as Planning Authority. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
6. That, prior to the occupation of the dwellinghouse, hereby approved, (i) the access/driveway shall be designed in such a way that no surface water shall issue onto the public road; (ii) the first 2 metres of the driveway shall be hard surfaced in order to prevent deleterious material from being deposited onto the public road; and (iii) vehicular access to the site shall be provided with a drop kerb footway crossing as detailed in sections 5.2 and 10.8 (and fig. 10.16) of the Roads Development Guidelines, all to the satisfaction of North Ayrshire Council as Planning Authority.
7. That, prior to the commencement of development, details relating to the timescale of the development shall be submitted for the written approval of North Ayrshire Council as Planning Authority. For clarification, the construction of the new dwellinghouse shall be commenced within 3 months of the Lookout building being demolished, unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

and (b) grant listed building consent subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

3.2 10/00636/PP: Brodick: Mid Mayish: Site to South of Bellevue Cottage

John Thomson Construction Limited, Park Terrace, Lamlash, Isle of Arran has applied for planning permission for the erection of a dwellinghouse with linked garage and external parking bays at a site to south of Bellevue Cottage, Mid Mayish, Brodick, Isle of Arran. Five objections have been received as detailed in the report.

The Committee, having considered the terms of the objections, agreed to grant the application subject to the following conditions:-

1. That, the roof of the proposed dwellinghouse shall be clad with slates or artificial slates and prior to the commencement of the development hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of all external finishes to the proposed dwellinghouse and garage.
2. That, prior to the occupation of the dwellinghouse hereby approved, a plan shall be submitted indicating revised parking proposals for the written approval of North Ayrshire Council as Planning Authority. The revised parking proposals shall be completed, prior to the occupation of the dwellinghouse, hereby approved, and thereafter maintained, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That, the hedge along the east boundary of the site shall not be altered or removed without the prior written approval of North Ayrshire Council as Planning Authority.
4. That, prior to its occupation, the dwellinghouse shall be provided with a public water supply to the satisfaction of North Ayrshire Council as Planning Authority.
5. That, (i) foul drainage from the dwellinghouse shall be connected to the public sewer; and (ii) no development shall take place until the applicants have received the written approval of North Ayrshire Council as Planning Authority with regard to exact details of the disposal of surface water from the dwellinghouse and garage. The approved drainage arrangements shall be installed prior to the occupation of the dwellinghouse hereby approved.
6. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, details of (i) proposals for repairing the existing access lanes and courtyards using local stone. Thereafter such details as may be approved shall be implemented prior to occupation of the development to the satisfaction of North Ayrshire Council as Planning Authority.

7. That no vehicles used in connection with the construction of the development shall be parked within the courtyard, and all parking, associated with the development, including the garage, shall be retained for parking, all to the satisfaction of North Ayrshire Council as Planning Authority.

4. Garnock Valley

4.1 11/00218/ADC: Dalry: Bridgend Lane: Bridgend House: Reids Food Services Limited

Reids Food Services Limited, Bridgend House, Bridge Lane, Dalry has applied for planning permission for the erection of an externally illuminated sign board at the above site.

The Committee agreed to refuse the application on the following grounds:-

1. The proposed advertisement would be contrary to Policy TC8 of the adopted North Ayrshire Local Plan and the adopted advertisement policy in that the proposed illuminated sign would be a significant intrusion into the countryside and surrounding landscape to the detriment of the amenity of the area.

5. Irvine/Kilwinning

5.1 11/00062/PP: Irvine: Site to North East of 10 Williamfield Park

Mr Ravinder Sandhu, 10 Williamfield Park, Irvine, has applied for planning permission for the erection of a single storey dwelling house with associated vehicle access and landscaping at a site to north east of 10 Williamfield Park, Irvine. Six objections have been received as detailed in the report.

The Committee, having considered the terms of the objections, agreed, Councillor McPhee dissenting, to grant the application subject to the following conditions:-

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a detailed schedule of the proposed external finishes to be used.

2. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a detailed scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development. For the avoidance of doubt, the evergreen cypress hedge along the site frontage shall be retained, and the tree species for the eastern boundary shall be native to the British Isles and of heavy standard size when planted.

3. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

4. That the first five metres of the access, measured from the heel of the roadway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.

5. That prior to the commencement of the development, hereby approved, details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority. In addition, prior to the commencement of the development, hereby approved, details of the proposed factor or management agency and a management plan, including a risk assessment for public safety, management responsibilities and maintenance schedules for the approved scheme, shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority. The management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.

6. North Coast and Cumbraes

6.1 10/00681/CON: Largs: Brisbane Glen Road: Waterhead Moor

SSE Renewables Developments (UK) Ltd, 16 Robertson Street, Glasgow has applied for planning permission for the construction of 29 turbine windfarm development including access tracks, control building/substation, 5 borrow pits, three anemometer masts and a compound/laydown area at Waterhead Moor, Brisbane Glen Road, Largs. 378 objections have been received.

Members commented on the output generated by the windfarm set against the significant adverse landscape impact and visual impact, and also safety concerns in relation to aviation and defence interests. The Chief Development Management Officer undertook to incorporate the Members' views into the response to the Scottish Government.

The Committee agreed to object to the Section 36 Application submitted to the Scottish Government on the following grounds:-

1. That the proposed development would be contrary to Policies ECON6 and ECON7 of the approved Ayrshire Joint Structure Plan and Policies ENV1, ENV5, ENV5a, ENV6 and INF7 of the Adopted North Ayrshire Local Plan (excluding Isle of Arran), and contrary to the aims of Policies STRAT1 and ECON13 of the approved Ayrshire Joint Structure Plan in that it would have a significant adverse impact on (i) the Renfrewshire Heights SPA and SSSI through the loss of habitats that support the Hen Harrier, and (ii) Clyde Muirshiel Regional Park resulting from its adverse landscape and visual impact, cumulative visual impact and being detrimental to recreational and tourism interests and the enjoyment of visitors to the Regional Park and the wider area in general.

6.2 10/00796/PP: Largs: 9 Brisbane Street

MPB Structures Limited, Crucible Road, Corby has applied for planning permission for the erection of 12 flatted dwellings including the demolition of the existing hotel at 9 Brisbane Street, Largs.

A site familiarisation visit was undertaken by the Planning Committee in respect of this application.

Councillor Currie, seconded by Councillor McPhee, moved that the Committee approve the application for planning permission for the erection of 12 flatted dwellings including the demolition of the existing hotel at 9 Brisbane Street, Largs, subject to the conditions outlined in the report.

As an amendment, Councillor McNicol seconded by Councillor Brown, moved that the Committee refuse the application for planning permission on the basis of the information and views provided by the consulting Architect, as detailed in the report.

On a division, there voted for the amendment 8 and for the motion 3, and the amendment was declared carried.

Accordingly, the Committee, agreed to refuse planning permission on the following ground:

1. That the proposed development would be contrary to Policy RES 2A of the adopted North Ayrshire Local Plan (excluding Isle of Arran) and the Council's approved Largs Seafront Design Framework & Development Brief for Greenock Road/Brisbane Street and Coastal Design Guidance. Due to its height, position, massing and design, the proposed development would be harmful to the setting, character and appearance of this prominent coastal location on the Largs seafront, as advised by the Council's retained Consulting Architect.

7. Urgent Items

The Chair agreed that the following items of business be considered as a matter of urgency to update Members.

7.1 Landscape Capacity Study for Wind Farm Development in North Ayrshire

At its meeting on 9 November 2009, the Planning Committee considered a report on non-statutory Supplementary Planning Guidance (SPG) to support the Ayrshire SPG on Landscape Capacity for Wind Farm Development within North Ayrshire.

The Committee approved the "Landscape Capacity Study for Wind Farm Development within North Ayrshire" as non-statutory SPG for decision making on wind farm applications and agreed that consultation be undertaken during the preparation of the Local Development Plan with a view to adopting the guidance as Statutory SPG to the Local Development Plan.

The Committee was advised that the boundaries of Phases 1 and 2 do not correspond exactly with each other at three points running between an area north of Ardrossan (centred generally around Meikle Busbie and Sorbie Farms); Dykehead (to the west of Dalry); and South Camphill (to the west of Kilbirnie).

It was proposed that the area north of Ardrossan area be included in the 'Haupland Muir' character area, being more similar in nature to rugged moorland, and the two other areas be included in the south-west rolling hill slopes, identified in the study and recommended by the Council's Landscape Consultant.

The Committee agreed to the proposed alterations to the non-statutory supplementary planning guidance and the relevant section of explanatory text.

7.2 Planning Reform

The Committee was advised that the Planning Service Improvement Plan will be provided to Members prior to the Planning Conference in June 2011. The Plan will also be available via the Council's website.

Noted.

The meeting ended at 2.55 p.m.