

Planning Committee
4 September 2013

IRVINE, 4 September 2013 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bell, John Bruce, Joe Cullinane, Ronnie McNicol, Tom Marshall and Jim Montgomerie.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) (Development and Environment); J. Law, Solicitor (Contracts and Licensing) and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Robert Steel.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 14 August 2013 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Ardrossan, Saltcoats and Stevenston

3.1 13/00356/PP: Stevenston: 148 New Street: Fitness Centre

Glencairn Bodybuilding Club, 148A New Street, Stevenston has applied for planning permission for alterations and extension to form a training room at 148 New Street, Stevenston.

The Committee agreed to grant the application.

3.2 13/00425/PP: Stevenston: 2 Moorpark Road West

Kilbirnie Congregation of Jehovah Witnesses, 2 Moorpark Road West, Stevenston have applied for planning permission for the erection of a new religious meeting hall at that address.

The Committee agreed 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 full details/samples of the proposed external finishes.
2. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines to the satisfaction of North Ayrshire Council as Planning Authority.
4. That the first 5 metres of the access, measured from the heel of the footway 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 the proposed vehicle access gates shall be set back 5 metres from the rear of the adjacent public footway and both this gate and the proposed pedestrian gate shall open inwards only.
6. That a turning area shall be delineated within the site the satisfaction of North Ayrshire Council as Planning Authority to enable vehicles to enter and leave the site in a forward gear.

4. Garnock Valley

13/00395/PP: Kilbirnie: Site to west of 73 Newhouse Drive

Jacqueline Bennett, 14 Scholars Wynd, Beith has applied for planning permission for the installation of a dry composting toilet and the construction of a lockable storage shed on an allotment garden site to the west of 73 Newhouse Drive, Kilbirnie.

The Committee agreed to grant the application subject to the following conditions:-

1. That the soak-away for the waste water shall be designed such that it does not cause contamination to the nearby allotments or flow directly into a watercourse.
2. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

5. Irvine/Kilwinning

5.1 13/00370/PP: Irvine: Fleming Terrace

Cunninghame Housing Association Limited, 82 Glasgow Street, Ardrossan has applied for planning permission for the demolition of 53 two storey dwellings and subsequent erection of 48 one and two storey dwellings, with associated parking, landscaping and services infrastructure at Fleming Terrace, Irvine.

The Committee agreed to grant the application, subject to (a) the applicants entering into a Section 75 Agreement or other suitable arrangement to secure the payment of a commuted sum associated to the provision of play facilities; and (b) the following conditions:-

1. That, prior to the occupation of the first house hereby approved, full details of the proposed landscaping areas shown on the approved site plan, which shall include details of: equipment, benches, means of enclosure, species, planting densities, soil treatment and aftercare, shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority.
2. That, prior to the occupation of any of the dwellinghouses and where Council adoption of open space areas is not to be pursued, there shall be submitted for approval of North Ayrshire Council as Planning Authority, details of the proposed factor or management agency and a future management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space areas. 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.
3. That, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
4. That the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be brought to the attention of North Ayrshire Council's Environmental Health section. Thereafter, a suitable investigation strategy shall be submitted, for approval, and any findings carried out all to the satisfaction of North Ayrshire Council as Planning Authority.

5. 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 each house and thereafter maintained all to the satisfaction of North Ayrshire Council as Planning Authority. Individual boundary and screen fences shall be erected prior to the occupation of the dwelling within the plot to which they relate.

6. If the bus route requires to be closed at any point during the development process, an alternative bus route must be approved in writing by North Ayrshire Council as Planning Authority, prior to any disruption to the existing arrangements. Prior to the commencement of the development, hereby approved, details of the provision of two bus stops and associated facilities shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority, unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

7. Traffic calming measures shall be designed such that they are 'bus friendly', prior to any construction of such measures details of shall be submitted for the prior written approval of North Ayrshire Council as Planning Authority.

5.2 13/00381/PP: Kilwinning: Dirrans Terrace: Site to south of Dirrans Resource Centre

North Ayrshire Council, Perceton House, Girdle Toll Road, Irvine has applied for planning permission for the erection of a single storey rehabilitation building at Dirrans Terrace, Kilwinning, at a site to the south of the Dirrans Resource Centre.

The Committee agreed to grant the application subject to the following conditions:-

1. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

2. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a 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.

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, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

5. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details/samples of proposed external finishes.

6. Revocation Order: Fairlie No 1 Tree Preservation Order: Burnfoot Road/Station Road, Fairlie

Submitted report by the Chief Executive on the confirmation of the Revocation Order of the Fairlie No 1 Tree Preservation Order for trees at Burnfoot Road/Station Road, Fairlie.

The Committee, on 15 May 2013, approved the serving of a Tree Revocation Order in respect of the trees at Burnfoot Road/Station Road, Fairlie. The Order was served on the owners of the affected properties and advertised in the press. The statutory period for receipt of objections has now elapsed and no objections or representations have been received.

The Committee agreed to confirm the Revocation Order of the Fairlie No 1 Tree Preservation Order.

The meeting ended at 2.15 p.m.