

Development Control Sub Committee  
5 August 1997

**Irvine, 5 August 1997** - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

**Present**

Samuel Gooding, David Munn, Jack Carson, James Clements, Margaret Highet, Thomas Morris, Robert Reilly and Richard Wilkinson.

**In Attendance**

R. Forrest, Principal Officer Planning, D. Cartmell, Team Leader Development Control, S. Bale, Administration Officer and A. Little, Assistant Administration Officer.

**Chair**

Mr Gooding in the Chair

**Apologies for Absence**

Ian Clarkson, Elizabeth McLardy and John Sillars.

**1. Ardrossan/Saltcoats/Stevenston Local Plan Area**

**a) N/01/97/0205: Stevenston: 1 New Street:**

Mr A Tremble, 20 Whyte Avenue, Irvine has applied for a change of use from offices to 2 flats at 1 New Street, Stevenston.

The Sub-Committee agreed subject to the applicant entering into a Section 75 Agreement regarding the occupancy of the flats, to grant the application subject to the following condition:-

- (1) That the occupation of each flat shall be limited to a single person or single family and shall not be used for multiple occupation.

**b) N/01/97/0264: Stevenston: Glebe Street: building at rear of 39 Boglemart Street**

Mr A Scott, 45 Allan Square, Irvine has applied for a change of use and alterations to a vacant store to form a tearoom/café at Glebe Street, Stevenston.

After discussion the Sub-Committee agreed (a) to continue consideration of the application to allow the Chair and Vice-Chair to visit the site and (b) to invite a representative from the Roads Division and from the Police to attend.

**2. Arran Local Plan Area**

**a) N/01/97/0045: Whiting Bay: Glenashdale: Lilybank Cottage (site to west of)**

Mr I Lambert, Lilybank Cottage, Glenashdale, Whiting Bay, Isle of Arran has applied for outline planning permission for the erection of one dwelling house at Lilybank Cottage (site to west of), Glenashdale, Whiting Bay, Isle of Arran.

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

- (1) That the approval of North Ayrshire as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed

development shall be obtained before the development is commenced.

- (2) That the matters submitted to meet condition 1 shall include details of improvements to the access road to meet the requirements of the Head of Roads, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That prior to the commencement of the development the approved improvements to the access road shall be carried out to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That effluent disposal arrangements shall conform to the current code of practice BSI 6297: 1983 with septic tank effluent discharged to a soakaway arrangement and surface water excluded from the septic tank, all to the satisfaction of North Ayrshire Council as Planning Authority.
- (5) That no development shall take place until a soil porosity test has been carried out to the satisfaction of North Ayrshire Council as Planning Authority.

### **3. Garnock Valley Local Plan Area**

#### **a) N/01/97/0198: Dalry: 8-10 James Street**

D. McLaughlin & Sons, 4 Park Road, Ardrossan have applied for a change of use, alteration and extension to a former fire station to form 11 flats at 8 - 10 James Street, Dalry.

The Sub-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 of the proposed external finishes.
- (2) 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 of the surface material to be used for the access road and the parking area.
- (3) That prior to the occupation of the development hereby permitted the parking provision shall be constructed in accordance with the approved plans.
- (4) 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.
- (5) 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.
- (6) That a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The management landscape plan shall be carried out as approved.
- (7) That the marketing and sales information in relation to the development shall be submitted to North Ayrshire Council as Planning Authority, prior to any of the units being

occupied in order to prove that details of the maintenance arrangements and obligation relating to open space, landscaping and play areas have been made explicit to prospective purchasers.

#### **4. Irvine/Kilwinning Local Plan Area**

##### **a) N/01/97/0261: Kilwinning: Bridgend Lane: Former Bridgend Mill Site**

Bridgend Garage, Bridgend Lane, Kilwinning have applied for planning permission for the erection of 2 car showrooms, formation of banking and change of use of part of existing factory to servicing workshop and associated access and parking at the former Bridgend Mill site, Bridgend Lane, Kilwinning.

After discussion the Sub-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 samples of the proposed external finishes including those to be used on the car park areas.
- (2) That prior to the use of any of the car parks hereby approved an oil interceptor shall be provided by the applicant on the drainage from the car park area to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That prior to the deposit of any waste material the applicant shall obtain an exemption from Waste Management Licensing from the Scottish Environment Protection Agency.
- (4) That the only material tipped on the site shall be solid, inert, non-hazardous, non putresable, non ferrous and non toxic matter resulting from the demolition of the existing buildings on site.
- (5) That prior to the commencement of the development all waste material on site and not covered by Condition 4 above shall be removed from the site and deposited in an appropriate licensed site to the satisfaction of North Ayrshire Council as Planning Authority.
- (6) That prior to the commencement of the development the existing retaining wall to the north of the car park access shall be reduced to 0.5m in height and the adjoining security fence shall be set back a minimum of 0.5m from the road edge all to the satisfaction of North Ayrshire Council as Planning Authority.
- (7) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority an amended plan showing the proposed security fence fronting Bridgend Lane set back to provide sightlines of 4.5m x 60.0m.
- (8) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority an amended site layout plan showing the deletion of parking bays No 22, 61 and 110-115.
- (9) That prior to the commencement of the development the junction with Bridgend Lane and the internal junction arrangement shall be marked out in white thermoplastic material giving priority to traffic entering the car display/showroom complex as indicated on the plans hereby approved.
- (10) That no trees or hedges on the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.
- (11) 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 the provision of trees along the riverbank, details of species, planting densities, soil treatment and aftercare and shall include (a) 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 and (b) arrangements for ongoing maintenance.

- (12) 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.

**b) N/01/97/0329: Irvine: Stanecastle Road: Montaber Lodge**

Mr and Mrs Kennedy, Montaber Lodge, Stanecastle Road, Irvine have applied for planning permission to erect dormer extensions to a dwelling house to form a bedroom, study and shower room at Montaber Lodge, Stanecastle Road, Irvine. An objection has been received from J G Stewart, Wilbeth, Stanecastle Road, Irvine.

Having considered the terms of the objection the Sub-Committee agreed to grant the application.

**c) N/01/97/0335: Kilwinning: 42 Stevenston Road**

M. Clare, 42 Stevenston Road, Kilwinning has applied for planning permission for the formation of vehicular access at 42 Stevenston Road, Kilwinning (in retrospect). An objection has been received from M. Scott, 42 Stevenston Road, Kilwinning.

Having considered the terms of the objection, the Sub-Committee agreed to grant the application subject to the following conditions:-

- (1) That within one month of the date of this permission the applicant shall form a footway crossing along the entire length of the hard standing to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That the planning permission hereby granted shall enure not for the benefit of the land to which it relates but for the benefit of the applicant only.

**5. North Coast and Cumbraes Local Plan Area**

**a) N/01/97/0204: West Kilbride: 22 (site to north of) Cubrieshaw Street**

Ms C Fox, 22 Cubrieshaw Street, West Kilbride has applied for outline planning permission for the erection of a dwelling house and garage within the garden area at 22 (site to the north of) Cubrieshaw Street, West Kilbride.

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

- (1) That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of landscaping and means of access to the proposed development shall be obtained before the development is commenced.
- (2) That a 2 metre wide footway shall be constructed along the full length of the application site frontage plus the frontage of 22 Cubrieshaw Street, the latter by means of a

localised narrowing of the carriageway prior to the occupation of the dwellinghouse.

- (3) That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines 25:13 to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That the first 2 metres of the access measured from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried on to the carriageway and in such a way that no surface water shall issue on to the public road.
- (5) That visibility splays of 2.5 metres by 60 metres to the north shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metres measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

**b) N/01/97/0208: Largs: Trigoni House (land to east of)**

RDK Construction, 58 Hamilton Street, Saltcoats have applied for planning permission to erect two detached dwelling houses at Trigoni House (land to the east), Trigoni Court, Largs. An objection has been received from Mr and Mrs McCulloch, 101 Irvine Road, Largs.

After discussion the Sub-Committee agreed (a) to authorise the Director of Planning, Roads and Environment to seek further information from Mr and Mrs McCulloch regarding their objection and (b) to continue consideration of the application to allow the Chair, Vice-Chair and local member to visit the site.

**c) i) N/01/97/0224: Fairlie: 1 Marine Court**

Mr A Dennis, 1 Marine Court, Fairlie has applied for planning permission to erect a conservatory at 1 Marine Court, Fairlie.

On 24 June 1997 the Development Control Sub-Committee agreed to continue consideration of the application to allow the Chair and Vice-Chair to visit the site.

Having considered the terms of the report of the site visit held on 27 June 1997 and the revised proposal submitted by the applicant, the Sub-Committee agreed to grant the application.

**d) N/01/97/0240: West Kilbride: 14 (site to south & west of) Hunterston Road**

Mr N Jack, 14 Hunterston Road, West Kilbride has applied for planning permission to form a new access road and the erection of 8 two storey detached houses at 14 (site to the south and west of) Hunterston Road, West Kilbride.

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

- (1) That visibility splays of 2.5m by 60m at the junction with Hunterston Road shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metres measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That no vehicular access shall be taken to or from the new residential road by No 14 Hunterston Road.
- (3) That the first 2m of each driveway measured from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried on to the carriageway and in such a way as to prevent surface water issuing on to the road.

- (4) That the developers shall satisfy themselves that there is no contaminated material on the site which could have a detrimental effect on the proposed dwellinghouses, and that any such material which is found shall be disposed of to a licensed disposal site, all to the satisfaction of North Ayrshire council as Planning Authority.

**e) N/01/97/0356: Largs: 3 Pencil View**

Mr J McCrone, 3 Pencil View, Largs has applied for planning permission to erect a timber hut (retrospective) at 3 Pencil View, Largs. An objection has been received from North Ayrshire Developments Ltd, 40 - 42 Charles Street, Largs.

Having considered the terms of the objection, the Sub-Committee agreed to grant the application.

The meeting ended at 11.55 a.m.