

Development Control Sub Committee
7 May 1996

Irvine, 7 May 1996 - At a meeting of the Development Control Sub Committee of North Ayrshire Council at 11.00 a.m.

Present

David Munn, Ian Clarkson, James Clements, Margaret Highet, Elizabeth McLardy, Thomas Morris, Margaret Munn, Robert Reilly and John Sillars.

In Attendance

The Principal Officer Development, the Team Leader Development Control and an Administration Officer (Mrs Bale).

Chair

Mr Munn in the Chair.

Apologies for Absence

Richard Wilkinson.

1. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/96/0020: Ardrossan: 46 Princes Street:

Miss E Smith Flat 1/2, 18 Glebe Street, Saltcoats has applied for a change of use of retail premises to form cafe and takeaway at 46 Princes Street, Ardrossan. At the meeting on 18 April 1996 the Sub Committee agreed to continue consideration of this application for further consultation with the Head of Roads and other consultees as necessary.

The Principal Officer (Planning) reported that written confirmation had been received from the Head of Roads and Strathclyde Police that they had no objections to the application.

After discussion the Sub Committee agreed to continue consideration of this application for a full written report by the Head of Roads to the next meeting.

b) N/01/96/0073: Saltcoats: 6 Adams Avenue.

Mrs H Sanghera, 26 Knockrivoch Place, Ardrossan has applied for planning permission for the sub-division of an existing shop unit to provide a hot food take-away and shop at 6 Adams Avenue, Saltcoats. An objection has been received from Mr and Mrs L McCammont, 4 McKillop Place, Saltcoats.

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

(1) That prior to the commencement of the development hereby approved the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, full details of the proposed extraction system which system shall: (a) incorporate (i) an activated carbon filtration system, (ii) a low noise fan installed within the building, (iii) external ducting as indicated on the drawings hereby approved, (iv) anti-vibration mountings, and (v) acoustically treated ducting; and (b) be fully installed prior to the commencement of the use hereby permitted.

(2) That the drainage system shall incorporate an adequate grease trap.

(3) That prior to the commencement of the use hereby approved the applicant shall

provide litter receptacles on the public footpath fronting the premises to the satisfaction of North Ayrshire Council as Planning Authority.

c) N/07/96/0001: Saltcoats: Union Street: Apostolic Church.

The Lowland Territorial Auxiliary and Volunteer Reserve has applied for change of use of Church to Army Cadet Centre at the Apostolic Church, Union Street, Saltcoats. An objection has been received from Mrs B Allan, 4 Barnett Court, Saltcoats.

The Principal Officer (Planning) reported that the Church had a timber extension in a poor condition at the rear of the building and that he wished to seek further information from the applicant on proposals to improve the condition of this extension.

The Sub Committee agreed to continue consideration of this application for a further report on proposals by the applicants to improve the condition of the timber extension.

2. Arran Local Plan Area

a) N/01/95/0669: Kildonan: Rose Cottage

Katherine Rhodes, Auchareoch, Kilmoray, Isle of Arran, has applied for planning permission of the demolition of the existing cottage and the erection of a new dwelling at Rose Cottage, Kildonan, Isle of Arran.

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

(1) The proposed dwellinghouse shall be provided with an adequate and wholesome water supply, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

(2) That effluent disposal arrangements shall comply with the current code of practice BS 6297: 1983, with septic tank effluent being discharged to the nearby watercourse via a partial soakaway system and with surface water excluded from the septic tank, all to the satisfaction of North Ayrshire Council as Planning Authority

b) N/01/96/0022: Lamlash: Shore Road: Fereneze Lodge (site to east of).

Maurice McAllister, 23 Potterhill Avenue, Paisley, has applied for planning permission for the erection of two dwelling houses with integral garages at Fereneze Lodge (site to east of), Shore Road, Lamlash, Isle of Arran. Objections have been received from Helen B Jones, Fereneze Lodge, Shore Road, Lamlash and R. J. Burns, 4 Forge End, Amershal, Bucks.

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

(1) That a sightline strip defined by a straight line joining points 2 metres back from the carriageway boundary on the east and west boundaries of the site shall be provided and maintained along the entire frontage of the site with the public road with no obstructions to visibility over 1m above the adjacent carriageway level.

(2) That prior to the occupation of any house separate turning areas shall be provided within each plot to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That prior to the occupation of any house a 9 metre by 2.5 metre layby, surfaced in bitumen macadam, shall be formed at the front of each plot, to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That the first 2 metres of the accesses 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 onto the road.

(5) That effluent disposal arrangements shall comply with the current code of practice BS 6297:1983 with septic tank effluent being disposed of by sub-surface irrigation and with no surface water being discharged to the septic tank, all to the satisfaction of North Ayrshire Council as Planning Authority.

c) N/01/96/0046: Whiting Bay: Blairbeg House (site to west of).

Mr and Mrs J A M Martin, Blairbeg House, Whiting Bay, Isle of Arran have applied for outline planning permission for the erection of a dwelling house at Blairbeg House (site to west of) 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 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 the occupation of the dwellinghouse hereby approved shall be limited to the owner and/or manager of The Pantry restaurant or a dependant of such a person residing with him or her, or widow or widower of such a person.

(3) That foul drainage shall connect to the public sewer via a septic tank to the satisfaction of North Ayrshire Council as Planning Authority.

* * d) N/01/96/0098: Lochranza: Ballarie Bridge.

IOAD, per David Hutchison & Associated, 72 (3rd Floor) Waterloo Street, Glasgow has applied for planning permission for the erection of a second warehouse adjoining the existing warehouse at Ballarie Bridge, Lochranza, Isle of Arran.

The Sub Committee agreed to grant the application subject to the condition that no building work shall take place between February and May inclusive in any year from 1997 onwards.

3. Garnock Valley Local Plan Area

* * a) N/01/95/0653: Dalry: 26 Braehead.

Mr and Mrs Macfadyean, 26 Braehead, Dalry, have applied for Planning permission for the erection of an extension to dwelling to form lounge and shower room. A representation has been received from A and J Irvine, 28 Braehead, Dalry, advising that they have no objections to a blank wall being erected along their boundary.

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

4. Irvine/Kilwinning Local Plan Area

a) N/01/95/0506: Kilwinning: 79/83 Fergushill Road

Surinder Sumra has applied for an amendment to planning permission 01/95/0315, to alter shop frontage at 79/83 Fergushill Road, Kilwinning.

After discussion the Sub Committee agreed to grant the application subject to the applicant submitting amended plans which accord with the alterations carried out to the property.

* * b) N/01/96/0090: Irvine: 53 East Road.

Baldev Singh, 8 Loach Avenue, Irvine, has applied for the change of use from a restaurant store to Class 2 (financial, professional or any other services) premises at 53 East Road, Irvine.

The Sub Committee agreed to grant the application subject to the condition that:-

(1) Notwithstanding the permission granted by Article 3 of and Class 10 of Part 3 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any change of use to a use within Class 1 (Shops).

5. North Coast and Cumbraes Local Plan Area

a) N/01/95/0481: West Kilbride: 13 Thirdpart Holdings

Mr Iain McNicol, 13 thirdpart Holdings, West Kilbride, has applied for the change of use and alterations to agricultural buildings to form boarding and breeding kennels at 13 Thirdpart Holdings, West Kilbride.

An objection has been received from Mr and Mrs G Craig, 2 Thirdpart, West Kilbride.

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

(1) The effluent from the kennels shall discharge to a settlement tank and soakaway arrangements and shall not be connected to the septic tank serving the applicant's dwelling house.

(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 (i) proposals for the drainage of the kennels, exercise area and passageway; (ii) proposals for the siting, design and external appearance of the isolation kennel; (iii) noise attenuation measures for the proposed kennels; and (iv) all external finishes.

b) N/01/96/0029: Fairlie: 93 Main Road.

Mr E McCallum, 49 Ardrossan Road, Seamill, has applied for the alteration and change of use of shop and flat to form 3 flats and associated parking at 93 Main Road, Fairlie. Objections have been received from Mr and Mrs G McKechnie, 20, Ann M Gregory and B T Anderson, 22, Bay Street, Fairlie.

Having considered the terms of the objections, 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 (i) proposals for the provision of walls or fences along the boundaries of the site including details of the proposed railings at the edge of the light well; (ii) the type and colour of the render finish to the ground floor (Main Road) elevation of the building; and (iii) the construction of the ramp, including levels, between the existing car park and proposed car park to the rear of the building.

(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 the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a report prepared by a chartered engineer certifying that the proposed development will have no adverse implications for the stability of the trunk road.

(5) That there shall be no vehicular access from the car park on to the lane to the south of the site.

* * c) N/01/96/0141: Largs: Charles Street: Charleston Hotel (land to the west of).

Acre Property Development Ltd, Acre House, 7 Acre Avenue, Largs, has applied for planning permission for the erection of a detached house and access road at the Charleston Hotel (land to the west of), Charles Street, Largs.

A petition of objection has been received containing the signature of the terrace of houses at 32,34,36 and 38 Blackdales Avenue, Largs.

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

(1) That the first 2.5m of the fencing or boundary enclosure to the south-east of the driveway entrance shall be no greater than 1m in height above the adjacent carriageway level;

(2) That prior to the commencement of the development temporary protective fencing shall be erected, for the duration of the construction of the house, around the canopy of the weeping ash tree and tree protection measures shall be implemented at all times during the construction of the dwellinghouse entirely in accordance with the tree protection specification submitted by the applicant's agent in support of the application in a letter dated 9 April 1996, to the satisfaction of North Ayrshire Council as Planning Authority;

(3) that prior to the occupation of the dwellinghouse the applicants shall: (i) submit for the written approval of North Ayrshire Council as Planning Authority full details of all boundary enclosures including the erection of suitable fencing adjacent to the boundary with the railway; and (ii) erect the fencing adjacent to the boundary with the railway;

(4) That notwithstanding the permission granted by Article 3 of and Classes 1,3,4 and 5 of Part 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the expressed approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilage of the dwellinghouse;

(5) That notwithstanding the permission granted by Article 3 of and Class 7 of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any gates, fences, walls, or other means of enclosure within the curtilage of the dwellinghouse.

(6) 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 samples of the proposed external finishes.

The meeting ended at 2.55 p.m.