

Planning Committee
Wednesday, 14 March 2018

Present

Timothy Billings, Robert Barr, Ian Clarkson, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

J. Miller, Senior Manager (Planning) (Economy and Communities); J. Law, Solicitor (Contracts & Licensing) (Legal Services); and E. Gray, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Billings in the Chair.

Apologies for Absence

Robert Foster, Shaun Macaulay and Tom Marshall.

1 Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2 Minutes

The Minutes of the meeting of the Committee held on 14 February 2018 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3 Notice under Section of 145 of the Town and Country , KA24Planning (Scotland) Act 1997: 67 Sharon Street, Dalry, KA24 5DT

Submitted report by the Executive Director (Economy and Communities) on a Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997 requiring compliance with a condition attached to planning permission (ref: 16/00488/PP).

Planning permission was granted on 23 June 2016 (ref: 16/00488/PP) for the demolition of a dwellinghouse, including boundary walls to the front and rear. The permission was granted subject to two conditions. Condition 2 sets out the requirement for timber screen fencing to be erected around the site frontages following demolition in the interest of visual amenity and for the designs for said fencing to be submitted to North Ayrshire Council for written approval.

The Council became aware that the dwellinghouse had been demolished in November 2017 and following inspection, most recently in February 2018, revealed that Condition 2 had not been complied with. The site has been enclosed by heras fencing and not timber screen fencing and the design details of the fencing were not submitted to the Council for consideration and approval.

Councillor McNicol, seconded by Councillor Clarkson, moved that in the interest of amenity, to issue a Breach of Condition Notice requiring the following action, in respect of Condition 2 of the planning permission dated 23 June 2016 (ref: 16/00488/PP);

- (i) Submit for the written approval of North Ayrshire Council as Planning Authority, design details of the 2m high screen fencing within 4 weeks of the Notice being served; and
- (ii) Erect the screen fencing as may be approved, along Sharon Street and Wee James Street within 6 weeks of the Notice being served.

There being no amendment, the motion was declared carried.

4 Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997: Site to East of Linevern, Whiting Bay, Isle of Arran

Submitted report by the Executive Director (Economy and Communities) on a Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997 requiring cessation of the residential use and removal from the site of the residential caravan and associated works at site to the east of Linevern, Whiting Bay, Isle of Arran.

A residential caravan with associated power connections, attached raised timber deck and a 1m high timber boundary fence has been sited on land in the Silverhills area of Whiting Bay, Isle of Arran. Planning Officers visited the site on 3 August 2017 and advised the owner that the development was unauthorised. Two complaints have subsequently been received by Planning Services regarding the continued unauthorised siting of the caravan and the resulting impact on amenity. The caravan was placed on the site at some point prior to 3rd August 2017 without the benefit of planning permission having been granted.

The Committee agreed, in the interest of visual and residential amenity, to serve a Notice under Section 127 of the Town and Country Planning Act requiring the removal of the residential caravan and associated infrastructure, raised deck and timber boundary fence from the land.

5 Urgent Items

The Senior Manager (Planning) informed the Committee of a number of applications which have been submitted regarding development at Hunterston

Construction Yard, Fairlie which will be presented to the Committee for decision at the meeting on 25 April 2018 and suggested that a site visit would be beneficial to Committee Members.

The Committee agreed to (a) undertake a site visit prior to the Committee meeting on 25 April 2018; and (b) note that all Committee members will be eligible to consider the applications regardless of whether or not they attend the site visit.

The Meeting ended at 2.15 p.m.