

Development Control Sub Committee
7 January 1997

Irvine, 7 January 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, James Clements, . Margaret Highet, Thomas Morris, Elizabeth McLardy, David O'Neill, Robert Reilly and John Sillars.

In Attendance

B. Forrest, Principal Officer Planning, D. Cartmell, Team Leader Development Control (Planning, Roads and Environment), S. Bale, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive and Corporate Support).

Chair

Mr Gooding in the Chair.

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

a) N/01/96/0451: Stevenston: 1 New Street

Mr A Tremble, 20 Whyte Avenue, Irvine has applied for a change of use of first and attic floor offices to bedsit accommodation for 6 persons at 1 New Street, Stevenston.

The Sub-Committee agreed to refuse the application on the grounds that the proposed development is deficient in the car parking provisions required by North Ayrshire Council's adopted Roads Development Guide and would have an adverse impact on parking provision for the area as a whole.

2. *Arran Local Plan Area*

a) N/01/96/0534: Brodick: Strathwhillan Road: Crimond (site to west of)

Mr K Western, Crimond, Strathwhillan Road, Brodick, Isle of Arran has applied for planning permission to erect a dwelling house and detached garage at Crimond (site to west of), Strathwhillan Road, Brodick, Isle of Arran. Objections have been received from Mr J C Jones, 1 Beech Road, Lenzie, Ms I A Borland, Seal-Mara, Strathwhillan Road, Brodick, Mrs S B L Barker, Lochaber, Strathwhillan Road, Brodick, Mrs E W McNeish, Crumtochty, Brodick, Mr W P A Winton, Holmwood, Strathwhillan Road, Brodick, Mr J Dunsmuir, Plewlands, Strathwhillan Road, Brodick, Mr A M Robertson, Achnamara, Brodick, Mr A Scott, 39 Polmaise Road, Stirling, A J Grant, Goatfell View, Strathwhillan Road, Brodick, C J G Fforde, Arran Estate Office, Brodick, Mrs A Bruce, The Rustics, West Mayish, Brodick and Alleyn Dinwoodie, Kilreen, Brodick.

After discussion and having considered the terms of the objections the Sub-Committee agreed to refuse the application on the grounds that the proposed development would be contrary to Policy HOU5 in the adopted Isle of Arran Local Plan in that it would constitute a new house in the countryside for which no unique justified need has been demonstrated and which would not conform to the Council's design guidance by reason of design and external appearance and by being out of

character with the surrounding area.

b) N/01/96/0579: Brodick: Shore Road: Former Coopers Store

Strabane Enterprises Ltd, Arran Estates Office, Brodick, Isle of Arran have applied for planning permission for the repair and refurbishment of the buildings to the rear of Coopers Shop to form two commercial units and a new rear access to Coopers Shop at the former Coopers Store, Shore Road, Brodick, Isle of Arran.

After discussion the Sub-Committee agreed to grant the application.

c) N/01/96/0614: Brodick: Alma Road: Brodick Bar

The Brodick Bar, per Ron Shanks Assoc. Ltd, 14 Carden Place, Aberdeen, have applied for planning permission for an extension to an existing public house to form storage, staff accommodation and shower/changing facilities at the Brodick Bar, Alma Road, Brodick, Isle of Arran. An objection has been received from I S Currie, The Brodick Bazaar, Brodick, Isle of Arran.

Having considered the terms of the objection the Sub-Committee agreed to grant the application subject to the condition that the premises shall be used for the purposes of showers, changing rooms and staff accommodation ancillary to the Brodick Bar and for no other purpose.

3. *Garnock Valley Local Plan Area*

a) N/01/96/0354: Dalry: 16 (site to rear of) James Street

Mr T Obonyo, 1 Kingsway, Dalry has applied for outline planning permission for the erection of 1 dwelling house with associated garden ground at 16 James Street (rear of), Dalry. An objection has been received from Mrs H Stewart, 16 James Street, Dalry.

The Sub-Committee agreed to continue consideration of the application to allow for clarification on the occupation of the proposed house, either in connection with the shop use or as a separate entity.

b) (i) N/01/96/0464: Dalry: West Kilbride Road: Greenlees Court (site off)

On 10 December 1996 the Development Control Sub-Committee agreed to continue consideration of the application by Acre Developments Ltd, 25 Main Street, Dreghorn for planning permission for the erection of 68 dwelling houses with associated roads and parking at Greenlees Court (site off), West Kilbride Road, Dalry to allow the Chair, Vice-Chair and local member to visit the site.. Objections were received previously from Mr C Thomson, 29 Greenlees Court, Dalry, Mrs C Shields, 15 James Street, Dalry, Mr J Anderson, 25 James Street, Dalry, Mrs J Hood, 33 James Street, Dalry, Mr and Mrs Sutherland, 37 James Street, Dalry, Mr and Mrs Park, 39 James Street, Dalry, Mr and Mrs T McDermott, 41 James Street, Dalry, Mr J McAllister, 53 James Street, Dalry and a petition of 48 signatures of residents of Greenlees Court, Dalry per Mr A Atkinson, 27 Greenlees Court, Dalry.

After considerable discussion the Sub-Committee agreed to continue consideration of the application to the next meeting to allow the Head of Roads to submit a report on the feasibility of an alternative access to the site from Burnhouse Bridge. The Sub-Committee also agreed to seek clarification on the justification for James Street being the designated main road in preference to Sharon Street.

4. Irvine/Kilwinning Local Plan Area

a) N/01/96/0460: Irvine: Academy Road: Former School; and N/02/96/0025: Irvine: Academy Road; Former School

George Glover/Jack Cavanagh/Paul Gilliver, 6 Park Circus, Glasgow, have applied for a change of use for former secondary school to office accommodation and erection of 32 private flats comprising:- Block 1 (a 3 storey building) comprising 3 three apt. & 3 four apt.; Block 2 (a mix of 2, 3 and 4 storeys) comprising 12 three apt., 8 four apt. & 6 two apt. and listed building consent for the demolition of outbuildings at the former Secondary School, Academy Road, Irvine. Objections have been received from Mr and Mrs Bradford, Annfield House Hotel, Irvine, Ms J B Anderson, 3 Academy Road, Irvine, G M Anderson, 3 Burns Street, Irvine, R D Campbell, 7 Burns Street, Irvine, Abbeyfield Irvine and District Society Ltd, 1 Kilwinning Road, Irvine and a petition of 27 signatures from Murray Gillies and Wilson.

The Sub-Committee, after a full discussion and having considered the terms of the objections, agreed (a) to establish a Member/Officer Working Group comprising the Chair, Vice-Chair, local members, Legal Services Manager and other appropriate officers to examine the proposed planning conditions and how they could be reinforced or improved in relation to application N/01/96/0460 for change of use at the former school, Academy Road, Irvine; and (b) that the group report direct to the Council on 14 January 1997.

b) N/01/96/0496: Irvine: Kilwinning Road: Former Academy Site

Acre Developments Ltd, 25 Main Street, Dreghorn have applied for planning permission for the erection of 4 two storey blocks with 16 flats, 3 three storey blocks with 27 flats and 6 garages, 16 detached houses and associated parking at the former academy site, Kilwinning Road, Irvine. Objections have been received from the Kilwinning Road Area Residents' Association, Ms I Farnell, 10 Kilwinning Road, Irvine, Mrs E Watson, Hugharden, 10 Kilwinning Road, Irvine, Mr and Mrs R Young, 12 Kilwinning Road, Irvine, The Burns Federation, the Irvine Burns Club, Mr T D McCreadie, 8 Kilwinning Road, Irvine, F M Lee, 13 Kilwinning Road, Irvine, D J Wordsworth, 13 Kilwinning Road, Irvine B H Donohoe, MP, and the Scottish Civic Trust.

After discussion and having considered the terms of the objections the Sub-Committee agreed (a) to ask the Head of Roads to bring forward proposals for traffic management as soon as possible; (b) to write to the Police pressing for early development of the north east section of the former Academy site for the new sub-divisional Police headquarters; and (c) 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) details of the proposed external finishes; (b) details of the treatment of the boundary walls and (c) details and revised locations of bin stores.
- (2) That all approved boundary walls and plot fences shall be erected prior to the occupation of the adjoining houses or flats.
- (3) 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.
- (4) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding season 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.

- (5) That prior to the commencement of development the applicant shall carry out a noise survey to ascertain the level of noise incident on the site which findings shall be submitted to North Ayrshire Council, together with proposals for the amelioration of noise should noise levels on the site exceed 55dB Laeq (0700 - 2300 hrs) or 45dB Laeq (2300 - 0700 hrs).
- (6) That the houses and flats shall be constructed so that the internal ambient noise levels do not exceed 45dB LA10 (0700 - 2300 hrs) and 34dB LQ10 (2300 - 0700 hrs).
- (7) That prior to the commencement of development a revised road layout plan shall be submitted showing roads, footways, private courts and driveways in conformity with the North Ayrshire Council Road's Development Guide.

c) N/01/96/0560: Irvine: 4 Castle Street

Stuart McCall, 4 Castle Street, Irvine has applied for planning permission for the re-alignment of an existing west boundary wall and widening of Academy Road access to Castle Street at 4 Castle Street, Irvine. An objection has been received from M Anderson, 3 Burns Street, Irvine.

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

5. North Coast and Cumbraes Local Plan Area

a) N/01/96/0623: West Kilbride: Ardneil Farm (to south west of farm stading)

Mr D Jack, Ardneil Farm West Kilbride has applied for planning permission for the erection of a single storey dwelling house at Ardneil Farm, West Kilbride.

The Sub-Committee agreed to grant the application subject to (a) North Ayrshire Council making an Order under Section 42 of the Town and Country Planning (Scotland) Act 1972 revoking Planning Permission No. CH/01/94/762 dated 14 February 1995; and (b) the following conditions:-

- (1) That the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 275 of the Town and Country Planning (Scotland) Acts 1972 or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
- (2) That prior to the construction of the dwellinghouse the first 5 metres of the access at the junction with the public road shall be surfaced in bituminous material, in order to prevent deleterious material being carried on to the carriageway, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) 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.
- (4) That the septic tank shall be located in such a position as will enable it to be emptied by road tanker.
- (5) That the proposed septic tank and soakaway shall be designed and constructed in accordance with the current code of practice BS 6297: 1983 and surface water drainage shall be excluded from the septic tank, all to the satisfaction of SEPA and

North Ayrshire Council as Planning Authority.

- (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 the proposed external finishes.
- (7) 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 tree and shrub planting at the edges of the site.
- (8) That the approved tree and shrub planting shall be carried out in the first planting season following the occupation of the building 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 given written consent to any variation.

The meeting ended at 3. 20 p.m.