

Planning Committee
31 October 2018

Irvine, 31 October 2018 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

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

In Attendance

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

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Shaun Macaulay

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 Planning Committee held on 26 September 2018 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. 18/00768/PP: Ayrshire College, Lauchlan Way, Kilwinning

The Bridge Church have retrospectively applied under Section 42 for non-compliance with condition 15 of planning permission N/01/98/0524 to enable the installation of a pedestrian gate on the south west perimeter fence on the boundary of the west car park of Ayrshire College. Two objections were received and summarised in the report.

Condition 15 of planning permission N/01/98/0524 states:

"That there shall be no direct vehicular or pedestrian access between the development and Dalry Road (the A78)."

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

1. The use of the gate hereby approved shall be opened only on Saturday and Sundays or any day of the week outwith college term time. At all other times the gate will remain locked shut, unless otherwise agreed in writing by North Ayrshire Council, as Planning Authority.

2. That within 3 months of the date of this decision, the gate shall be altered to open inwards towards the Ayrshire College car park and thereafter maintained to the satisfaction of North Ayrshire Council, as Planning Authority.
3. Notwithstanding the provisions of Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, no gate may be constructed, erected or altered between the grounds of Ayrshire College and the access road to the rear of the properties on the east side of Dalry Road, without the express permission of North Ayrshire Council, as Planning Authority.

4. 18/00845/PP: 9 Brisbane Street, Largs

MPB Structures Ltd. have applied for planning permission for the demolition of the existing building and the erection of 14 flatted dwellings at 9 Brisbane Street, Largs. Three objections were received and summarised in the report.

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

1. That prior to the commencement of development details and/or samples of the proposed external materials must be submitted for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt the approved elevation plan is indicated within drawing (ref. AP0804 Rev P01), hereby approved, with the exception of the roof materials, which shall be completed in natural slate. The development shall be completed in accordance with these details, to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the commencement of development full details of the proposed access and parking layout shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The details shall include confirmation that:
 - i) The central aisle is a minimum 6 metres to allow vehicles to manoeuvre safely;
 - ii) At a minimum the first 2 metres of the access is hard surfaced in order to prevent loose material from being deposited onto the public road, and;
 - iii) The access is designed to ensure no surface water to issue from access/driveway onto public road.

The proposed access and parking arrangement, which may be approved, shall be completed to the satisfaction of North Ayrshire Council as Planning Authority. For the avoidance of doubt there shall not be any means of direct access to the trunk road either pedestrian or vehicular.

3. That prior to the commencement of development details of the proposed soft landscaping and bin storage facilities shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The details, which may be approved, shall be completed to the satisfaction of North Ayrshire Council as Planning Authority.
4. Notwithstanding the details within drawing (ref. AP0804 Rev P01), hereby approved, the proposed windows identified on the stone bay feature, located on

the south elevation, shall have partially obscure glazing. Prior to the commencement of the development, the details of the obscure glazing shall be submitted for the written approval of North Ayrshire Council as Planning Authority. That prior to the occupation of the flatted dwellinghouses, the partially obscure glazing shall be installed and retained in perpetuity, to the satisfaction of North Ayrshire Council as Planning Authority.

5. 18/00846/ALO: Meikle Ittington Farm, Ardrossan

Mr Lewis Scott has applied to remove a legal obligation in relation to an occupancy restriction attached to planning permission 10/00326/PP at Meikle Ittington Farm, Ardrossan. No objections were received.

Planning permission was granted on 16 May 2011 for the erection of a dwellinghouse following the signing of a legal agreement which stipulated that the house must be occupied only by a person either currently or last employed locally in agriculture, or in forestry, or their dependants, or a widow or widower of such a person.

The Committee unanimously agreed to grant the application with no conditions.

The meeting ended at 2.25 p.m.