

Planning and Regulatory Sub Committee
6 December 1999

Irvine, 6 December 1999 - At a Meeting of the Planning and Regulatory Sub-Committee of North Ayrshire Council at 10.00 a.m.

Present

David Munn, Samuel Gooding, Robert Reilly, Jack Carson, Ian Clarkson, Elliot Gray, Elisabeth Marshall, Elizabeth McLardy, John Moffat, David O'Neill and Robert Rae.

In Attendance

I Mackay, Assistant Chief Executive (Legal and Regulatory); D Cartmell, Principal Development Control Officer; F Murray, Solicitor (Licensing) (Legal and Regulatory); and J Bannatyne, Administration Officer (Chief Executive's).

Chair

Mr Munn in the Chair.

Apologies for Absence

John Sillars and Richard Wilkinson.

1. Ardrossan, Saltcoats Stevenston Local Plan Area

(a) N/01/99/0429: Ardrossan: 21-23 (site to south and east of) South Isle Road

D Cook and Sons Limited, 25 South Isle Road, Ardrossan have applied for outline planning permission for the erection of a private housing development at 21-23 (site to south and east of) South Isle Road. Representations have been received from Mrs E Borland, 29 Montfode Court, Mr J McCall, 30 Montfode Court, and Mrs A Dunlop, 31 Montfode Court, Ardrossan.

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

(i) 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;

(ii) that notwithstanding the permission granted by Article 3 of and Classes 1 and 3 of Part 1 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 development within the curtilages of the dwellinghouses on plots 4-7;

(iii) that the applicant shall ensure that unobstructed passage shall be available at all times over the existing public right-of-way which passes through the site and shall make appropriate provision to ensure the safety of users of the footpath during the construction of the development;

(iv) that visibility splays of 2.5m x 60m at the junction of the site access road and South Isle 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;

(v) that vehicle access to the site shall be by way of a ramped shared surface to North

Ayrshire Council guidelines;

(vi) that a 2m footway shall be provided along the South Isle Road frontage of the site to the satisfaction of North Ayrshire Council;

(vii) that the submission of reserved matters in respect of the development of plots 4-7 shall be accompanied by (A) full engineering details of proposed cut and fill groundworks together with an engineers certificate for the proposed works; (B) full details of proposed tree and shrub removal and proposed additional planting, which planting shall be carried out during the first planting season following occupation of any of the dwellinghouses on those plots; and (C) proposals to deal with the interception of surface water run off from the site;

(viii) that the dwellinghouses on plots 1-3 shall be designed and constructed to minimise the potential for disturbance to their occupiers as a result of their proximity to the adjacent Public House, full details of which shall be submitted with any application for approval of reserved matters; and

(ix) that the site shall be developed generally in accordance with the indicative site layout plan (drawing No. 102, amendment A) submitted in support of the application.

(b) N/99/02022/RMA: Saltcoats: Glencairn Street: Former Kyleshill Primary School

North Ayrshire Ventures, c/o EDI Group Ltd, Dolphin House, Hunter Square, Edinburgh have applied for Reserved Matters Approval for the erection of a two-storey Call Centre/Office with associated car parking and removal of condition 03 of Outline Planning Permission 01/99/0419 to remove the requirement to provide a turning area at the former Kyleshill Primary School, Glencairn Street Saltcoats.

The Sub-Committee agreed, subject to the applicants entering an agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to require the applicant to carry out a Parking Requirement Assessment and a Junction Capacity Assessment within three months of the occupation of the building and the subsequent implementation of agreed proposals arising from the Assessments, to approve the Reserved Matters subject to the following conditions:-

(i) that visibility splays of 4.5 metres x 70 metres at the junction of the existing access road with Barnett Crescent 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;

(ii) that a 2 metre sightline strip to the west of the junction of the site access road with the existing access road, and a 7 metre wide sightline strip to the east of that junction shall be provided and maintained with no obstructions to visibility over 1.05 metres above the adjacent carriageway level;

(iii) that the site access road shall incorporate (A) a 6 metre corner radii at its junction with the existing access road; and (B) appropriate give-way markings and signage at its junction with the existing access road;

(iv) 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 additional information relative to the proposed species and densities contained in the landscaping proposals and details of the maintenance thereof; and

(v) that all planting, seeding or turfing comprised in the approved details of landscaping shall be completed within 12 months of the occupation of the building 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.

The Sub-Committee further agreed to grant the request for the removal of Condition 03 of outline planning permission 01/99/0419.

2. Arran Local Plan Area

(a) N/01/99/0447: Lamlash: Monamore Burn (site to south of at Seafront)

Colin Davidson, Taigh na Traghad, Lamlash, Isle of Arran has applied for permission for the installation of Gabions along the riverbank at Monamore Burn (site to south of at Seafront), Lamlash. An objection has been received from Miss M T McArthur, per Stuart and Osborne, Solicitors and Notaries Public, 37 Eglinton Street, Beith.

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

(i) that within six months of the date of this consent, a scheme for the planting of the Gabions with suitable water tolerant or semi-aquatic species shall be submitted to North Ayrshire Council for their written approval; and

(ii) that within a further six months from the date of this approval, the landscaping scheme shall be implemented and thereafter maintained, all to the satisfaction of North Ayrshire Council as planning authority.

(b) N/01/99/0559: Brodick: Auchrannie Hotel (grazing land to south west)

Auchrannie Leisure Limited, Auchrannie Country House Hotel, Brodick, Isle of Arran have applied for planning permission for a proposed community/leisure development comprising tennis sports hall, swimming pools, squash court, gymnasium and staff accommodation together with visitor accommodation block, licensed restaurant and four retail units, parking, landscaping and upgrading of the access road at the Auchrannie Country House Hotel (grazing land to south-west), Brodick. An objection has been received from Arran Community Council. Twelve letters of representation have also been received, details of which were given in the report, nine, including a letter from the Arran Civic Trust objecting to the proposal, and three in support.

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

(i) 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;

(ii) that the planting density of the hedging plants included in the approved landscaping scheme shall be increased to 300mm centres to the satisfaction of North Ayrshire Council as Planning Authority;

(iii) that prior to work commencing on site, a detailed drawing of the traffic calming section of the access road improvements shall be submitted to and approved in writing by North Ayrshire Council as Planning Authority;

(iv) that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority (A) a specification of the tiles to be used externally on the roof of the reception, restaurant and accommodation buildings; and (B) a colour sample of the profiled steel sheeting to be used on the roofs of the swimming pool and multi-purpose community games hall;

(v) that prior to the development hereby approved coming into use, all of the approved

parking areas shall be constructed and available for use and thereafter maintained, all to the satisfaction of North Ayrshire Council as Planning Authority;

(vi) that prior to the development hereby approved coming into use, the improvements to the access road shall be completed as shown on the approved drawings to the satisfaction of North Ayrshire Council as Planning Authority;

(vii) that no development shall take place within the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the developer for the prior approval of North Ayrshire Council as Planning Authority and complies fully with terms of reference to be issued by the West of Scotland Archaeology Services on North Ayrshire Council's behalf;

(viii) that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a detailed specification of the surfacing material for the vehicle parking areas and associated access roads;

(ix) that during the construction period of the development hereby approved, free passage along the access road known as Glen Cloy Road shall be maintained at all times to the satisfaction of North Ayrshire Council as Planning Authority.

3. Irvine/Kilwinning Local Plan Area

Councillor Munn declared an interest in the following item, vacated the Chair and withdrew from the Meeting. Councillor Reilly took the Chair for this item.

(a) N/01/99/0523: Irvine: Meadowhead Road: Meadowhead Sewage Treatment Works

Amec, Northumbrian Consortium have applied for an extension and upgrading of the existing sewage treatment works to provide biological treatment and development of sludge treatment centre with gasification (incineration) plant (Amendment to 01/99/055) at the Meadowhead Sewage Treatment Works, Meadowhead Road, Irvine.

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

(i) that prior to the operation of the sludge treatment centre hereby approved, the north kerbline on the Moss Drive approach to Oldhall roundabout shall be realigned to improve the angle of approach to the roundabout, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority;

(ii) that prior to the commencement of any works, full details of the landscaping scheme to the perimeter of the site, which shall include details of species, planting densities, soil treatment and aftercare, shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority;

(iii) 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;

(iv) that the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work, which organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. The terms of reference for the watching brief will be supplied by the West of Scotland Archaeology Service and the name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of

Scotland Archaeology Service in writing not less than 14 days before development commences;

(v) that prior to the commencement of any works, the applicant shall carry out a hydrological survey to establish effects on the water table and ecology of the wetlands which information, together with appropriate mitigation measures, shall be submitted for the written approval of North Ayrshire Council as Planning Authority;

(vi) that all construction works shall be carried out between the hours of 7.30 a.m. and 6.00 p.m. Monday to Friday and 7.30 a.m. and 1.00 p.m. Saturday only;

(vii) that full details of the odour control and monitoring system shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to installation, which system shall be designed so as to ensure a boundary limit at all physical boundaries of 2.35 ppb of hydrogen sulphide concentration based on a 98th percentile one hour average and details of the monitoring results shall be available for inspection by North Ayrshire Council as Planning Authority;

(viii) that if at any time it is established by the monitoring equipment that the standards set in Condition 7 is not being met then North Ayrshire Council shall require the operator of the sewage treatment works/sludge treatment centre to take such immediate steps as deemed appropriate by North Ayrshire Council to meet this standard;

(ix) that all vehicles transporting sewage sludge or its derivatives to or from the site be routed via Moss Drive and Oldhall Roundabout to the site access on Meadowhead Road;

(x) that prior to the commencement of any works the applicants shall submit for the approval of North Ayrshire Council as Planning Authority specifications of all vehicles transporting sewage sludge or its derivatives to or from the site;

(xi) that the access to the proposed site from Meadowhead Road shall (A) have sightlines of 9m x 160m and corner radii of 10.5m; (B) be surfaced and 7.3m wide for the first 40m; and (C) be designed such that surface water shall not issue onto the public road;

(xii) that the removal of dried sludge from the site to a landfill site shall be in covered vehicles and shall not take place, except in emergency situations, after 1 October 2001

(xiii) that the open storage area located to the south of the gasification plant area, as shown on drawing No. CD 0050A, shall only be used for the storage of bagged pellets;

(xiv) that prior to the commencement of any works details of the boundary treatment shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority; and

(xv) that prior to the submission of a landscaping scheme under Condition (ii) the applicant shall submit revised plans showing details of the gasification plant, silos and chimney for the written approval of North Ayrshire Council as Planning Authority.

Councillor Munn resumed the Chair for the remainder of the Meeting.

(b) N/01/99/0570: Irvine: 76 Dickson Drive

James MacGregor, 76 Dickson Drive, Irvine has applied for planning permission for the erection of a fence at 76 Dickson Drive, Irvine. An objection was received from Mr and Mrs P McLean, 78 Dickson Drive, Irvine.

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

4. North Coast and Cumbraes Local Plan Area

(a) N/01/99/0473: Skelmorlie: 52-68 Shore Road

Brian Spence, 66 Shore Road, Skelmorlie has applied for planning permission for change of

use of shop to form two flats, alterations and extension to upgrade two existing flats and formation of four additional parking spaces at 52-68 Shore Road, Skelmorlie.

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

(i) 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 (A) the car park surface finish and delineation of the parking bays; (B) the siting, design and appearance of a bin storage facility for the flats; (C) the design and appearance of the entrance doors; and (D) the colour finish to all glazing framework;

(ii) that prior to the occupation of any of the flats hereby permitted the parking provision shall be constructed in accordance with the approved plans; and

(iii) that a sample of the reconstituted stone finish to the walls of the extensions shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.

(b) N/01/99/0532: Largs: 14 May Street

James Noble, 14 May Street, Largs has applied for planning permission for the erection of a conservatory at 14 May Street, Largs. An objection has been received from Mrs A Alexander, 1 Duffield Road, Largs.

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

(i) that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority (A) revised plans showing the roof pitch increased and the use of slates or artificial slates as the roof finish; and (B) exact details or a sample of the proposed roof finish.

The Sub-Committee further agreed that the Planning Enforcement Officer investigate the matters arising from the use of the premises as a Bed and Breakfast establishment in relation to parking and increased traffic and advise the local member of the position.

(c) N/01/99/0594: Fairlie: Main Road: Keppenburn Workshops (site to north of)

Nicolson Map Shop, 3 Frazer Street, Largs has applied for planning permission to build a Distribution Centre for maps and associated publications at Keppenburn Workshops (site to north of), Main Road, Fairlie.

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

(i) 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 or samples of the proposed external finishes;

(ii) 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; and

(iii) 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. Exclusion of Public

The Sub-Committee resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude from the Meeting the press and the public for the following items of business on the grounds indicated in terms of Paragraphs 6, 13 and 14 of Schedule 7A of the Act.

6. Civic Government (Scotland) Act 1982: Application for Licences

Submitted report by the Assistant Chief Executive (Legal and Regulatory) on (a) applications for the grant or renewal of licences under the Civic Government (Scotland) Act 1982; (b) licenceholders where the issues raised may require a hearing; and (c) individual licences where a formal Hearing has been convened and which require to be determined by the Committee.

The Sub-Committee agreed to dispose of these matters as indicated in the attached Appendix P&R1.

The meeting ended at 10.55 a.m.

Planning & Regulatory Sub Committee
06/12/99

Appendix No **P&R1**

PART A: Applications for Licences under the Civic Government (Scotland) Act 1982

	<u>Type of Licence/ Reference No</u>	<u>Applicant</u>	<u>Decision</u>
1	TDL/560 (N)	Stephen W Dean	Grant
2	TDL/582 (N)	Allan W Watt	Grant
3	TDL/598 (N)	Gordon S Dorrans	Grant
4	TDL/604 (N)	Samuel Charles	Grant
5	TDL/692 (R)	Alexander A Irvine	Grant
6	TDL/731 (R)	Steven Kelly	Grant
7	STL/E/029 (N)	Michael Smith	Grant
8	LHCL/072 (N)	Shafqut Dean	Granted from 11.00 p.m.-1.00 a.m. 7 days
9	LHCL/001 (N)	Khalid Mahmood	Granted from 11.00 p.m.-1.00 a.m. 7 days

PART B: Reports in respect of licenceholders where the issues raised may require a Hearing

	<u>Type of Licence/ Reference No</u>	<u>Applicant</u>	<u>Decision</u>

1	MOL/001	Spook Erection Ltd	Grant
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PART C: Reports in respect of Licences where a formal Hearing has been convened and which require to be determined by the Sub-Committee

	<u>Type of Licence/ Reference No</u>	<u>Decision</u>
1	TDL/494	The applicant had been invited to attend but declined, choosing to submit written representation in support of his application. The Sub-Committee agreed to invite the applicant to attend a further Hearing