

Development Control Sub Committee
18 February 1997

Irvine, 18 February 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, Margaret Highet, James Jennings, Thomas Morris and Elizabeth McLardy.

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.

Apologies for Absence

Richard Wilkinson

1. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) Saltcoats: Donaldson Avenue: Former Garage

Cook's Building and Gas Supplies, 71 Princes Street, Ardrossan have applied for a change of use from a carpet showroom and motor vehicle repair workshop with parking area to building materials storage (trade and retail) and tool hire and storage of liquid petroleum gas at Donaldson Avenue, Saltcoats. Objections have been received from P. Melvin, 104 Argyle Road, Saltcoats, Mr and Mrs McKenna, 108 Argyle Road, Saltcoats, D. Sheddon, 106 Argyle Road, Saltcoats and D. Cree, 110 Argyle Road, Saltcoats.

Having considered the terms of the objections the Sub-Committee agreed to refuse the application on the grounds that the proposed use will be detrimental to the amenity of this predominately residential area by reason of its potential to create dust and in that it will generate a high degree of commercial vehicle activity.

b) Ardrossan: Stanley Road: Open space area to the north of 2-22

M. Singh, 7b St. Margaret's Road, Ardrossan has applied for planning permission to erect a shop unit (grocers) at the open space area to the north of 2-22 Stanley Road, Ardrossan. An objection has been received from Mrs R Gowans, 16 Stanley Road, Ardrossan.

Having considered the terms of the objection the Sub-Committee agreed to refuse the application on the following grounds:-

(1) That the proposed development would be detrimental to both the general amenity and visual amenity of the area in that it would result in the loss of public open space and established landscaping; and

(2) That the applicant does not have sufficient control of the land in order to allow the proposed development to be implemented.

c) Ardrossan: 1 South Crescent Road

Father M Lynch, 1 South Crescent Road, Ardrossan has applied for planning permission for the erection of a multi-purpose church hall and double garage including the demolition of existing garage and outhouses at St. Peter in Chains Church, 1 South Crescent Road, Ardrossan. Objections have been received from Mr and Mrs D Kirk, 2 Crathie Drive, Ardrossan and Mr and Mrs D Wright, 1 Crathie Drive, Ardrossan

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

(1) That the use of the hall complex hereby approved shall be limited to activities directly related to St. Peter in Chains Church.

(2) That the proposed car park and access alterations shall be completed to the satisfaction of North Ayrshire Council as Planning Authority prior to the commencement of the use of the hall.

(3) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority samples of the proposed external finishes.

2. Garnock Valley Local Plan Area

a) Dalry: Smith Street: Former Foundry Site

Johnstone Castings and Engineering Ltd, Drakemyre, Dalry have applied for outline planning permission for erection of 14 flats at the former Foundry Site, Smith Street, Dalry. A representation has been received from Mr C McVey, Valleycraft, 2 Grahamfield Place, Beith.

Having heard the terms of the representation and following discussion the Sub-Committee agreed to refuse the application on the following grounds:-

(1) That the proposed development would represent a piecemeal development which would prejudice the proper planning of the area; and

(2) That the proposed development would represent an over-development of the site.

b) Dalry: 11 Templand Road

Mr W Ellis, c/o Barkip Garage, Crossroads, Dalry has applied for outline planning permission for erection of a dwelling house at 11 Templand Road, Dalry. An objection has been received from McTaggart Construction, 36A Templand Road, Dalry.

Having considered the terms of the objection 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 dwellinghouse hereby approved shall be of single or one and a half storey construction and the ground floor area including garage shall not exceed 33% of the site area.

(3) That the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority together with any application for approval of matters contained in Condition 1 above, details of the proposed means of boundary enclosure on the north-west boundary of the site, which boundary enclosure shall be formed prior to the occupation of the dwellinghouse hereby approved.

c) Dalry: 6 Kirk Close

Mr P Singh, 45 Ruthven Lane, Glasgow has applied for planning permission for a change of use from private social club to licensed restaurant at 6 Kirk Close, Dalry. Objections have been received from J. Heyburn and S. Gould, 2 Kirk Close, Dalry, R. Parker, 14 Main Street, Dalry, J. & E. Donnelly, 20 Main Street, Dalry, Mrs P Burns, 41 Main Street, Dalry, St. Margaret's Parish Church (per Mr J Dickson, Session Clerk) and Mrs M. Caldwell, 74 St. Andrews Gardens, Dalry.

The local Members expressed concern in relation to the amenity issues which are associated with this application. The Principal Officer Planning advised of the difficulty of assessing conflicting considerations relative to the reuse of the existing building and the probability of adverse amenity issues. After discussion the Sub-Committee considered that the development was more likely to be detrimental to amenity than not and that amenity considerations outweighed other considerations. The Sub-Committee agreed to refuse the application on the grounds that the proposed use would lead to an increased use of the car park in the evening and would create noise, disturbance, litter and smell to the detriment of the amenity of the adjoining properties.

3. Irvine/Kilwinning Local Plan Area

a) Irvine: Ayr Road: Site of former filling station

Andrew Bradshaw, 35 Fullarton Drive, Troon has applied for outline planning permission for the erection of a garden centre and owners house at the site of a former filling station, Ayr Road, Irvine.

After discussion and having noted that the development brief for this area will be completed shortly, the Sub-Committee agreed to refuse the application on the following grounds:-

(1) That the proposed development would be contrary to Policy CAT1 in the Strathclyde Structure Plan and cannot be justified by the criteria in Policy CAT1A in that the proposal has no specific locational need and would have an adverse impact on the amenity of the area.

(2) That the proposed development would be contrary to Leisure Policy 4B in the Finalised Alteration No 1 to the Irvine/Kilwinning Local Plan in that it cannot be considered to be a leisure/recreational type development.

(3) That the proposed development would prejudice the proper planning of the South Gailes 6(1) area in that it constitutes piecemeal development in advance of the preparation and approval of comprehensive guidelines for the development of the area.

b) Dreghorn: Corsehill Mount Road: Greenwood Academy (House A)

Ms L Clark, House A, Greenwood Academy, Corsehill Mount Road, Dreghorn has applied for planning permission to erect a temporary building for use as a florist's store and workshop at House A, Greenwood Academy, Corsehill Mount Road, Dreghorn.

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

(1) That the wooden building hereby permitted shall be removed and the land restored to its former condition on or before 28 February 1999.

(2) That the building hereby approved shall be used for the purposes of a workshop and store associated with a florists business and for no other purpose.

(3) That there shall be no retail sales from the premises to visiting members of the public

and that all orders shall be delivered to customers.

(4) That the turning area and parking for one vehicle shall be provided within the site, details of which shall be agreed in writing with North Ayrshire Council as Planning Authority and implemented prior to the commencement of the use.

4. North Coast and Cumbraes Local Plan Area

a) West Kilbride: 57-59 Main Street

Mr James A Slaven, 71 Main Street, West Kilbride has applied for planning permission to demolish an existing cafe and erect 5 flatted dwellings at 57-59 Main Street, West Kilbride. A representation has been received from Mr and Mrs J Young, 61 and 63 Main Street, West Kilbride.

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

(1) That access to the site shall be via a vehicular access crossing as set out in Section 10.8.2 of North Ayrshire Council Roads Development Guide.

(2) That the first 5 metres of the access pend 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 that no surface water shall issue from the site on to the public road, to the satisfaction of North Ayrshire Council.

b) Largs: 28 Irvine Road: Change of use of filling station and showroom to tyre and exhaust centre and MOT station

On 7 January 1997 the Development Control sub-Committee agreed to continue consideration of the application by Kwik Fit Properties Ltd, 17 Corstorphone Road, Edinburgh for planning permission for a change of use from filling station and showroom to tyre and exhaust centre and MOT station at 28 Irvine Road, Largs to allow the Chair, Vice-Chair and local member to visit the site.. Objections were received previously from Mrs B Rodger, 8 Blackdales Avenue, Largs, Mrs A I Hamilton, 25 Irvine Road, Largs, Sarah R Goldie, 7 Blackdales Avenue, Largs, E. A. & J. J. Bradshaw, 9 Blackdales Avenue, Largs, Mrs S Whitaker, 5 Blackdales Avenue, Largs and Mr S Henderson, 24 Irvine Road, Largs. An additional objection has since been received from Ms E Watson, Waterside Street Motors, Waterside Street, Largs.

Having considered site visit report and terms of the objections, and after discussion the Sub-Committee agreed to grant the application subject to the following conditions:-

(1) That the operating hours of the tyre and exhaust centre and MOT station shall be limited to 8.00 a.m. to 6.00 p.m. Mondays to Wednesdays and Friday; 8.00 a.m. to 8.00 p.m. on Thursdays; 8. 00 a.m. to 5.30 p.m. on Saturdays, and 9.00 a.m. to 5.00 p.m. on Sundays unless North Ayrshire Council as Planning Authority gives written consent to any variation.

(2) That there shall be no external storage of materials, waste, plant or equipment and all work associated with the tyre and exhaust centre and MOT station shall be undertaken within the building.

(3) That prior to the commencement of the use hereby permitted: (i) the unauthorised portacabin on the north side of the building shall be removed and the parking provision shown on the plans hereby approved shall be clearly marked on the ground; and (ii) and 'in' and 'out' access/exit system shall be provided with the exit at the west end of the site to provide a better sightline, using signs 833 - 836 of the Traffic Signs Regulations & General Directions 1994, all to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority details of the colour finish to

the up-and-over doors.

(5) That prior to the commencement of the use hereby approved the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority details of proposals for the repair and maintenance of the external fabric of the upper floor of the building which proposals shall be carried out within three months of the date of commencement of use.

c) West Kilbride: 26 Yerton Brae

Mr R Crosby, 26 Yerton Brae, West Kilbride has applied for planning permission to form vehicular access at 26 Yerton Brae, West Kilbride. A representation has been received from Mrs G L Thomson, 24 Yerton Brae, West Kilbride.

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

(1) That the two vehicular accesses shall operate as an "in" "out" system, with the northern access being "in" and the southern access "out" to allow vehicles to enter and leave the site in a forward gear to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That the first 1.5 metres of the frontage hedge to the north of the proposed access shall be lowered and maintained at a maximum height of 1 metre above the adjacent carriageway to the satisfaction of North Ayrshire Council as Planning Authority.

d) Ardrossan: Glenfoot House

Eden Shore Ltd, 39-41 Wilson Street, Largs have applied for planning permission for alterations to the annexe, erection of a conservatory, emergency escape stair, ensuite bathroom and formation of 2 doors, including access ramp; and change of use from courtesy house to hotel at Glenfoot House, Ardrossan.

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

(1) That visibility splays of 4.5 m X 215m shall be provided and maintained at the access with the A78 trunk road. The visibility splays are the triangles of ground bounded on both sides by the first 4.5m of the centre line of the access road (set back dimension) and the nearside trunk road carriageway measured 215m (the Y dimension) in each direction from the intersection of the access with the trunk road. In a vertical plane nothing shall obscure visibility from a driver's eye height of between 1.05m and 20.00m positioned at the set back dimension to an object height of between 0.26m and 1.05m anywhere along the Y dimension.

(2) That prior to the commencement of the use of the hotel the applicants shall: (i) submit for the written approval of North Ayrshire Council as Planning Authority proposals and a layout plan, showing 25 car parking spaces within the site including four spaces for the stable block and three spaces for staff suitably marked; and (ii) implement the car parking proposals to the satisfaction of North Ayrshire Council as Planning Authority.

(3) 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 finish to the conservatory framing and the fire escape enclosure.

The meeting ended at 3.20 p.m.