

Development Control Sub Committee  
22 April 1997

**Irvine, 22 April 1997** - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council.

**Present**

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

**In Attendance**

Principal Officer, Planning and Team Leader Development Control (Planning, Roads and Environment), S. Bale, Administration Officer and A. Little Assistant Administration Officer (Chief Executive).

**Chair**

Mr Munn in the Chair.

**Apologies for Absence**

Irene Oldfather

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

**a) *N/01/97/0054: Saltcoats: 57 Raise Street***

G P Narducci, 5 South Crescent, Ardrossan has applied for planning permission for a change of use of shop to hot food take away at 57 Raise Street, Saltcoats. An petition, containing 124 signatures in objection, was received from J. Richmond, 74c Raise Street, Saltcoats.

The Sub-Committee agreed to continue consideration of the application to allow the Chair, Vice-Chair and local member to visit the site.

**b) *N/01/97/0068: Saltcoats: 17 Border Avenue***

Mr J Brennan, 17 Border Avenue, Saltcoats has applied for planning permission for the formation of dormer windows to the front and rear of a dwellinghouse at 17 Border Avenue, Saltcoats. An objection has been received from Mr D Robb, 1 Kennedy Road, Saltcoats.

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

**c) *N/01/97/0089: Ardrossan, 9 Crathie Drive***

Mr K McDonald, 9 Crathie Drive, Ardrossan has applied for planning permission for alterations and an extension to the rear of the dwellinghouse to form a bedroom, bathroom and utility room at 9 Crathie Drive, Ardrossan. An objection has been received from Mrs Cavani, 8 Crathie Drive, Ardrossan.

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

## **2. *Garnock Valley Local Plan Area***

### **a) *N/01/97/0118: Beith, New Road Garage***

Thomson of Beith, New Road, Beith have applied for planning permission for the erection of a car wash, jet wash and car sales office at New Road Garage, Beith. An objection has been received from Mr J Sneider, 4 Aitken Drive, Beith.

Having considered the terms of the objection the Sub-Committee agreed 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 details of a fence to be erected along the south and west boundaries of the site.

2) That the prefabricated office building hereby permitted shall be removed and the land restored to its former condition on or before 30 April 2002.

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 along the west and south boundaries, 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 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.

5) That the drainage from the car wash and jet wash shall be excluded from the septic tank and shall be connected to the public sewer.

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 all proposed external finishes.

7) That the car wash and the jet wash shall not operate between the hours of 2100 hours in any day and 0700 hours the following day.

### **b) *N/01/97/0158: Beith: 9 Crummock Gardens***

Mr R Scott, 9 Crummock Gardens, Beith has applied for planning permission to erect a double garage at 9 Crummock Gardens, Beith. An objection has been received from A Cormack, 8 Crummock Gardens, Beith.

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

### **c) *N/01/97/0176: Kilbirnie: Ladyland: Pyet Lodge***

Mr and Mrs R Warnock, Pyet Lodge, Ladyland, Kilbirnie have applied to have conditions 1 and 2 of Planning Permission 01/96/0476 (Agricultural Occupancy) removed.

The Sub-Committee agreed to grant the application.

### **3. *Irvine/Kilwinning Local Plan Area***

#### **a) *01/96/0637: Irvine: 46 Rivergate***

On 1 April 1997 the Development Control Sub-Committee agreed to continue consideration of the application by Foster Bingo Ltd, Windmill Centre, Hamilton Street, Saltcoats for planning permission for a Change of Use of existing retail unit to form a licensed bingo club and formation of an entrance vestibule at 46 Rivergate, Irvine to allow a Member/Officer Working Group comprising the Chair, Vice Chair and local members to meet with the appropriate parties to discuss improvements which can be made to the car parking facilities

An objection was received previously from Angus Matheson Associates on behalf of Beachcomber Bingo and Social Club (Irvine) Ltd.

Having considered the report of the Member/Officer Working Group held on 16 April 1997 and the terms of the objection and after a full discussion, the Sub-Committee agreed (a) to grant the application subject to the following conditions:-

1) That all coaches servicing the use hereby approved shall be parked in the car parking area to the rear of the Asda store or at the Harbourside car park.

2) That the premises shall be used for the purpose of a bingo hall and for no other purpose (including any other purpose in Class 16 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1989 or in any provision equivalent to that Class in a statutory instrument revoking or re-enacting that Order; and

(b) that a monitoring report on the impact of the bingo club on the parking facilities at Rivergate be submitted to a future meeting.

#### **b) *N/01/96/0707: Irvine: Lawthorn 6B North, Cairnmount***

Barratt West Scotland, Mayfield House, 7 Maggie Woods Loan, Falkirk have applied for planning permission to erect 18 dwellinghouses at Cairnmount, Lawthorn 6B North, Irvine. An objection has been received from Mr J D Allan, 11 Wardlaw Gardens (Plot 18), Irvine.

After a full discussion, the Sub-Committee agreed (a) to continue consideration of this application; and (b) that the Director of Planning, Roads and Environment report to the next meeting on the options for securing the implementation and ongoing maintenance of open space within housing areas.

#### **c) *N/01/97/0060: Irvine: 51 Bank Street***

McAlindon Building Contractors, the Lodge, Irvine Road, Largs have applied for planning permission to demolish existing buildings and erect 14 flats in two blocks with associated car parking and landscaping at 51 Bank Street, Irvine.

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

1) That the roofing material shall be natural or artificial slate or an agreed acceptable tile, a sample of which shall be submitted for approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.

2) That visibility splays of 2.5 metres x 90 metres 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 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

- 3) That the first 10 metres of the access road shall be five metres in width.
- 4) That the access road shall be constructed in accordance with current road construction guidelines and capable of accommodating refuse collection vehicles with axle loads of 11 tonnes.
- 5) That the applicant shall form a footway crossing to Figure 5.6 of the North Ayrshire Council Roads Guidelines to the satisfaction of North Ayrshire Council as Planning Authority.
- 6) That the first 2 metres of the access 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.
- 7) That the site shall be drained so that no surface water shall issue from the access road onto the public road.
- 8) That within two months of the date of this permission, full details of the proposed landscaping scheme shown on the approved site plan, 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.
- 9) 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.
- 10) That the fence along the east boundary shall be erected prior to the occupation of any flats.
- 11) That the trees along the Bank Street frontage shall not be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.
- 12) That the development hereby permitted should be begun before the expiry of one year from the date of this permission.

**d) N/01/97/0063: Kilwinning, Glasgow Road, Bridgend Accident and Repair Centre**

Bridgend Accident and Repair Centre, Glasgow Road, Kilwinning have applied for a Change of Use of land to form an extension to a vehicle storage yard at Bridgend Accident and Repair Centre, Glasgow Road, Kilwinning. An objection has been received from Mr and Mrs Dickens, Oaksmeadow, Glasgow Road, Kilwinning.

Having considered the terms of the objection, the Sub-Committee agreed 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 amended details of the fence to be erected along the southern boundary of the site.
- 2) That the site shall be for the parking/storage of vehicles only and no work shall be carried out to the vehicles while parking on this site.
- 3) That no scrap vehicles shall be stored on the site.

**e) N/01/97/0109: Kilwinning: 19 Ashgrove Road**

Mr M Palmer, MPK Construction, 19 Ashgrove Road, Kilwinning has applied for a Change of Use from office accommodation to form two dwellinghouses at 19 Ashgrove Road, Kilwinning.

After discussion the Sub-Committee agreed to grant the application and to promote a stopping up order under Section 198 of the Town and Country Planning (Scotland) Act 1972 in relation to the area of pavement being reduced in width.

**f) N/01/97/0111: Kilwinning: 24 Muirfield Place**

Mr and Mrs J McLaughlan, 24 Muirfield Place, Kilwinning have applied for planning permission to erect a 2.5m high fence (in retrospect) at 24 Muirfield Place, Kilwinning. An objection has been received from Mr and Mrs J Clunie, 23 Muirfield Place, Kilwinning.

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

**g) N/01/97/0127: Kilwinning: Heronswood**

Mr J Silver, 1 Heronswood, Kilwinning has applied for planning permission to erect a double garage at 1 Heronswood, Kilwinning. An objection has been received from Mr D Kay, 2 Graystones, Kilwinning.

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

1) That the first 2 metres of the access measured from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried onto the carriageway.

2) That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines 25:13 to the satisfaction of North Ayrshire Council as Planning Authority.

**4. North Coast and Cumbraes Local Plan Area**

**a) N/01/97/0016: West Kilbride: 35 Ritchie Street**

Mr M Young, Bank Cottage, Ardrossan Road, Seamill has applied for a Change of Use and alterations to a shop to form a flat at 35 Ritchie Street, West Kilbride. Objections have been received from Rennie & Co, Solicitors on behalf of Mr D Campbell, 37 Ritchie Street, West Kilbride and Mr and Mrs Glancy, 37 Ritchie Street, West Kilbride.

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

**b) N/01/97/0050: Skelmorlie: Shore Road: Grounds to the south of Chasely**

Clyde Business Services, Chasely, Shore Road, Skelmorlie have applied for outline planning permission for the erection of a detached bungalow at grounds to the south of Chasely, Shore Road, Skelmorlie. Objections have been received from R. Coleman, 23 Shuma Court, Skelmorlie, M Boyle, 1 Shuma Court, Skelmorlie, Mr R V M Harris, 4 Shuma Court, Skelmorlie and Mr A Gibson, 23 Shuma Court, Skelmorlie.

Having considered the terms of the objections, 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 a turning facility shall be provided within the site to enable vehicles to enter and leave in a forward gear.

**c) N/01/97/0064: Seamill: Ardrossan Road: site to the south of Seamill**

Kielburn Construction Services Ltd, 194 Devonside Road, Carmichael, Biggar, Lanarkshire have applied for planning permission to erect 13 dwelling houses at the site to the south of Seamill, Ardrossan Road, Seamill. Objections have been received from R & C Anderson, 100 Ardrossan Road, Seamill, Thomas and Helen Downes, 93 Ardrossan Road, Seamill, E S & R W Tomlinson, 108 Ardrossan Road, Seamill, Margaret Lawrence, 101 Ardrossan Road, Seamill, Martin McCabe, 105 Ardrossan Road, Seamill, Dennis Roos, 91 Ardrossan Road, Seamill, Dr. Marion Donald, 103 Ardrossan Road, Seamill and John and Eileen Lamb, 97 Ardrossan Road, Seamill.

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

1) That (a) no development shall take place until a landscape scheme for the site has been submitted to and approved in writing by North Ayrshire Council as planning authority; (b) the landscaping scheme shall show a contoured, landscaped bund with a minimum width of 15 metres and a minimum height of 2 metres along the whole of the southern boundary designed in a form that is sympathetic to surrounding landforms and will create an effective limit to development; (c) details of the planting proposals for the landscaped bund shall include the species of trees and shrubs to be planted, the size and number of plants; and (d) the landscaped works shall be laid out and completed within the first season after the completion of the first house; any trees or shrubs which within the period of 5 years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species, unless written consent to any variation is given by North Ayrshire Council as planning authority.

2) That there shall be no means of direct access to the trunk road for either vehicles or pedestrians.

3) That there shall be no drainage connections to the trunk road drainage system.

4) That an unclimbable fence of a type approved by the planning authority, after consultation with the Roads Directorate, shall be provided and maintained by the developer or subsequent owner of the land along the boundary of the site with the trunk road.

5) That visibility splays of 2.5 metres by 60 metres to the north and 2.5 metres by 45 metres to the east at the junction with the existing private 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.

6) That the carriageway width of the new access road shall be 5.5 metres.

7) That the section of private road leading from the trunk route A78 to a point west of the new access junction shall be upgraded to adoptable standards, to the satisfaction of North Ayrshire Council as Planning Authority.

8) That the corner radii at the new junction shall be 6 metres.

9) That a 2 metres wide footway link shall be provided from the development along the south side of the private access road to link with the existing footway on trunk route A78, to the satisfaction of North Ayrshire Council as Planning Authority.

10) That access to plots 1,2, 12 and 13 shall be via vehicular access crossings to North



11) That all planting within the central landscaped area at the turning area shall be no higher than 1.05 metres above carriageway level when mature, and no planting shall take place within 1 metre of the edge of the carriageway.

12) The visitor parking spaces shall be distributed more evenly, with two spaces between plots 2 and 3 or plots 11 and 12 and with four spaces on the central roundel, to the satisfaction of North Ayrshire Council as Planning Authority.

13) That no vehicles associated with construction works on the site shall be parked on the private access road.

14) That the boundary walls on the west side of the trunk road shall not be lowered or removed without the prior written approval of North Ayrshire Council as Planning Authority.

15) That all habitable rooms facing the A78 trunk road, and within 40 metres of the road and all habitable rooms facing the sewage pumping station shall be provided with good quality acoustic double glazing, to the satisfaction of North Ayrshire Council as Planning Authority.

16) That the land to the south and west of the site which is located within a Listed Wildlife site shall not be used for access to the site or for the purposes of storage or deposit of materials, vehicles, equipment etc.

17) That prior to the commencement of the development details of existing and proposed levels on the site shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

**d) N/01/97/0096: Fairlie:40 Montgomerie Drive**

Mr W H Gray, 2 School Wynd, Largs has applied for planning permission to erect a single storey house at 40 Montgomerie Drive, Fairlie. Representations have been received from Mr and Mrs D Andrews, 38 Montgomerie Drive, Fairlie and Mr I Wilson, Underbank Cottage, 42 Montgomerie Drive, Fairlie.

Having considered the terms of the representations, the Sub-Committee agreed 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 full details or samples of the proposed external finishes.

2) That the shed to the south of the dwellinghouse hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse.

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 proposed screen fencing adjacent to the Southannan Burn which fencing and mounding shown on the plans hereby approved shall be provided in accordance with the approved plans and details prior to the construction of the dwellinghouse.

4) That prior to the occupation of the dwellinghouse the applicant shall: (i) submit for the written approval of North Ayrshire Council as Planning Authority, details of proposals for the erection of 1.8m high security fencing adjacent to the railway line; and (ii) implement the security fencing proposals to the satisfaction of North Ayrshire Council as Planning Authority.

5) That the hedges along either side of the access lane shall not be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

**e) N/01/97/0003: Largs: Knock Castle: The Coach House**

Miss Salvadori, c/o ARP Lorimer & Associates, 19 Wellington Square, Ayr has applied for a Certificate of Lawfulness for building operation comprising internal alterations to form an additional 3 bedrooms with en-suite facilities, bathroom, shower room, utility room, installation of kitchen units and two glazed door screens.

The Sub-Committee agreed to issue a Certificate of Lawfulness for the existing building operation.

The meeting ended at 12.30 p.m.