

Development Control Sub Committee
30 June 1998

Irvine, 30 June 1998 - At a Meeting of the Development Control Sub-Committee at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, Margaret Highet, Peter McNamara, Thomas Morris, Robert Reilly and Samuel Taylor.

In Attendance

R. Forrest, Principal Planning Officer, J. Delury, Principal Building Control Officer (Planning, Roads and Environment), and M. McKeown, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

John Sillars

1. Building (Scotland) Act 1959/70: Requests for Relaxation

a) 40 Woodwynd, Kilwinning: BW/98/0515 & RX/98/0024

Regulation 9 as read with Technical Standard S2.06 requires minimum width of stair to be less than 800mm.

The Sub-Committee agreed to grant the application subject to an adequate width of 510mm being maintained on the stair.

b) 40 Woodwynd, Kilwinning: BW/98/0515 & RX/98/0025

Regulation 9 as read with Technical Standard S2.18 requires a minimum width and length of landing to be not less than the width of the stair.

The Sub-Committee agreed to grant the application subject to an adequate width of 510mm being maintained on the landing when the stairlift is in a parked/stowed position.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/98/0272 & N/01/98/0273: Saltcoats: Hamilton Street: Former La Scala Site: change of use to public house

J.D. Wetherspoon plc, Wetherspoon House, Central Park, Reeds Crescent, Watford have applied for a Change of Use of the former La Scala Cinema, Hamilton Street, Saltcoats to a public house. An objection has been received from Spook Erection Ltd, per Armstrong, Payne Associates, Planning and Development Consultants, 35 Kay Street, Penrith, Cumbria.

In view of the terms of this objection, and reservations expressed by local members, the Sub Committee agreed to (a) continue consideration of the application, and (b) remit to the Chair, Vice Chair and local members to meet the applicant, the objector and a representative of Strathclyde

Police to discuss these concerns in more detail prior to the application being determined.

3. Arran Local Plan Area

a) N/01/98/0299: Whiting Bay: Shore Road: Cameronia Hotel: Erection of a raised sun deck at the front of a hotel

The Cameronia Hotel, Shore Road, Whiting Bay, Isle of Arran, have applied to erect a raised sun deck at the front of this hotel. An objection has been received from Mr R Watterson, Invermay Hotel, Whiting Bay, Isle of Arran.

After discussion and having considered the terms of the objection the Sub-Committee agreed to refuse the application on the following grounds:-

The proposed development would be detrimental to the amenity and appearance of the area in that it would detract from the character of the Cameronia Hotel, which is a listed building, and the adjacent listed buildings.

4. Garnock Valley Local Plan Area

a) N/01/98/0280: Beith: Barrmill Road; Morningside: Alterations and extension to a residential home for the elderly

Mr and Mrs Gilmour, Forestside Cottage, Lylestone, Kilwinning have applied for planning permission to extend a residential home to form 10 bedrooms and 2 sitting rooms at Morningside, Barrmill Road, Beith. Objections have been received from L. Frew, 4C Barrmill Road, W. Anderson, 9 Barrmill Road, and S. McIsac, 20 Glebe Road, all of Beith.

Following discussion, and having considered the terms of the objections the Sub-Committee agreed to grant the application subject to the following conditions:-

1) That the front elevation of the extension shall be constructed of stone-faced block work, a sample of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development.

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

3) That prior to the occupation of the extension, 6 car parking spaces and a separate turning area shall be provided within the site to the satisfaction of North Ayrshire Council as Planning Authority.

4) That no trees or hedges on the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

5) 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.

6) 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. Irvine/Kilwinning Local Plan Area

a) (i) N/01/98/0274: Irvine: 117 Bank Street: Erection of a carwash building with associated vacuum facilities; and (ii) N/03/98/0016: Irvine: 117 Bank Street: Erection of illuminated fascia sign and two illuminated gantry signs

Anduff Holdings Ltd, London have applied for planning permission to erect a car wash building with associated vacuum facilities and to erect an illuminated fascia sign and two illuminated gantry signs at 117 Bank Street, Irvine. Objections have been received from Arran Car Hire, Irvine Autoshop and Winlinton Garage, 115 Bank Street, D. Watts, 133 Bank Street, Mr and Mrs K McAdam, 130 Bank Street, Mr and Mrs A. A. and Misses C. and S. Kennedy, 128 Bank Street, and J. B. Wark, 135 Bank Street, all of Irvine.

After discussion and having considered the terms of the objections, the Sub-Committee agreed (i) to grant planning permission subject to the following conditions:-

1) That the use hereby permitted shall not operate between the hours of 8.00 p.m. Mondays to Saturday (5.00 p.m. Sundays), and 8.00 a.m. Monday to Saturday (9.00 a.m. Sundays).

2) That there shall be no obstructions to visibility over 1.05m above the adjoining carriageway within the sightline triangles.

3) That the queuing lanes shown on drawing 9805-02 Rev C shall be delineated prior to the commencement of the use of the car wash.

4) 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; and

(ii) to grant advertisement consent subject to the following conditions:-

1) That the displays shall be for a period of five years from the date of this consent.

2) That illumination of the advertisement signs shall be limited to the approved opening hours under planning permission 01/98/0274.

3) That all signs shall be located outwith the sightline triangles.

b) N/01/98/0320: Irvine: Rivergate: Unit 6D: change of use from shop to office providing financial services

R and J. Associates, 64 Causeyside Street, Paisley, have applied for a Change of Use from a shop to an office providing financial services at Unit 6D, Rivergate, Irvine.

The Sub-Committee agreed, subject to no objections being received by 6 July 1998, to grant the application subject to the following condition:-

That the glazed frontage shall be retained at all times.

6. North Coast and Cumbraes Local Plan Area

a) N/01/98/0281: Fairlie: Glenside Sawmill: Change of use of vacant land to form timber sorting yard and sawmills

James Donaldson, 4 Marine Court, Fairlie has applied for a Change of Use of vacant land to form a timber sorting yard and sawmill at Glenside Sawmill, Fairlie.

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

That prior to the commencement of the development the applicant shall submit exact details of the colour finish of the roof of the sawmill for the written approval of North Ayrshire Council as Planning Authority.

The meeting ended at 2.45 p.m.