

Planning Committee
Wednesday, 14 February 2018

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay and Donald Reid.

In Attendance

J. Miller, Senior Manager (Planning) (Economy and Communities); and A. Craig, Senior Manager (Legal Services) and A. Little, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Ellen McMaster and Ronnie McNicol.

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 Committee held on 17 January 2018 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3 17/01038/LUP - Shore Compound, Ardeer, Stevenston

Irvine Bay Developments/Clowes Developments Ltd have applied for a Certificate of Lawfulness in respect of the proposed establishment of a multi-purpose events area on the site known as Shore Compound, within the former ICI factory site at Ardeer, Stevenston. Five objections and a representation were received and were detailed in the report. Further late representations were received which raised issues that were already addressed within the report, and noting amongst other matters that investment may not have been made by neighbouring businesses if the existence of the SDO had been known

The Committee was advised that the applicant's agent had questioned the reporting of the letters of representation and that the application was being considered by the Committee, when normal practice would have been for this to be determined by officers under delegated powers. It was the view of the Senior

Manager (Planning) that it was in the public interest for the application to be considered by the Committee in an open and transparent way.

The Committee agreed to issue a Certificate of Lawfulness in respect of the proposed establishment of a multi-purpose events area on the site known as the Shore Compound at Ardeer, Stevenston.

4 1701191PP - Rose Cottage, Portencross, West Kilbride

Mr David and Gordon Wright, have applied for planning permission for the replacement of the existing dwelling house and erection of four new dwelling houses within the grounds of Rose Cottage, Portencross, West Kilbride. Thirteen letters of objection and a pro-forma style letter from six residents of the same property, were received and were detailed in the report.

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

1. That the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to North Ayrshire Council as Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to North Ayrshire Council as Planning Authority in writing not less than 14 days before the development commences.
2. That, prior to the commencement of the development, details of remediation measures to eradicate Japanese Knotweed from the site shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the remediation measures as may be approved shall be undertaken and the developer shall appoint a suitably qualified person to certify that Japanese Knotweed has been eradicated from the application site, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That, prior to any demolition works taking place to Rose Cottage, the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority, a full survey of the building to establish if it is being used by roosting or hibernating bats; if bats are discovered, applications shall be made for appropriate licences, and details of measures to minimise the disturbance to bats shall be submitted, for the approval in writing of North Ayrshire Council as Planning Authority prior to any works taking place.

4. That the first 5 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.

5. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a plan indicating the provision of a turning area within the site to accommodate large service vehicles. Thereafter, the proposals as may be approved shall be provided to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of any of the houses hereby approved.

6. That the new access road hereby approved shall be provided to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of any of the houses hereby approved.

7. 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/samples of the proposed external finishes.

8. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a phasing plan to indicate the sequence and timescale for the erection of the various components of the development hereby approved. For the avoidance of doubt plots 3 and 4 and the combined plots 1 and 2 will each require to have commenced within the 2 year period as instructed by the Direction to the planning permission.

The Meeting ended at 11.00 a.m.