

Development Control Sub Committee
18 April 1996

Irvine, 18 April 1996 - At a meeting of the Development Control Sub Committee of North Ayrshire Council at 11.00 a.m.

Present

Samuel Gooding, David Munn, Jack Carson, James Clements, Margaret Highet, Thomas Morris, Margaret Munn, George Steven, Robert Rae and Robert Reilly.

In Attendance

The Head of Planning and Environment, the Team Leader Development Control and an Administration Officer (Mrs Bale).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Ian Clarkson and Gena Seales.

1 Ardrossan/Saltcoats/Stevenston Local Plan Area

(a) N/01/95/0632: Ardrossan: Knockrivoch Gardens: Plot 74:

Mr and Mrs W Myers Plot 74 Knockrivoch Gardens, Ardrossan have applied for planning permission for the omission of a parking space and the enlargement of the front garden at Plot 74 Knockrivoch Gardens, Ardrossan. An objection has been received from D. Paterson, 2 Knockrivoch Gardens, Ardrossan.

Having considered the terms of the objection, the Sub Committee agreed to refuse the application on the grounds that the proposal would result in a deficiency of visitor parking in the cul-de-sac which would be detrimental to the amenity of the area and the safety of users of the shared surface road.

b) N/01/96/0020: Ardrossan: 46 Princes Street

Miss E Smith, Flat 1/2, 18a Glebe Street, Saltcoats has applied for a change of use of retail premises to form a cafe and takeaway at 46 Princes Street, Ardrossan. Mrs Munn expressed her concern about traffic congestion at this location.

After discussion the Sub Committee agreed to continue consideration of this application for further consultation with the Head of Roads and other consultees as necessary.

2 Irvine/Kilwinning Local Plan Area

(a) N/01/95/0574: Irvine: High Armsheugh Farm

Jane Henderson, High Armsheugh Farm, Irvine has applied for the change of use from an agricultural steading to stables and premises for breaking, training of horses and equestrian stud and revision of condition 2 of consent no. 01/94/0634 to permit indoor training of horses. A representation has been received from Mr M R Quarm of Annick Lodge.

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

(b) N/01/95/0659: Dreghorn: 163 Main Street

Shalom Nursing Home, 163 Main Street, Dreghorn has applied for planning permission for the erection of a two storey matron's house to the rear of their premises at 163 Main Street, Dreghorn. An objection has been received from Mrs Rathbone, 165A Main Street, Dreghorn.

Having considered the terms of the objection, the Sub Committee agreed to grant the application subject to the following conditions:- (i) That the occupancy of the proposed house shall be restricted to the matron of the adjoining Nursing Home, dependants residing with him or her or an employee of the Nursing Home; (ii) That the foul drainage shall be connected to the existing public sewers via the private sewage pumping station serving the existing Nursing Home; (iii) That the windows on the east elevation of the house shall be of obscured glass; (iv) That a 1.8 metre high close boarded fence shall be constructed along the boundary with No. 165B to the satisfaction of North Ayrshire Council as planning authority; (v) That all site boundary walls and fences shall be erected prior to the occupation of the dwellinghouse.

3. North Coast and Cumbraes Local Plan Area

(a) N/01/96/0061: Millport: 38 Stuart Street

Scott Stars, 10 Cardiff Street, Millport, has applied for the change of use and alterations to a shop to form a restaurant at 38 Stuart Street, Millport.

Objections have been received from Mrs R Wilkie 2, Robert, Margaret and John Kelly, R. Anderson, A. Borthwick, Maureen McRobbie 3, and A. Stark 5 Church Hill Street, the Ritz Cafe per Luigi Giorgetti, 26 and Douglas C Smith on behalf of Mrs Betty W Smith, 36 Stuart Street, and Robert F Duff and Co. on behalf of Mr and Mrs Hugh Murray, Minstrel's Wine Bar, 1 Cardiff Street, Millport.

Having considered the terms of the objections, 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 the external

finish to the proposed entrance doors; (ii) That the section of wall below the proposed window in Stuart Street shall be constructed and finished entirely in accordance with the terms of the plans hereby approved to the satisfaction of North Ayrshire Council as planning authority; (iii) That the premises shall be used for the purposes of a restaurant and for no other purpose including any other purpose in class 3 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.

(b) N/03/96/0011: Largs: 122 Main Street

Franco Martinelli, 3 Gogoside Drive, Largs, has applied for planning permission for the erection of an illuminated signboard at 122 Main Street, Largs.

The Sub Committee agreed to refuse the application on the following grounds:- (i) That the proposed development would lead to a clutter of signs at this location which would be detrimental to visual amenity; and (ii) That the proposed development would be above first floor level and as such would be contrary to Commercial Policy 3 of the North Coast and Cumbraes Local Plan.

4. Seminar on Development Control

The Head of Planning, and Environment indicated that as agreed by the Infrastructure and Environment Services Committee on 13 March 1996, a training programme would be established for Community Councils in terms of their new role as a statutory consultee on planning applications within their area. The training programme would be submitted to members in the first instance for consideration. He further proposed that a seminar be arranged by the Planning Roads and the Environment Directorate on development control legislation and procedures for all members of the Development Control Sub Committee. The Sub Committee welcomed this proposal.

The meeting ended at 12 noon.