

Development Control Sub Committee
31 October 1996

Irvine, 31 October 1996 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

David Munn, Jack Carson, James Clements, David Gallagher, Margaret Highet, James Jennings, Elizabeth McLardy, Thomas Morris, Robert Rae and Robert Reilly.

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 Munn in the Chair.

Apologies for Absence

Samuel Gooding, Ian Clarkson, Thomas Dickie and John Sillars.

1. Ardrossan/Saltcoats/Stevenston/Local Plan Area

a) N/01/96/0316: Ardrossan: McDowall Place: west side of

The Sub-Committee noted that the application submitted by D. Cook Development Ltd, 71 Princes Street, Ardrossan for planning permission for the erection of 41 dwelling houses and associated landscaping works at land to the west side of McDowall Place, Ardrossan, has been continued for further information.

b) N/01/96/0404: Saltcoats: 27 Springvale Street

Mr G Narducci, 5 South Crescent Road, Ardrossan has applied for planning permission for a change of use of church hall and alterations to form one dwelling house at 27 Springvale Street, Saltcoats.

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

That notwithstanding the permission granted by Article 3 of and Classes 1 and 3 of Part 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilage of the dwellinghouse.

c) N/01/96/0442: Stevenston: 6 Townhead Street

Mr S Shek, c/o D A Design Services, 4 Dalmore Place, Irvine has applied for planning permission for alterations and change of use of a shop to form a hot food carry out at 6 Townhead Street, Stevenston. The Principal Officer Planning advised that the local member had received representations from local residents on the grounds that the proposed development would be detrimental to the amenity.

The Sub-Committee agreed to refuse the application on the grounds:-

That the proposed development is contrary to Policy Com 7 of the adopted Ardrossan, Saltcoats, Stevenston Local Plan in that it would be incompatible with, and detrimental to the amenity

of, adjoining residential properties, and in particular the adjoining upper floor flat, by reason of smell.

d) N/01/95/0463: Ardrossan: 65 (land surrounding) Dalry Road

Mr Bateman, 62a Union Street, Greenock has applied for an amendment to the original planning application No. CH/01/95/0228 dated 29th June 1995 comprising the formation of a beer garden and the change of use of derelict land to car parking (retrospective) at The Manor, 65 Dalry Road, Ardrossan.

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

- (1) That within 2 months of the date of this permission the applicant shall either: (i) submit an application for planning permission for the use of the land at the lower level to the south-west of the premises and the reconstruction of the steps to the lower area to an acceptable standard; or (ii) submit for the written approval of North Ayrshire Council as Planning Authority proposals for the removal of the steps to the lower area and the landscaping of the area thereafter.
- (2) That only the area allocated on the plans hereby approved shall be used as a beer garden.

2. Arran Local Plan Area

a) N/01/96/0343: Lamlash: Glencraig and Thornlea (site to the north of)

John Thomson Construction Ltd, Main Depot, Park Terrace, Lamlash, Isle of Arran have applied for planning permission for the erection of twelve 2 person/2 apartment, single storey, semi-detached cottages with associated parking, roads, services and landscaping at Glencraig and Thornlea, Lamlash, Isle of Arran. A representation has been received from CJG Fforde, Arran Estates Office, Brodick.

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

- (1) That the extent of the turning head to the west shall be delineated by a flush kerb or similar method, to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That at least the first two metres of both parking areas shall be surfaced to prevent loose material being deposited on to the road, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That the drainage layout shall be amended following consultation with West of Scotland Water Authority, to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That foul drainage shall connect to the public sewer via a suitably sized septic tank, and that prior to the commencement of the development the developer shall satisfy North Ayrshire Council as Planning Authority that access to the sewer is available over adjoining land.
- (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 lands and details of any to be retained and any to be felled or removed together with measures for protection of trees on land adjacent to the site 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.

- (7) That notwithstanding the permission granted by Article 3 of and Classes 1 to 6 of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilages of the dwellinghouses.

3. Garnock Valley Local Plan Area

a) N/01/96/0385: Dalry: Meiklemyre

Mr J G Crawford, Townhouse, Dickson Court, Beith has applied for planning permission for a change of use and alterations to a former farm buildings to form a house at Meiklemyre, Dalry. Objections have been received from Doctors Arnott, Meiklemyre Farm, Dalry, Mr D McNeil, Danmar, Dalry, Messrs R & M Wilson, Dykes Farm, Dalry and D & J Reid, Whitecraig Farm, Dalry.

The Sub-Committee discussed the suitability of the property for rehabilitation and the problem of a water supply and agreed (a) to request the Principal Officer (Building Control) to investigate the structural condition of the property; and (b) to continue consideration of this application to a future meeting when a full report will be available.

b) N/01/96/0471: Beith: 9 Ash Drive

Mr P Lyall, 9 Ash Drive, Beith has applied for planning permission for the erection of a 2 storey extension to form an additional living area on the ground floor and 2 new bedrooms on the first floor at 9 Ash Drive, Beith. Representations have been received from L E W Shepherd, 11 Ash Drive, Beith and A Allen, 13 Ash Drive, Beith.

Having considered the terms of the representations the Sub-Committee agreed to refuse the application on the grounds that:-

- (1) That the proposed development constitutes overdevelopment of the site, by reason of its siting, design and scale which would be detrimental to the visual amenity of the area and to the general amenity of adjoining properties.
- (2) That the proposed development would be detrimental to the amenity of the adjoining properties to the north, in that it would significantly reduce the amount of sunlight enjoyed in the rear gardens of these properties.

c) N/01/96/0473: Gateside: Whitestones Farm

Mr C M Scott, Redhurst, 5 St. James Street, Dalry has applied for outline planning permission for the erection of a dwelling house on land at Whitestones Farm, Gateside, by Beith. Objections have been received from R McKechan, East Overton, Gateside, By Beith and G Williamson, Coldstream Cottage, Beith.

The Sub-Committee discussed the question of the need for a home on agricultural land which is not farmed on a full time basis and agreed (a) to instruct the Director of Planning, Roads and Environment to submit a report on this matter after consultation with appropriate agricultural bodies to a future meeting; and (b) to continue consideration of the application until the report is available.

4. Irvine/Kilwinning Local Plan Area

a) N/01/96/0500: Irvine: 89 Sillars Meadow

Mr W Gamble, 89 Sillars Meadow, Irvine has applied for outline planning permission for the erection of a single storey dwelling house at 89 Sillars Meadow, Irvine. A representation

has been received from Mrs M Hands, 85 Sillars Meadow, Irvine.

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

- (1) That the proposed development constitutes over-development of an existing house plot in that it is not of a suitable size to accommodate an additional house, garden ground, parking and a turning area.
- (2) The proposed development would be detrimental to the privacy and amenity of adjacent houses.

b) N/01/96/0518: Kilwinning: Lylestone: Old School Building

Mr J Williamson, The New Bungalow, Torransyard, Kilwinning has applied for planning permission for a change of use and the extension of a school building to form a dwelling house at the Old School Building, Lylestone, Kilwinning. Objections have been received from Mr R Morris, 1 Lylestone Terrace, Kilwinning.

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

- (1) 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.
- (2) All scrap vehicles within the curtilage of proposed dwellinghouse will be removed from the site within 28 days from the date of this consent.

5. North Coast and Cumbraes Local Plan Area

a) N/01/96/0396: Portencross: Auchenames House

A. Duffus, Auchenames House, Portencross has applied for planning permission for the erection of a detached garage at Auchenames House, Portencross. A representation has been received from Mr and Mrs J McLachlan, Auldhill Cottage, Portencross.

Having considered the terms of the representation 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 of the proposed finish to the face of the retaining wall.
- (2) That no trees or hedges on the site, other than the trees shown on the submitted plans to be removed and the trees identified as No's 10,11 and 12 on drawing number 01.96.0387 shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

b) N/01/96/0417: West Kilbride: Alton Street: to the rear of 30-34 Ritchie Street

Mr A M Brown, 2 Headrigg Road, West Kilbride has applied for planning permission to erect a detached dwellinghouse and garage at the rear of 30-34 Ritchie Street, Alton Street, West Kilbride. Objections have been received from Mr T J Watt, 30 Ritchie Street, West Kilbride

and Ms M Munn, 28 Ritchie Street, West Kilbride.

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

- (1) 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.
- (2) That the front boundary wall shall have a maximum height of 1 metre above adjacent carriageway level for a distance of 1 metre either side of the vehicular access, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That any proposed gates shall operate inwards only to avoid conflict with vehicles and pedestrians on the adjacent public road/footway.
- (4) That the driveway shall be a minimum of 6 metres long.

c) N/01/96/0457: Millport: Golf Road: Site to the north east of Millburn House

Mr and Mrs T Barbour, 18 Bute Terrace, Millport have applied for planning permission to erect a dwelling house at Golf Road, Millport.

After discussion the Sub-Committee agreed (a) to instruct the Director of Planning, Roads and Environment to discuss revision of the design aspect of the proposals with the applicant's Architect; (b) that the Chair, Vice-Chair and local member visit the site and; (c) to continue consideration of this application to a future meeting.

d) N/01/96/0493: Skelmorlie: Montgomerie Terrace: Plot 1 & 2

Mr V Canata, Bothyhill, Castle Levan, Cloch Road, Gourrock has applied for planning permission to erect a dwelling house at Plots 1 and 2, Montgomerie Terrace, Skelmorlie. A representation has been received from F and G Nicol, 80 Shore Road, Skelmorlie.

Having considered the terms of the representation 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 a 2m wide footway shall be constructed along the frontage of the site prior to the occupation of the dwellinghouse.
- (3) That visibility splays of 2.5m x 50m 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.
- (4) That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines (Chapter 10:8) to the satisfaction of North Ayrshire Council as Planning Authority.
- (5) 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.
- (6) That prior to the commencement of the development the applicant shall: (i) submit proposals for connecting the surface water drain from Halketburn Road and Montgomerie Terrace, which passes through the site, to the existing site drains or repairing the surface water drain; and (ii) implement the surface water connection proposals or repairs to the satisfaction of North Ayrshire Council as Planning Authority.

6. Urgent Items

The Chair agreed to hear the following urgent item.

Irvine: The Vines

The Development Control Sub-Committee on 6 August 1996 agreed to instruct the Director of Planning, Roads and Environment to investigate and take appropriate action in relation to the condition of the site at the Vines.

The Sub-Committee heard that Wimpey had tidied up this site following the decision of the Sub-Committee on 6 August 1996 and agreed that the Enforcement Officer be requested to contact Wimpey again to arrange further tidying.

The meeting ended at 12.10 p.m.