

Planning Committee  
8 June 2010

**IRVINE, 8 June 2010** - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

**Present**

Margie Currie, Robert Barr, Matthew Brown, Ian Clarkson, John Ferguson, Ronnie McNicol, Pat McPhee, John Moffat and Ryan Oldfather.

**In Attendance**

I.T. Mackay, Solicitor to the Council, K. Thomas, Manager Protective Services, J. Miller, Chief Development Management Officer, A. Craig, Senior Solicitor, J. Murdoch, Senior Environmental Health Officer and J. Law, Solicitor (Corporate Services); and M. Anderson, Committee Services Officer and K. Dyson, Communications Officer (Chief Executive's Service).

**Chair**

Councillor Currie in the Chair.

**Apologies for Absence**

Elizabeth McLardy, David Munn and Robert Rae.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 16.

**2. Ardrossan, Saltcoats and Stevenston**

**10/00194/PP: Ardrossan: 32B Montgomerie Street**

M. Jack, 32B Montgomerie Street, Ardrossan, has applied for planning permission for the continuation of the car valet centre use at that address.

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

1. That, within 3 months of the date of this permission, the applicant shall install a drainage interceptor over the width of the site access to the satisfaction of North Ayrshire Council as Planning Authority in order to prevent surface water issuing from the site on to the public road.

### **3. Irvine/Kilwinning**

#### **10/00246/PP: Irvine: 33 Kilwinning Road**

Deluxe Car Washes Limited, 36 St. Leonard's Wynd, Ayr, have applied for planning permission for a proposed change of use of former petrol station to hand car wash, including siting of portacabin (for a temporary period of 1 year), at 33 Kilwinning Road, Irvine. 23 objections have been received, as detailed in the Annex to the report, including an objection from Irvine Community Council.

The Chief Development Management Officer advised of a proposed change to Condition 6 to amend the requirement for hard-surfacing in recognition of the temporary nature of the recommended consent.

The Committee, having considered the terms of the objections, agreed to grant subject to the following conditions:-

1. That the operation of the hand car wash hereby approved shall discontinue and the portacabin, shall be removed and the land restored to its former condition on or before 8 June 2011 unless North Ayrshire Council as Planning Authority gives written consent to any variation.
2. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter, a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That, prior to the operation of the hand car wash, the boundary fence as shown on the approved plan(Drawing No. J9/02) shall be erected and thereafter maintained to the satisfaction of North Ayrshire Council as Planning Authority unless North Ayrshire Council gives written consent to any variation.
4. That the use hereby approved, shall not operate outwith the hours of 0900 to 1800 on Monday to Saturday, unless North Ayrshire Council gives written consent to any variation.
5. That any vehicles associated with the use hereby approved, shall not queue or park on the public road or sit across the footway entrance at Kilwinning Road to the satisfaction of North Ayrshire Council as Planning Authority.

6. That details of the areas to be hard surfaced, in order to prevent deleterious material being carried onto the carriageway and to be designed in such a way that no surface water shall issue from the site, shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of development.

7. That, prior to the operation of the hand car wash hereby approved, vehicle parking/waiting spaces as shown on the approved plan (Drawing No: - J9/02) shall be clearly lined and marked to the satisfaction of North Ayrshire Council as Planning Authority.

8. That, prior to the commencement of the use, hereby approved, details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by, North Ayrshire Council as Planning Authority. Thereafter, any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority. In addition, prior to the commencement of the development, hereby approved, details of the proposed factor or management agency and a management plan, including a risk assessment for public safety, management responsibilities and maintenance schedules for the approved scheme, shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority. The management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.

9. That, prior to the commencement of the use, hereby approved, a drainage interceptor shall be installed in order to prevent surface water issuing from the site on to the public road and neighbouring land, to the satisfaction of North Ayrshire Council as Planning Authority, unless otherwise agreed in writing.

#### **4. North Coast and Cumbraes**

##### **09/00584/PP: West Kilbride: Seamill: 31 Ardrossan Road: Merrick Hotel**

R. Waugh, per Thomson Dawes, Chartered Architects, 21 Portland Road, Kilmarnock, has applied for planning permission to the formation of decking to the rear, for the consumption of food and beverages, and repositioning of the exit door at the Merrick Hotel, 31 Ardrossan Road, Seamill, West Kilbride. 6 objections and 12 letters of support have been received, as detailed in the Annex to the report.

The Solicitor to the Council advised of the receipt of further information in relation to the application and recommended that the matter be continued to the next meeting to give officers an opportunity to consider the information received.

The Committee agreed to continue consideration of the application to its next meeting.

The Meeting ended at 2.10 p.m.