

Development Control Sub Committee
16 September 1997

Irvine, 16 September 1997 - 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, Ian Clarkson, James Clements, David Gallagher, Margaret Highet, James Jennings, Thomas Morris, Robert Reilly, Richard Wilkinson.

In Attendance

R. Forrest, Principal Planning Officer, J. Delury, Principal Officer Building Control, D. Cartmell, Team Leader Development Control (Planning, Roads and Environment), S. Bale, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

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

Submitted reports by the Director of Planning, Roads and Environment on requests for relaxation in respect of the following applications:-

a) Muirside Lodge & Cottage, Stevenston Road, Kilwinning: BW/97/06907 & RX/97/0027

Regulation 9 as read with Technical Standard D2.03 requires a stair and floor forming part of an escape route to be constructed of non-combustible materials.

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

(1) That a suitable fire alarm and detection system shall be installed to comply with BS5839 Part 1 1988.

(2) That the underside of the timber stair and landings shall be upgraded to achieve 60 minutes fire resistance.

b) 29 Howden Avenue, Kilwinning: BW/97/0801 & RX/97/0033

Regulation 9 as read with Technical Standard S2.18 required 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 the following conditions:-

(1) That a minimum width of 620mm shall be maintained on the landing when the stairlift is in parked or stowed position.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

Submit reports on the following applications:-

a) N/01/97/0373: Saltcoats: Hamilton Street: Car park adjacent to La Scala Cinema

Spook Erection Ltd, 15 Queens Road, Evesham, Worcestershire have applied for a continuation of use of the land for an open air general retail market on one day per week at Kirkgate (car park adjacent to former La Scala Cinema), Hamilton Street, Saltcoats.

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

(1) That the use hereby permitted shall be discontinued and the land restored to its former condition on or before 16 September 1998.

(2) That the use of Kirkgate by vehicles serving the market shall be restricted to access/egress only and that loading and unloading in Kirkgate shall not be permitted.

(3) That the applicants shall ensure that vehicles serving the market are not parked in adjacent streets and shall require them to be parked at suitable public car parks as may be specified by North Ayrshire Council as Planning Authority.

(4) That no food or drink shall be displayed for sale except from catering vehicles and from stalls which meet the standards specified by the Food Hygiene (Scotland) Regulations.

(5) That stalls selling food shall (i) have a piped supply of hot water; (ii) have suitable hand washing facilities; (iii) arrange to provide suitable drainage; and (iv) arrange for all foodstuffs to be stored in such a manner as to prevent contamination, all to the satisfaction of North Ayrshire Council as Planning Authority.

(6) That the applicants arrange for (i) the hire and collection of a skip to contain all litter from the site, which skip shall be situated in or close by the site and shall be collected immediately after the market is closed; (ii) the site to be tidied after each day of operation, and (iii) the constant uplifting of litter from within the site during the hours of operation of the market, all to the satisfaction of North Ayrshire Council as Planning Authority.

(7) That the site shall be used as a market on Saturdays only.

b) N/01/97/0377: Ardrossan: 37 Rowanside Terrace:

Mr M Taggar, c/o 39/41 Rowanside Terrace, Ardrossan has applied for a change of use of vacant video hire shop to hot food carry-out at 37 Rowanside Terrace, Ardrossan. Objections have been received from T. Adamson, 35 Rowanside Terrace, Ardrossan, T. C. Rout, 58 Rowanside Terrace, Ardrossan, Ms K Allen, 64 Rowanside Terrace, Ardrossan, J. McGlynn, 66 Rowanside Terrace, Ardrossan and a petition of 72 signatures of residents of Rowanside Terrace, Ardrossan and the surrounding area. A representation in the form of a petition containing 182 signatures in support of the application from residents of the local area was also received.

Having considered the terms of objections and the representation in support, the Sub-Committee agreed to refuse the application on the grounds:-

(1) That the proposal would be detrimental to the amenity of the area in that it would exacerbate existing problems of general disturbance and give rise to smell and fumes.

c) N/01/97/0388: Stevenston: B & Q Supercentre

B & Q Plc, 1 Hampshire Corporate Park, Chandles Ford, Eastleigh have applied for planning permission for the siting of a mobile catering unit in the car park at B & Q Supercentre, Stevenston.

The Principal Officer Planning advised that the applicant had submitted a letter in support of the application informing that, unlike the larger warehouse stores, smaller stores such as Stevenston, cannot support an interior catering unit and 90% of the 40 stores in Scotland have mobile catering units operating within their site. Operators are required to have membership of the Mobile and Outdoors Caterers Association and full insurance.

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

(1) That the proposed development would be detrimental to the character and visual amenity of the area.

(2) That the proposed development would be inappropriately located within the car park to the detriment of pedestrian safety.

3. Garnock Valley Local Plan Area

a) N/01/97/0265: Burnhouse: 3 Barrmill Road

Mrs I Wilson, 3 Barrmill Road, Burnhouse has applied for planning permission for alterations and extension to existing house including the addition of a full length dormer to the rear and a bay window to the front of 3 Barrmill Road, Burnhouse. An objections has been received from Mr W Rodger and Ms B. Bon, 'Isere' Barrmill Road, Burnhouse.

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

4. North Coast and Cumbraes Local Plan Area

a) N/01/97/0286 & N/02/97/0010: Largs: South Bay Hotel; 2 May Street

Consul Sun Centre, 1087 Paisley Road West, Glasgow have applied for planning permission to erect a leisure suite containing 4 sun beds within the grounds of hotel and the erection of 2 conservatories and listed building consent for 2 conservatories and internal alterations at the South Bay Hotel, 2 May Street, Largs. Objections in terms of (a) the planning permission have been received from Mari Forbes, 1 Acre Avenue, Largs, M M Paterson, 10 May Street, Largs, F Alexander, 11 Duffield Drive, Largs, V B McCaffery, 8 Broom Court, May Street, Largs, R J Cairney, 3 Acre Avenue, Largs, Mrs M C McEwing, 2 Broom Court, Largs, Mrs A Alexander, 1 Duffield Drive, Largs, W Gordon Clark, 6 Broomfield Crescent, Largs, Miss S Allan, 6 Broom Court, Largs, Dr T E Dyer, 12 May Street, Largs, B S Scott, Littleraith, Largs and Mr and Mrs C P G Munton, 5 Broom Court, Largs; and (b) the listed building application were received from Mr F Alexander, 4 Duffield Drive, Largs, Mrs A Alexander, 1 Duffield Drive, Largs and Dr. T E Dyer, 12 May Street, Largs.

The Sub-Committee agreed to continue consideration of the application to allow the Chair, Vice-Chair and Largs local members to visit the site.

b) N/01/97/0309: Seamill: Maimhor Road: Land to east, off Fullerton Drive

Laurel Homes Ltd, 36A Templand Road, Dalry have applied for an amendment to application No. 01/95/0362 for the erection of 74 dwelling houses/flats, to include repositioning of houses and amendment to house types at land to the east, off Fullerton Drive, Maimhor Road, Seamill. An objection has been received from J. Seddon, 10 Fullerton Drive, Seamill.

Having considered the terms of the objection, the Sub-Committee agreed to grant the

application subject to the following conditions:-

(1) That visibility splays of 4.5m x 60m at the junction of the access road with Fullerton Drive shall be provided and maintained on land within the applicant's control, such that there is obstruction to visibility above a height of 1.05 metres measured about the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That a 45m sightline to allow for forward stopping visibility across the bend in front of plots 43 - 47 inclusive shall be provided such that there is no obstruction to visibility above a height of 1.05m measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That the width of Fullerton Drive at the new T-junction shall be 6m.

(4) That the footway on the south side of Fullerton Drive, adjacent to the gas governor, shall be extended around the new T-junction radius to provide a safe pedestrian crossing point.

(5) That the corner radii at the new T-junction shall be 7.5m.

(6) That the visitor parking bays located in front of plots 70 and 75 shall be removed.

(7) That the first 2m of each driveway and shared private access shall be surfaced to prevent loose material being deposited on the road, and shall be constructed in such a way that no surface water shall issue onto the road.

(8) That access to the shared surface cul-de-sac shall be via the ramped transition detail shown in figure 6.65 of the Roads Development Guide.

(9) That access to the private parking areas serving units 48-67 shall be taken via a footway crossing as shown in figure 10.18 of the Roads Development Guide.

(10) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the phasing programme; 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.

(11) That no trees or hedges on the site, other than the trees marked as to be removed on landscape drawing No. WM.134 PLO2, dated 7/97, shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

(12) That the phasing of the development shown on drawing No. PH-02 REV B shall be adhered to with at least 75% of the houses in each phase complete and occupied before the next phase is commenced.

(13) That prior to the commencement of any building work; (i) the junctions of Fullerton Drive with the trunk road and the site access road together with the proposed alterations to the section of Fullerton Drive between the junctions shall be constructed in accordance with the plans hereby approved; and (ii) the applicants shall construct a temporary access road, following the line of the permanent access road to phases 2-6 to enable construction traffic to gain access to the site compound; the first 50m of which from the junctions of Fullerton Drive shall have a tarmac surface all to the satisfaction of North Ayrshire Council as Planning Authority.

(14) That the rights of way across the site shall be kept open during the course of the development as detailed in the plans hereby approved to the satisfaction of North Ayrshire Council as Planning Authority.

(15) That prior to the occupation of the houses on either side (plots 25 and 26), the future access road to the area of ground identified on the plans hereby approved as 'proposed nursing

home development (subject to separate application)', shall be constructed in accordance with the plans hereby approved and to the satisfaction of North Ayrshire Council as Planning Authority.

(16) That the area of ground identified on the plans hereby approved as 'proposed nursing home development (subject to separate application)', shall be maintained in a tidy condition to the satisfaction of North Ayrshire Council as Planning Authority until such times as the ground is developed.

(17) That prior to any of the units being occupied, and where Council adoption is not to be pursued, there shall be submitted for approval by North Ayrshire Council as Planning Authority details of the proposed factor or management agency and a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space, landscaping. The landscape management plan shall be carried out as approved and the agreed agency shall only be changed with the consent of the majority of householders and the agreement of North Ayrshire Council as Planning Authority.

(18) That prior to any units being sold, the developer will make prospective purchasers aware of the management arrangements and individual obligations relating to common landscaped area, open space and play area.

c) N/01/97/0366 & N/02/97/0015: Largs: Broomfield: Priory House Hotel

Maksu Hotels Ltd, Priory House Hotel, Broomfield, Largs have applied for planning permission and listed building consent for an extension to form an entrance and reception area at Priory House Hotel, Broomfield, Largs.

The Sub-Committee agreed (a) to grant the planning permission subject to the following condition:-

(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 a sample of the stone faced masonry blockwork, ridge cresting, finials, entrance columns and entrance steps; and

(b) subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to grant Listed Building Consent subject to the following condition:-

(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 a sample of the stone faced masonry blockwork, ridge cresting, finials, entrance columns and entrance steps.

d) N/01/97/0394: Largs: Irvine Road: Broomcliffe (ground to east)

Mr W Muir, Broomcliffe, Irvine Road, Largs has applied for planning permission for the erection of a dwelling house and garage at (ground to the east), Broomcliffe, Irvine Road, Largs. A petition of objection, containing 7 signatures, has been received from residents of Nos 1 - 5 Broompark, Largs together with a letter of objection from Mr and Mrs J Wright, Fairways, Irvine Road, Largs. A letter of representation was also received from Mr and Mrs D Clark, Broomcroft, Irvine Road, Largs.

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

(1) That the proposed development would detract from the amenity and appearance of the area in that it would result in the removal of trees which form an effective screen to the trunk road and an attractive setting for existing developments.

(2) That the proposed development would be contrary to policy FAR5 of the North Coast and Cumbraes Local Plan in that it would result in the loss of trees within the Tree Preservation

Order Largs No. 3.

(3) That the proposed dwellinghouse would be detrimental to the character and amenity of the area and would not be in keeping with other developments in the vicinity by reason of its scale, design and external appearance.

(4) That the proposed development would be detrimental to the safety and free flow of traffic on the trunk road in that it would increase the number of vehicles entering and leaving the traffic stream at a point where visibility is restricted, as advised by S.O.D.D. Roads Directorate.

e) N/03/97/0020: Largs: 28 Irvine Road

Kwik Fit Properties, 17 Corstorphine Road, Edinburgh have applied for planning permission to erect a gantry sign at 28 Irvine Road, Largs. Objections have been received from Mrs N Hamilton, 25 Irvine Road, Largs, Mr W Cowan, 1 Lovat Street, Largs and Mr S Henderson, 24 Irvine Road, Largs.

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

(1) That the display shall be for a period of 5 years from the date of this consent.

5. Urgent Items

The Chair agreed to hear the following urgent item.

6. The Vines, Irvine

Councillor Carson requested that clarification be sought from the developer on the timescale for restoration of the right of way at James Crescent/Old Caley Road, Irvine.

The Sub-Committee agreed that officers should write to the developer on this matter.

The meeting ended at 11.40 a.m.