

Planning Sub Committee of Corporate Services Committee
3 February 2003

IRVINE, 3 February 2003 - At a Meeting of the Planning Sub Committee of Corporate Services Committee at 2.00 p.m.

Present

David Munn, Robert Reilly, Ian Clarkson, Jane Gorman, Elizabeth McLardy, Elisabeth Marshall, David O'Neill, and John Reid.

In Attendance

A. Fraser, Manager (Legal Services) and D. Cartmell, Chief Development Control Officer (Legal and Protective); R. Forrest, Principal Planner (Development and Promotion); and M. McKeown, Corporate and Democratic Support Officer (Chief Executive's).

Chair

Councillor Reilly in the Chair.

Apologies for Absence

Samuel Gooding, John Sillars and Richard Wilkinson.

1. Arran Local Plan Area

N/02/00852/PP: Brodick: The Book & Card Centre

A. I. Johnston, t/a The Happy Spider Trading Company, The Book and Card Shop, Shore Road, Invercloy, Brodick, has applied for Planning Permission for the removal of outbuildings and the erection of a dwellinghouse at that address.

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

1. That the proposed development would contravene the provisions of Policy HOU3 of the adopted Isle of Arran Local Plan in that it would be over-development of the site to the detriment of the amenity of the site and of neighbouring proprietors; and

2. That the form of the proposed development would be detrimental to the amenity of the dwellinghouse in that the scale and layout of private open space is inadequate.

2. Garnock Valley Local Plan Area

N/02/00647/OPP: Beith: 38 Reform Street

Mr. Gary G. Pearson, Yardfoot Farm, Lochwinnoch, has applied for Outline Planning Permission for the demolition of an existing derelict cottage, and the erection of 3 dwellinghouses at 38 Reform Street, Beith. An objection has been received from Gavin and Julie Crook, 3 Lochlands Grove, Beith.

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

1. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced;
2. That vehicular access to the site shall be provided with drop kerb footway crossings as detailed in sections 5.2 and 10.8 (and Fig. 10.16) of the Council's Roads Development Guidelines;
3. That a 2 metre wide footway shall be constructed along the frontage of the site prior to the occupation of the dwellinghouses;
4. That the first 2 metres of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway; and
5. That all demolition materials shall be transported by a registered waste carrier to a suitably licensed facility, to the satisfaction of North Ayrshire Council as Planning Authority.

3. Irvine/Kilwinning Local Plan Area

3.1 N/02/00207/PP: Irvine: 72-76 High Street

Mr. Peter Edge, 18 Harling Drive, Troon, has applied for Planning Permission for the modification of Condition No. 2 attached to Planning Permission N/01/97/0179 (granted in December 1997), to permit a watching brief by an approved archaeological organisation at 72-76 High Street, Irvine.

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

1. That the proposed modification to condition 2 attached to 01/97/0179 would be contrary to the advice of West of Scotland Archaeology Service and would not be in interest of securing the preservation of important archaeological remains.

3.2 N/02/00679/PP: Kilwinning: Site to North of Whitehirst Farm

Mr. H. Fitzsimmons, 12 Beechwood, Kilwinning, has applied for Planning Permission for the conversion of an existing farm building on a site to the north of Whitehirst Farm, Kilwinning, to create 2 dwellinghouses.

The application was continued to a future meeting to allow further discussions between Development Control Officers and the applicant regarding a proposed revised application.

3.3 (i) N/02/00819/PP; and (ii) N/02/00820/LBC: Kilwinning: Main Street: Kilwinning Abbey Clock Tower

Vodafone Ltd., c/o Daly International, Unit 9, 1A Michaelson Square, Kirkton Campus, Livingstone, have applied for Planning Permission and Listed Building Consent for the replacement of existing timber louvres with balsa replica louvres at the Kilwinning Abbey Clock Tower, Main Street, Kilwinning, to allow for the internal installation of telecommunications apparatus. An objection has been received from Mrs. R. Mapplebeck, Weston, Annbank, Ayr.

The Sub Committee, having considered the terms of the objection, agreed to grant (a) Listed Building Consent subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; and (b) Planning Permission subject to the following conditions:-

1. That within 1 month of the commencement of the use of the apparatus, the applicant's existing mast at the BT Exchange site shall be removed and the land restored to its original condition, to the satisfaction of North Ayrshire Council as Planning Authority; and
2. That within 6 months of the apparatus hereby approved becoming redundant, it shall be removed and the land reinstated to its former condition, to the satisfaction of North Ayrshire Council as Planning Authority.

4. North Coast and Cumbraes Local Plan Area

4.1 N/02/00592/PP: Skelmorlie: 25 Shore Road

George Maltby, Redcliffe House Hotel, 25 Shore Road, Skelmorlie, has applied for Planning Permission for the erection of 17 flats with associated car parking and infrastructure at that address.

The Sub Committee agreed to grant the application subject to (a) the applicants entering into a Section 75 Agreement to provide payment to the Council of a commuted sum for the provision of play facilities in Skelmorlie; and (b) the following conditions:-

1. That visibility splays shall be provided and maintained on each side of the new access to the satisfaction of North Ayrshire Council as Planning Authority. The splay to the north is the triangle of ground bounded on two sides by the first 4.5 metres of the centre line of the access and the near side trunk road carriageway measured 120 metres (Y dimension) from the intersection of the access with the trunk road. The splay to the south is the triangle of ground bounded on 2 sides by the first 3.35m of the centreline of the access and the trunk road carriageway centreline measured 100m (Y dimension) from the intersection of the access with the trunk road. In a vertical plane nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2 metres positioned at the setback dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the Y dimension;

2. That there shall be no drainage connections to the trunk road drainage system;
3. That the gradient of the access shall not exceed 1 in 8 metres for a distance of 10 metres from the nearside edge of the trunk road carriageway, and the first 20 metres shall be surfaced in a bituminous surface and measures shall be adopted to ensure that all drainage from the site does not discharge onto the trunk road;
4. That there shall be provided in the curtilage of the site 25 parking spaces and an adequate and unobstructed turning area;
5. That before the development is commenced the proposed access shall be constructed by the applicant to a standard as described in the Design Manual for Roads and Bridges Vol 6 TD41/95 Layout 3 to the approval of North Ayrshire Council as Planning Authority. The bellmouth shall be constructed with a 5.5 metre wide throat width and 7.5 metres radii;
6. That a 2 metre wide footway shall be constructed across the entire frontage of the site;
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 of:
i) the proposed external finishes to the building; ii) the surface finish to the car park and manoeuvring areas; and iii) the design and appearance of the reconstructed wall along the western boundary of the site;
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 specification for the construction of the access road and manoeuvring area which shall be capable of supporting vehicles with an axle load of at least 11 tonnes;
9. That the surface water arising from the site shall be treated in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000" to the satisfaction of North Ayrshire Council as Planning Authority;
10. 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 land and details of any to be retained together with measures for their protection in the course of the development;
11. 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; and

12. 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 design and appearance of the proposed bin storage facility.

4.2 N/02/00870/PP: Largs: Site to South of 5 Acre Avenue

Mrs. E. Mailer, Ground Right Flat, 7 Acre Avenue, Largs, has applied for Planning Permission for the erection of a dwellinghouse with integral garage on a site to the south of 5 Acre Avenue, Largs. Objections have been received from L. Humes, Flat 5, 7 Acre Avenue, R.W. Kerr, Flat 1, 7 Acre Avenue, and H.P. Lumsden, 23 Hutcheson Drive, all Largs.

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

1. That the vehicular access to the site shall be provided with a drop kerb footway crossing to be formed as detailed in Sections 5.2 and 10.8 (and Figure 10.16) of the Roads Development Guidelines;
2. That the first 2.0 metres of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway;
3. That the external finish of the walls and roofing material shall be as detailed in the letter dated 17 December 2002, and shall not be varied without the prior written approval of North Ayrshire Council as Planning Authority;
4. That vehicular access to the site shall only be taken from Duffield Drive as shown on the approved plans and prior to work commencing on site the existing access from Acre Avenue shall be closed off to the satisfaction of North Ayrshire Council as Planning Authority; and
5. That prior to work commencing on site, samples of the artificial stone to be used in the construction of the dwellinghouse hereby approved shall be submitted to, and approved in writing by, North Ayrshire Council as Planning Authority.

5. Breach of Conditions Notice: Laurel Homes Ltd Residential Development at Jacks View, West Kilbride

Submitted report by the Assistant Chief Executive (Legal and Protective) on the serving of a Breach of Conditions Notice regarding the failure of Laurel Homes Ltd to landscape the embankment in Jacks View adjacent to the western edge of the site at Corsehill Drive, West Kilbride.

The Sub Committee agreed to approve the exercise of a Breach of Conditions Notice to secure the implementation of landscaping works on the embankment in Jacks View at the western edge of the site adjoining Corsehill Drive, West Kilbride.

6. Proposed Tree Preservation Order: William Tricker Crescent and Barrmill Road, Beith

Submitted report by the Assistant Chief Executive (Development and Promotion) on the serving of a Tree Preservation Order at William Tricker Crescent and Barrmill Road, Beith.

The Sub Committee agreed to serve a Provisional Tree Preservation Order in terms of Section 163 of the Town and Country Planning (Scotland) Act 1997 on four groups of trees at William Tricker Crescent and Barrmill Road, Beith, in order to protect the existing trees in the interests of the amenity of the area.

7. Naming of New Housing Development by Harlequin Homes Ltd., at Redheugh Estate, off Dipple Road, Kilbirnie

Submitted report by the Assistant Chief Executive (Development and Promotion) on the naming of a new housing development off Dipple Road, Kilbirnie.

The Sub Committee agreed to name the development " Redheugh Avenue".

8. Valedictory

Councillor Munn, on behalf of the Sub Committee, thanked Mr. Dave Cartmell, Chief Development Control Officer (Legal and Protective) for his contribution to the work of the Council, and in particular the Planning Sub Committee, and extended his best wishes to Mr. Cartmell on his retirement from the Council.

The Meeting ended at 2.25 p.m.