

Planning Sub Committee of Corporate Services Committee  
24 February 2003

**IRVINE, 24 February 2003** - At a Meeting of the Planning Sub Committee of Corporate Services Committee at 2.00 p.m.

**Present**

David Munn, Jack Carson, Gordon Clarkson, Ian Clarkson, Jane Gorman, Elizabeth McLardy, Elisabeth Marshall, John Moffat, David O'Neill, and Robert Rae.

**In Attendance**

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

**Chair**

Councillor Munn in the Chair.

**Apologies for Absence**

Samuel Gooding and Robert Reilly.

**1. Arran Local Plan Area**

**N/02/0672/OPP: Lochranza: South Newton: Site to the North of Briarbank Cottage**

John Thomson Construction Ltd., Lamlash, has applied for outline planning permission for a residential building plot on a site to the north of Briarbank Cottage, South Newton, Lochranza, Isle of Arran. Objections have been received from Dr K. G. Macleod, Ruanacreag, South Newton Shore, Lochranza and J. Roberts, Arran Civic Trust, 3 Glen Place, Brodick.

The Sub Committee, having considered the terms of the objections, agreed to refuse the application on the following grounds:-

1. That the proposed development would be contrary to Policy HOU4 in the adopted Isle of Arran Local Plan in that it would not conform to the Development Strategy for the rural community of Lochranza in that it would result in the loss of a gap which makes a considerable contribution to the character and amenity of the area and add to ribboning along a road.

2. That the proposal would be contrary to Policy TOU8 of the Finalised Replacement Isle of Arran Local Plan in that it would result in the development of Protected Open Space which would reduce the openness of the area, detracting from its character and the amenity it affords.

3. That, if granted permission, an undesirable precedent would be set for further infilling of the undeveloped gaps along the Newton Shore which would damage the character of this part of Lochranza and detract from the amenity it affords.

## **2. Irvine/Kilwinning Local Plan Area**

### **2.1 N/03/00045/PP: Irvine: The Ship Inn: 120-122 Harbour Street**

Iain Murray, 5 Castle Street, Irvine, has applied for planning permission for the conversion of the first floor storage accommodation at The Ship Inn, 120-122 Harbour Street, Irvine, into five hotel bedrooms with en-suite shower rooms and for the installation of a new fire escape stair.

The Sub Committee agreed to grant the application.

### **2.2 N/02/00649/PP: Irvine: 19 Fairways**

Mr and Mrs Cowan, 19 Fairways, Irvine, have applied for planning permission for an extension to the dwellinghouse at that address to form a lounge with balcony over. An objection has been received from R. & D. Gibson, 18 Fairways, Irvine.

The Sub Committee, having considered the terms of the objection, 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 samples of the proposed external finishes.
2. That the three windows in the south (side) elevation shall be non-opening.

### **2.3 N/02/00846/PP: Dreghorn: Site to Rear of 102 Main Street**

Annie C. Lindsay, 102 Main Street, Dreghorn, has applied for planning permission to change the use of public open space on a site to the rear of that address to garden ground.

The report by the Assistant Chief Executive (Legal and Protective) recommended that the application be refused on the grounds that (a) the proposed development would be contrary to Leisure Policy TOU11 in the Adopted Irvine/Kilwinning Local Plan in that it would not meet criteria 2, 3 and 4 in the Policy; and (b) the proposal would set an undesirable precedent and it could lead to similar requests thereby causing further loss of amenity open space.

Councillor Moffat, seconded by Councillor Gorman, moved that the application be granted in the interest of tidying up the public open space and improving the general amenity of the area. As an amendment, Councillor O'Neill, seconded by Councillor Ian Clarkson, moved that the application be refused on the grounds stated.

On a division there voted for the amendment 3, and for the motion 6 and the motion was declared carried.

Accordingly, the Sub Committee agreed that the application be granted subject to the following conditions:-

1. That the treatment of the boundary enclosure shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.
2. That details of any trees on the site to be felled shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to any felling.

### **3. North Coast and Cumbraes Local Plan Area**

#### **3.1 N/02/00210/PP: Skelmorlie: 7 The Crescent**

Mr and Mrs Vincent Bissette, 72 Ben Nevis Way, Cumbernauld, Glasgow, have applied for planning permission for the erection of a dwellinghouse with integral garage at 7 The Crescent, Skelmorlie. Objections have been received from Mrs Elizabeth Walker, 57 Innes Park Road, Mr and Mrs G. Ross, "Rowan", The Lane, F. & E. MacDonald, "Valtos", The Lane, J. N. Pratt, Skelmorlie Cottage, 14 The Lane, and J. Paton, Tudor House, The Crescent, all Skelmorlie.

The Sub Committee, having considered the terms of the objections, 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 (i) the proposed external finishes; and (ii) the surface finish to the parking/turning area, the first two metres of which measured from the public road shall be hard surfaced.
2. That the roofing material shall be natural or artificial slate, a sample of which shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.
3. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority replacement tree planting proposals, which shall include the use of extra heavy standard trees and details of species and aftercare.

4. That the replacement tree planting shall be carried out in the first planting season following the occupation of the building or completion of the development, whichever is the sooner; and any trees which, within the 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.

5. That prior to the occupation of the house (i) the reformed wall at the south-east corner of the site shall be constructed in accordance with the details shown in the plans hereby approved using existing stone and constructed to the height of the existing wall; and (ii) the new road surface at the radius corner shall be formed to the satisfaction of North Ayrshire Council as Planning Authority.

6. That the access shall be designed in such a way that no surface water shall issue from the access on to the carriageway.

7. That notwithstanding the permission granted by Article 3 of and Class 1 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 curtilage of the dwellinghouse.

### **3.2 N/02/00493/PP: Fairlie: Southannan Estate**

R. D. K. Construction Ltd., 52A Hamilton Street, Saltcoats, have applied for planning permission for part conversion/part demolition of derelict outhouses at Southannan Estate, Fairlie, to form 3 dwellinghouses.

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

1. That before the development is commenced the existing access shall be improved by the applicant to a standard as described in the Design Manual for Roads and Bridges Vol. 6 TD 41/95 Layout 3 to the approval of North Ayrshire Council as planning authority. The bellmouth shall be constructed with 10.0 metre radii.

2. That a 2.0m wide footpath shall be provided at the developer's expense, linking the development to the existing footpath network at the 30mph gateway on the East side of the A78 to the North.

3. That there shall be no drainage connections to the trunk road drainage system and measures shall be adopted to ensure that no drainage from the site discharges onto the trunk road.

4. That there shall be no gates limiting through access from the Trunk Road to the properties.
5. That visibility splays shall be provided and maintained on each side of the modified access such that there shall be no obstruction to visibility from a driver's eye height of 1.05m-2.0m, positioned at the set back distance (X) on the proposed access, to an object height of 0.26m-1.05m within the triangular areas defined below:-
  - a) the set back distance, or X distance, shall be a line 4.5 metres long measured along the centreline of the access road from the nearside edge of the trunk road carriageway.
  - b) the Y distance shall be a line 215 metres long measured along the nearside edge of the trunk road carriageway from the centreline of the proposed access road in both directions.
  - c) two Straight lines connecting the terminations of the above lines.
6. That the developer shall enter into a Minute of Agreement with the Scottish Executive as Trunk Roads Authority in relation to the provision and timescale of implementation of the infrastructure modifications indicated above. This agreement shall be completed prior to any development commencing on site.
7. That foul drainage from the development shall be connected to the public sewer.
8. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
9. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of the colour finish to the walls of the houses.
10. That the roofing material shall be natural or artificial slate, a sample of which shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.

11. That no development shall take place until there has been submitted to an approved by North Ayrshire Council as Planning Authority a scheme of landscaping for the ground to the rear of the cottages which shall include details of species, planting densities, soil treatment and aftercare.

12. 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.

13. That notwithstanding the permission granted by Article 3 of and Classes 1, 2 and 3 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.

14. That notwithstanding the permission granted by Article 3 of and Class 7 of Part 2 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 gates, fences, walls, or other means of enclosure within the curtilages of the dwellinghouses.

### **3.3 N/01/00181/LBC: Largs: 2 May Street**

Brian Corkindale, 8 Broompark, 128 Irvine Road, Largs, has applied for listed building consent (retrospective) for the installation of replacement windows at 2 May Street, Largs.

The Sub Committee agreed, subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to grant Listed Building Consent.

The meeting ended at 2.25 p.m.