



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

8 November 2012

Planning Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **WEDNESDAY 14 NOVEMBER 2012** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The Minutes of the previous meeting of the Planning Committee held on 24 October 2012 will be signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Ardrossan, Saltcoats and Stevenston

Submit report on the following application:-

12/00548/PP: Saltcoats: 6 Adams Avenue

Erection of single storey extension to side of shop unit and reposition of existing shop compressor units

(copy enclosed).

4. North Coast and Cumbraes

Submit reports on the following applications:-

4.1 12/00565/PP: West Kilbride: 1 Arthur Street: Village Hall

Demolition of existing single storey extension and wall and erection of new 1.5 storey extension with alteration to pedestrian access and associated hardstanding

4.2 12/00433/PP: West Kilbride: Drummilling Road: West Kilbride Cemetery

Change of use of agricultural land to form extension to existing cemetery

(copies enclosed).

5. Urgent Items

Any other items which the Chair considers to be urgent.

Planning Committee

Sederunt: Matthew Brown (Chair)
John Ferguson (Vice-Chair)
Robert Barr
John Bell
John Bruce
Joe Cullinane
Ronnie McNicol
Tom Marshall
Jim Montgomerie
Robert Steel

Chair:

Attending:

Apologies:

Meeting Ended:

Planning Committee
24 October 2012

IRVINE, 24 October 2012 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, Elizabeth McLardy, Robert Barr, John Bruce, Joe Cullinane, John Ferguson, Ronnie McNicol, Tom Marshall and Jim Montgomerie.

In Attendance

J. Miller, Senior Planning Services Manager, K. Smith, Senior Planning Officer, D. Hammond, Team Manager (Development Plans) and J. Law, Solicitor (Contracts and Conveyancing) (Corporate Services); K. Dyson, Communications Officer and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bell.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the previous meeting of the Committee held on 26 September 2012 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Irvine/Kilwinning

3.1 12/00467/PP: Irvine: Woodlands Avenue: The Kiosk

Amir Ali Munaner, c/o The Kiosk, Woodlands Avenue, Irvine has applied for planning permission for the deletion of condition 3 of planning permission 10/00316/PP to enable a takeaway to operate separately from the Kiosk in Woodlands Avenue, Irvine. Three representations have been received, as detailed in the report.

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

1. That the hours of operation of the takeaway facility at "The Kiosk" shall be only during the period between 0700 hours and 1500 hours.
2. That the hours of operation of the new build takeaway facility shall be only during the period between 1600 hours and 2200 hours.
3. That, prior to the new build takeaway becoming operational, details of a lay-by parking area within the area to the front of the application site at Woodlands Avenue, including the provision of a pedestrian nib, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development may commence operating only upon the completion of the parking spaces and nib to the satisfaction of North Ayrshire Council as Planning Authority.

3.2 12/00411/PP: Kilwinning: Pennyburn Road: Kilwinning Sports Club

Kilwinning Sports Club, Pennyburn Road, Kilwinning have applied for planning permission for the erection of an extension to the front and side of the pavillion at the Sports Club to form office/storage space.

The Committee agreed to grant the application.

4. North Coast and Cumbraes

12/00480/PP: Millport: Site to South of 2 Ninian Street

Firthport, 50 Shawmoss Road, Glasgow have applied for planning permission for the erection of a detached dwellinghouse, including balcony, at a site to the south of 2 Ninian Street, Millport.

The Committee agreed to grant planning permission 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, details or samples of the proposed external finishes. The roofing material shall be natural or artificial slate.
2. That, prior to the commencement of the development, details of the proposed balustrading for the balcony, shall be submitted for the written approval of North Ayrshire Council, as Planning Authority.

3. That, prior to the commencement of the development, 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.

4. That, prior to its occupation, the proposed dwellinghouse shall be provided with an adequate and wholesome water supply, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development.

5. That, prior to the occupation of the dwellinghouse, hereby approved, (i) the hardstanding area for the bins shall be provided outwith the sightlines; (ii) the access track shall be upgraded; (iii) the visibility splays shall be maintained at the junction with the public road; (iv) one vehicle space shall be provided within the carport and maintained for parking purposes at all times; and (v) the access to the carport shall remain open with no gate or door, all to the satisfaction of North Ayrshire Council as Planning Authority.

5. Notice Under Section 179 of The Town and Country Planning (Scotland) Act 1997 - Stevenston, 22 Burnlea Place

Submitted report by the Solicitor to the Council on the serving of a Wasteland Notice under Section 179 of The Town and Country Planning (Scotland) Act 1997 requiring proper maintenance and the abatement of the adverse impact on the visual appearance of the local area, in relation to the building and land at 22 Burnlea Place, Stevenston.

The property is a vacant end of terrace dwellinghouse located at the western end of Burnlea Place on its northern site. At present, the windows and doors of the property are boarded up and the boards are in various stages of disrepair. The gardens have accumulated rubbish, with white goods, furniture and other large items of domestic waste having been dumped on the property. There is also the remains of a wooden shed-like structure and a collapsed breeze block wall on the site.

On 12 July 2010, a complaint was received regarding waste gas cannisters and general rubbish left on the property. An inspection revealed at that stage revealed that the gas canisters had been removed by the Fire Service. Although the property was vacant and overgrown, it was considered at that stage that no further action was merited.

Further complaints were subsequently received and a further inspection carried out on 31 July 2012. The owner of the property was identified by Legal Services and a letter dated 7 August 2012 issued advising that the Council had serious concerns regarding the condition of the property. The letter requested plans and timescales for the clearance of the site and an indication of the proposals for the property. A period of 21 days was given, but no response was received. A further inspection, on 4 September 2012, revealed that no works had been carried out to improve the appearance of the property and that it appeared that further rubbish had accumulated on site.

A further letter dated 6 September 2012 was sent to the owner advising that as no confirmation of any intention to clear the site had been received, formal enforcement action would be commenced, with 14 days given for any representations to be made. No response was received.

In order to improve the condition of the land and building at 22 Burnlea Place, Stevenston, it is proposed that a Notice be served under Section 179 of the Town and Country Planning (Scotland) Act 1997 giving the owner one month to secure (i) the removal of all rubbish and refuse from the front, side and rear gardens of the property, including the burnt remains of the wooden structure in the rear gardens and the remains of the collapsed breeze block wall along the western boundary; and (ii) the renewal and maintenance, as necessary, of the boarding over the windows and doors of the building.

The Committee agreed to authorise the serving of a Wasteland Notice under Section 179 of The Town and Country Planning (Scotland) Act 1997 requiring the proper maintenance and abatement of the adverse impact on the visual appearance of the local area, on the land and building at 22 Burnlea Place, Stevenston.

The meeting ended at 2.20 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

Planning Committee

14 November 2012

Planning Area

Saltcoats & Stevenston

Reference

12/00548/PP

Application

3rd October 2012

Registered

Decision Due

3rd December 2012

Ward

Saltcoats & Stevenston

Recommendation**Grant with Conditions contained in
Appendix 1**

Location6 Adams Avenue
Saltcoats
Ayrshire
KA21 6AL**Applicant**Mr Avtar Lalli
6 Adams Avenue
Saltcoats
Ayrshire
KA21 6AL**Proposal**Erection of Single Storey Extension to Side of
Shop Unit and Repositioning of Existing Shop
Compressor Units

1. Description

It is proposed to erect a store-room extension to the side of an existing convenience store. The extension would project some 3.8m from the south (side) elevation of the shop and would have a footprint of some 37.5m². The front would be recessed some 1m behind the existing front elevation of the shop.

The design originally submitted showed a mono-pitched roof, but this has been amended following discussion with Officers, to a pitched roof enclosed by a parapet wall, which is more in keeping with the design of the existing buildings. The parapet would be level with the top of the existing shop fascia and, given the differing ground levels, the extension would be some 3.7m high at the front elevation and 4.6m above ground level at the rear.

The extension would provide a store room associated with the existing shop, with no increase in the retail floor area. There would be a single access door on the front elevation which would be secured by an aluminium roller shutter. The extension would otherwise be externally finished in a cream coloured render to match the existing building.

Three compressor units currently located at ground level against the side elevation of the shop would be relocated to ground level on the rear elevation of the proposed extension. Existing access steps to a store room door at the rear of the shop would be repositioned and a 1.8m high block baffle wall would be erected to screen potential noise from the repositioned compressor units.

The extension would be erected on a hard surfaced area which is currently enclosed by 2m high railings. The sale of the ground from North Ayrshire Council to the applicant has been agreed, subject to planning permission being granted for an extension.

The store is situated at the south end of a parade of 8 shop units on the west side of Adams Avenue. The row contains other grocery/convenience stores, a hairdressers and a hot food takeaway. There are flats above and associated public parking spaces to the front, delineated from the road by a row of bollards. To the rear is an enclosed drying area for the flats.

The application site is located within a residential area, as identified in the Adopted North Ayrshire Local Plan (excluding Isle of Arran). All development proposals require to be assessed against the relevant criteria of the Development Control Statement.

2. Consultations and Representations

The statutory neighbour notification procedures were undertaken and there was no requirement to advertise the application in the local press

Objections have been received, including one from Saltcoats Community Council, comprising of a petition of 20 signatures, 16 pro forma letters and 3 individually submitted objection letters; many of those who signed the petition also sent a letter. The points of objection can be summarised as follows:-

1. The extension will detract from the shape of the existing building and would encroach too near the road, which is a bus route.

Response - The design has been amended from the originally submitted mono-pitched roof extension to a parapet concealed roof, level with the top of the shop front fascia. It is considered that the parapet detail maintains the character and appearance of the existing building and its position within the row of shops. The extension would not encroach nearer the road than the existing fenced off area. In conclusion it is considered therefore that there would not be any significant harm to visual amenity.

2. The new location of the fans will be too close to the nearest buildings.

Response - The relocated fans would be some 9.5m to the nearest property at 1 McKillop Place. A 1.8m high baffle wall would be erected in addition to the existing rear steps to shield any potential noise. It is considered that reasonable efforts have been made to address potential noise issues and it is also noted that Environmental Health has raised no objection on noise grounds (see below). Environmental Health would be responsible for monitoring and addressing any future issues in this regard.

3. The extension will create a blind spot at the corner, thereby reducing the amount of vision for road users joining from driveways along McKillop Place and for vehicles entering McKillop Place from Adams Avenue.

Response - The extension would be almost 6m from McKillop Place and would not affect visibility at the junction and therefore risk to road users. Infrastructure and Design Services (Roads) was consulted and raised no objection.

4. The vacant area to the rear would be an attraction for vandals to congregate behind the extension. The area has suffered from anti-social issues and anyone gathering in this area would be unseen from Adams Avenue.

Response - Anti-social behaviour is a matter for the police and is not considered to be a material planning consideration. The nature of the development, ie an extension to form a store, would not itself increase anti-social gatherings. Notwithstanding, the applicant has agreed that an enclosing fence will be erected around the area to the rear of the extension in order to avoid creating an area where such gatherings could take place. A condition could be imposed to secure the provision of the fence.

5. Rubbish and unused packaging will gather in the area to the rear of the extension.

Response - The issue of litter is not a material planning consideration.

6. The building will cast a shadow from street lights on the corner, making anyone loitering at the rear of the building almost unseen.

Response - There is a street light on the opposite side of McKillop Place from the proposed extension and therefore there should not be significant shadowing resulting from the proposed extension. As noted above, the applicant has agreed to erect a fence around the rear of the property which would prevent people congregating behind the extension.

7. The value of surrounding properties will fall as a result of the development.

Response - The impact on property value is not a material planning consideration.

Consultations

Environmental Health - No objection.

Response - Noted.

North Ayrshire Council Housing - No objection.

Response - Noted.

North Ayrshire Council Estates - No response to date.

Response - Noted.

Strathclyde Police - No response to date.

Response - Noted.

Infrastructure and Design Services (Roads) - No objection (confirmed by telephone). The land is currently fenced off with no guarantee of sightlines through the fence and the proposal would not therefore significantly alter the existing situation.

Response - Noted.

3. Analysis

The proposal requires to be assessed against the Development Control Statement of the Adopted Local Plan with the relevant criteria in this case being (a) siting, design and external appearance and (b) amenity.

With regard to (a), the extension would be erected on a currently enclosed plot of ground adjoining the existing shop. North Ayrshire Council Estates has agreed to sell the land to the applicant, subject to planning permission being obtained. It is considered that the scale of the extension and its external appearance have been designed to reflect the appearance of the present building and consequently there would be no detrimental impact on the street scape. Conditions could be imposed requiring the submission of exact details of the proposed roller shutter on the front elevation and the enclosing fence to the rear of the extension. The proposals comply with criterion (a).

In terms of residential amenity, there would be no loss of light or impact upon the privacy of any neighbouring residential properties and the main potential impact would be from the relocated compressor units. It is considered that the ground floor positioning, and the baffle wall which is to be constructed, will assist in reducing any potential impact from noise generated by the units, while Environmental Health has offered no objections to the proposal. It is considered that there would be no significant risk of detrimental impact upon residential amenity and the proposal therefore complies with criterion (b).

It is noted that there has been a high level of public interest in the application, with reference made to previous anti-social issues in the wider area. These wider issues would be primarily matters for the attention of the police service and given that the proposed development is for a storeroom extension, and does not in itself involve any change in use of the area, such matters are not material to the planning application.

The development proposal therefore complies with the relevant provisions of the Local Plan and it is recommended that planning permission be granted, subject to conditions.

4. Full Recommendation

See Appendix 1.

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CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
2 November 2012

For further information please contact Neil McAteer, Assistant Planning Officer ,
on 01294 324316

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00548/PP

Grant subject to the following condition:-

1. That, prior to commencement of the development hereby approved, exact details of the proposed roller shutter to the front and the enclosing fence to the rear of the extension shall be submitted for the written approval of North Ayrshire Council as Planning Authority; prior to the commencement of the use of the extension, the approved enclosing fence shall be provided and thereafter maintained to the satisfaction of North Ayrshire Council as Planning Authority.

The reason(s) for the above condition(s) are:-

1. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

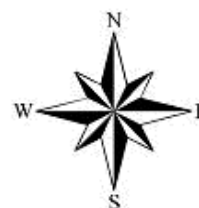
12/00548/PP



NORTH AYRSHIRE
COUNCIL

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NORTH AYRSHIRE COUNCIL

Agenda Item 4.1

Planning Committee

14 November 2012

Planning Area

North Coast and Cumbraes

Reference

12/00565/PP

Application

11th October 2012

Registered

Decision Due

11th December 2012

Ward

Dalry and West Kilbride

Recommendation**Grant with Condition contained in
Appendix 1**

LocationVillage Hall
1 Arthur Street
West Kilbride**Applicant**West Kilbride Village Hall Committee
Village Hall
1 Arthur Street
West Kilbride**Proposal**Demolition of existing single storey extension and
wall and erection of new 1.5 storey extension with
alteration to pedestrian access and associated
hardstanding

1. Description

The village hall is an attractive two storey sandstone and slate finished building located at the corner of Ritchie Street and Arthur Street, situated within West Kilbride Conservation Area. It dates from 1900 and is in the ownership of North Ayrshire Council. It is leased to the applicants.

The applicants propose to remove various unsympathetic, single storey flat roofed additions at the rear of the building which accommodate a kitchen, store and toilets. They would be replaced by a one and a half storey building accommodating enhanced kitchen and toilet facilities on the ground floor and a store and meeting room/office/green room on the upper floor, including a direct link to a museum on the upper floor of the existing building. A short section of low wall and railings would require to be removed as well as a chimney, small section of roof and gable at the rear of the hall. The first 19 metres of the north-west brick boundary wall from Arthur Street would be replaced in stone to match the extension walls and a central 9m section increased in height from 1.5/1.9 metres to 2.7 metres. These alterations are considered to be minor in nature and extent and do not therefore require Conservation Area Consent.

The footprint of the extension would extend beyond that of the existing buildings towards Arthur Street. It would have a dual pitch roof gabled to Arthur Street and a dual pitch section of roof would link the proposed extension to the roof of the museum. A small area of flat roof would be located to the rear of this link while a corridor and toilets further to the rear on the ground floor would have a flat roof covering. The walls would be clad with smooth and rusticated buff coloured stone cladding and the pitched roofs with natural slate. An open area to the front and side of the extension would be surfaced with buff stone paving and grey granite setts.

In the adopted North Ayrshire Local Plan (excluding Isle of Arran) the site is located within a town centre area where Policy TC1 is applicable. Policy TC1 lists a range of uses that would be acceptable in town centres. Policy BE1 states that development which would adversely affect the visual amenity of historical/architectural character of a conservation area shall not accord with the local plan.

All development proposals require to be assessed against the relevant criteria of the Development Control Statement of the Local Plan.

2. Consultations and Representations

Neighbour notification notices were served on 11 October 2012 and the application was advertised in a local newspaper on 24 October 2012 as development within a conservation area; a notice was also posted on site. No objections or representations were received.

NAC Estates - has consulted the hall committee regarding the proposed alterations. Estates' position regarding landlords consent will be assessed following the outcome of planning and building warrant applications.

Response - noted.

3. Analysis

The proposals do not involve a change of use of the premises and therefore do not conflict with Policy TC1 of the Local Plan. The main determining issue is whether the proposals accord with the Policy BE1 and the relevant criteria of the Development Control Statement, namely, the siting, design and external appearance of the proposed extension and its impact on amenity.

Removal of the existing unsympathetic rear extensions, boundary walls and short section of roof at the rear of the building would not detract from the building or adversely impact on the conservation area. The proposed extension would be located at the rear of the hall, albeit on the side elevation of the dual frontage building. It would respect the building line to Arthur Street, being set behind a bay fronted projection to the side of the Arthur Street hall entrance. The scale of the extension would complement that of the existing building as would the design which makes reference to a gable roof projection and string courses on the Arthur Street frontage. The finishes also complement those of the existing building. The glazing to Arthur Street is contemporary, though not unsympathetic to the existing building, acknowledging the modernity of the extension. In conclusion the proposed extension is of satisfactory siting, design and external appearance, replacing existing unsympathetic buildings which would enhance the appearance of the conservation area. The proposals therefore accord with Policy BE1.

With regard to the relevant Development Control Statement criteria, an assessment of the siting, design and external appearance of the development has been made above.

With regard to amenity, given its acceptable design and appearance, the proposed extension would not adversely impact on visual amenity. It has been positioned to take cognisance of the proximity of windows on neighbouring residential properties and its scale is such that there would be no significant adverse implications for the amenity of neighbouring residential properties by reason of loss of privacy, sunlight or daylight..

In view of the foregoing, the proposals accord with the relevant criteria of the Development Control Statement and planning permission can therefore be granted.

4. Full Recommendation

See Appendix 1.

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CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
29 October 2012

For further information please contact John Michel, Senior Planning Officer , on 01294 324379.

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00565/PP

Grant 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 exact details of the proposed external finishes to the extension, boundary walls, railings and all hard surfaces.

The reason(s) for the above condition(s) are:-

1. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

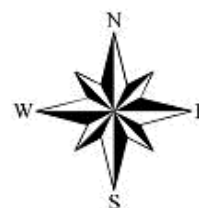
12/00565/PP



NORTH AYRSHIRE
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NORTH AYRSHIRE COUNCIL

Agenda Item 4.2

Planning Committee

14 November 2012

Planning Area

North Coast and Cumbraes

Reference

12/00433/PP

Application

6th August 2012

Registered

Decision Due

5th October 2012

Ward

Dalry and West Kilbride

Recommendation**Grant with Conditions contained in
Appendix 1**

LocationWest Kilbride Cemetery
Drummilling Road
West Kilbride**Applicant**North Ayrshire Council
Cunninghame House
Irvine**Proposal**Change of use of agricultural land to form
extension to existing cemetery

1. Description

This application relates to a rectangular area of agricultural land, extending to some 6650 square metres, located adjacent to and immediately north of, the existing West Kilbride Cemetery, which would be used as an extension to the cemetery. The site is bounded on all other sides by agricultural land.

The proposed cemetery extension would be developed in two phases. The first phase, which would adjoin the northern boundary of the cemetery, would provide 77 new burial plots, an extension of the existing access road and formation of internal access road, pathways and vehicular connections to the existing cemetery. Phase 2 would provide an additional 636 burial plots, additional sections of access roads, footpaths and parking spaces.

In the Adopted North Ayrshire Local Plan (excluding Isle of Arran) the site is located within a Leisure and Open Space area where Policy SOC8(P) allocates land adjacent to existing cemeteries for extensions, which includes the application site. The proposed development also requires to be assessed against the relevant criteria of the Development Control Statement of the Local Plan.

2. Consultations and Representations

The application was advertised in the local press on 15th August 2012 for neighbour notification purposes and as a bad neighbour development. Due to their remoteness from the application site, neighbour notification to adjoining properties was not required. The nearest neighbouring residential property lies some 38m distant.

No representations were received arising from the neighbour notification exercise.

Consultations

SEPA - Originally objected to the proposed development on the grounds of the potential risk to the water environment and lack of information submitted with the application. Following receipt of a report on a full site investigation, together with recommendations to mitigate the impact on the water environment, SEPA has withdrawn the objection but require a revised site layout to be submitted for their approval.

Response - An appropriate condition can be attached.

Infrastructure and Design Services (Roads) - No objections - eight parking spaces are proposed to serve the new development. In addition the access roads within the cemetery can be used for temporary car parking when required.

Response - Noted.

Access Officer - No objection. A Right of Way extends from the cemetery access road northwards towards Drummilling Farm and passes just within the western boundary of the application site. Indicative plans of the proposed internal layout of the cemetery makes provision for a link along this route thereby retaining the Right of Way, albeit with a very minor diversion. A kissing gate or some other appropriate access control could be provided at the cemetery boundary however, the details of such would require to be discussed with the neighbouring landowner in order to address concerns, for example, in relation to stock control.

In addition, it is understood that the former owner has retained a right of access running in a south-west to north-east direction, just north of the southern boundary of the application site, and which is understood will require a field gate to be provided. It is considered appropriate that an additional kissing gate, or similar, could also be provided at this point, however this again would require to be discussed and agreed with the neighbouring landowner.

Response - The applicant has been made aware of these requirements and has confirmed that the provision of such measures will not impinge on the proposed development of the site. A condition can be attached in order to require the applicant to make proper provision to allow continued access over the Right of Way during the course of the development.

Environmental Health - No objections.

West Kilbride Community Council - No response.

3. Analysis

This application is for an extension to West Kilbride Cemetery by extending to the north, onto adjacent farmland, for a distance of some 80 metres and almost over the entire width of the existing cemetery, which equates to a 30% increase in the size of the cemetery.

The application site boundary accords with the allocation on the adopted Local Plan map in terms of Policy SOC8(P), which identifies specific locations for extensions to existing cemeteries, including West Kilbride. It therefore accords with this policy.

The application also requires to be assessed against the relevant criteria of the Development Control Statement of the Adopted Local Plan which in this case are considered to be (a) Siting, Design and External Appearance, (b) Amenity, (d) Access, Road Layout and Parking Provision, and (e) Water and Sewerage.

With regard to criterion (a), as an extension to an existing cemetery, the siting and design are acceptable. The site boundary would be a post and wire stockproof fence with beech hedging.

In relation to criterion (b) again, as an extension to an existing cemetery, with the nearest residential properties located some distance away, the proposed use would not have an adverse impact on the amenity of the area. While there may be an increase in vehicles using the existing access road, which runs along the western boundary of the existing cemetery. the houses bounding this road are well screened by boundary walls and mature vegetation.

In relation to criterion (d), IDS (Roads) finds the proposal acceptable in terms of access and parking. A condition of the permission deals with the issue of the known Right of Way, which passes through the site and would ensure continued access over it during the construction and operation of the development.

Finally, criterion (e) relates to water and sewerage which has been addressed through the consultation with SEPA in which a full Site Investigation has to be undertaken in order to fully assess any risks to the water environment i.e. groundwater, field drains and other watercourses. SEPA has also advised the applicant of the Environmental Policy in relation to groundwater protection and cemetery developments, which provides advice regarding burial practices in such circumstances. An appropriate condition requires an amended site layout plan to be submitted for their approval.

In view of the above it is considered that the proposed development accords with the relevant Local Plan Policy and can be justified against the relevant criteria of the Development Control Statement.

Accordingly, it is recommended that conditional planning permission be granted.

4. Full Recommendation

See Appendix 1.



CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
31 October 2012

For further information please contact Gordon Craig, Planning Officer , on 01294 324380

GC/FG

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00433/PP

Grant subject to the following conditions:-

1. That the applicant shall ensure at all times, during both the construction and subsequent operation of the use hereby approved, that public access is maintained over the Right of Way which runs along the length of the western boundary of the site, to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the commencement of the development hereby approved the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a plan indicating a revised site layout.

The reason(s) for the above condition(s) are:-

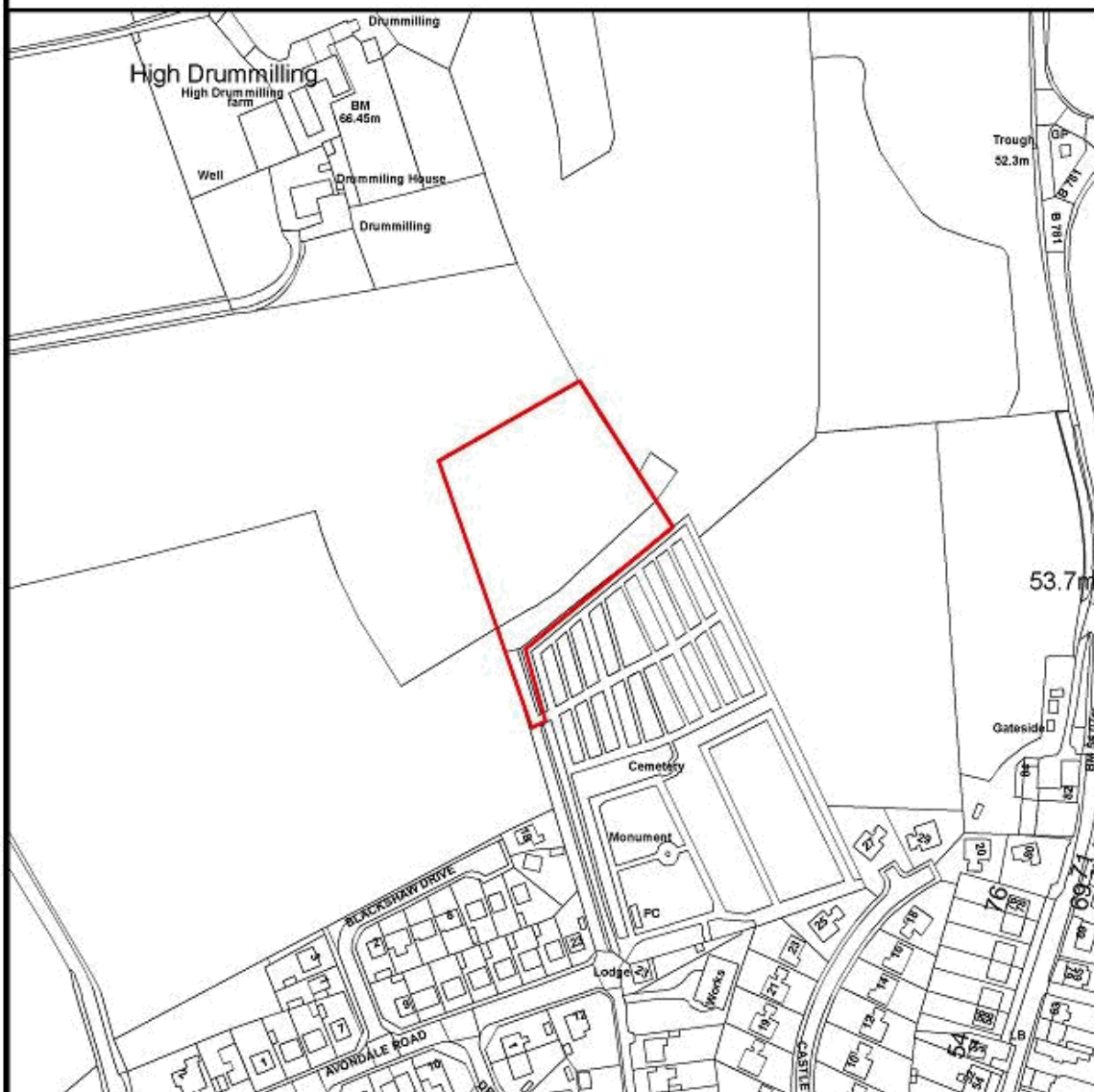
1. In order to allow continuous access over the Right of Way.
2. To meet the requirements of the Scottish Environment Protection Agency.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

12/00433/PP



**NORTH AYRSHIRE
COUNCIL**

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