

Development Control Sub Committee
17 September 1996

Irvine, 17 September 1996 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

Samuel Gooding, David Munn, Thomas Barr, Jack Carson, Ian Clarkson, James Clements, Margaret Highet, Margaret Munn, Robert Reilly, Richard Wilkinson

In Attendance

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

Chair

Mr Gooding in the Chair.

Apologies for Absence

John Sillars

1. Ardrossan/Saltcoats/Stevenston/Local Plan Area

a) N/01/96/0200: Saltcoats: Glencairn Street: Adjacent to Saltcoats railway station

Mrs S Cooper, 14 Smith Drive, Saltcoats has applied for a renewal of temporary planning permission (CH/01/94/0547) for the siting of a mobile snack kiosk on land adjacent to Saltcoats Railway Station, Glencairn Street, Saltcoats between the hours of 06.30 and 18.30 hours.

The Sub-Committee agreed to grant the renewal of temporary planning permission 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 17 March 1997.
- (2) That the use hereby permitted shall not operate between the hours of 1830 in any day and 0630 the following day and during which time the snack bar shall be removed from the site.

b) N/01/96/0333: Ardrossan: 47 Montgomerie Street

Mr W Blades, 47 Montgomerie Street, Ardrossan has applied for planning permission to erect an outhouse in the rear garden ground of 47 Montgomerie Street, Ardrossan. An objection has been received from Ms J Herron, 46 Montgomerie Street, Ardrossan.

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

- (1) That the building hereby approved shall be used only for purposes incidental to the enjoyment of the dwelling and not in connection with any business.
- (2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority precise details

of the proposed external finishes.

c) N/01/96/0338: Saltcoats: High Road: Mayfield Filling Station (site to west of)

Ayrshire Car Centres, 33 Kyle Road, Irvine has applied for a change of use of agricultural ground to that of a used car sales area and siting of portacabin. An objection has been received from Mr D A Thomson, 186 High Road, Saltcoats and a representation in support of the applicant has been received from W I Munro, Architects, 1 Seaford Street, Kilmarnock.

Having considered the terms of the objection and representation and after discussion the Sub-Committee agreed to refuse the application on the following grounds:-

- (1) That the proposed development cannot be justified against the criteria of Policy EC6 of the adopted Ardrossan/Saltcoats/Stevenston Local Plan required in order to allow the development of sites outwith the built-up areas for commercial use.
- (2) That the proposed development would be contrary to Policy EC7 in the adopted Ardrossan/Saltcoats/Stevenston Local Plan in that it would result in the loss of prime quality agricultural land.
- (3) That the proposed development will be detrimental to the visual amenity of the area.

2. Arran Local Plan Area

a) N/01/96/0242: Brodick: Auchrannie Hotel (land to south west of)

Auchrannie Leisure Ltd, Auchrannie Country House Hotel, Brodick, Isle of Arran have applied for planning permission for the erection of nine self catering units and two staff units (total 11 units) on the land to the south west of the Auchrannie Hotel, Brodick, Isle of Arran.

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

That the self-catering units hereby approved shall be used for holiday letting purposes only.

b) N/01/96/0365: Brodick: Auchrannie Road: Rowan Cottage (land adjacent to)

Ms C C Milne, Rowan Cottage, Auchrannie Road, Brodick, Isle of Arran has applied for planning permission for the erection of a private dwelling house on the land adjacent to Rowan Cottage, Auchrannie Road, Brodick, Isle of Arran.

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

That the proposed development would be contrary to Policy HOU3 in the adopted Isle of Arran Local Plan in that it would constitute over-development of the site.

c) N/05/96/0010: Brodick: Shore Road: Former Coopers Store

Strabane Enterprise Ltd, Douglas Park, Brodick, Isle of Arran have applied for a certificate of lawfulness for a proposed use or development for alterations to existing buildings to form small retail units at the former Coopers Store, Shore Road, Brodick, Isle of Arran.

The Sub-Committee determined that the proposed use and development would not be lawful in that:-

- (a) The formation of the four new shop units would constitute a material change of use by reason of intensification of retail use; and
- (b) The formation of the new pend access to the courtyard would constitute alterations

materially affecting the external appearance of the buildings, both of which comprise development requiring planning permission.

3. Irvine/Kilwinning Local Plan Area

a) N/01/95/0647: Kilwinning: Bridgend Lane: Bridgend Mill

Castleland Ltd, 4 Woodside Place, Glasgow has applied for outline planning permission for the erection of four food and non-food retail units comprising of one 1858 sq.m. (20,000 sq.ft.) and three 929 sq.m. (10,000 sq.ft.) units at Bridgend Mill, Bridgend Lane, Kilwinning. Objections have been received from Kilwinning Co-Operative Society Limited, D. Brown, 126 Main Street, Kilwinning, C. McPherson, 4 Glebe Street, Kilwinning, Palmer Brothers, 116 Main Street, Kilwinning, J. A. Jamieson, Braemar, Bridgend Lane, Kilwinning and 364 individually signed copies of a petition letter.

Councillor Clements declared an interest in this item and took no part in the discussion.

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

That the applicant has not submitted sufficient information for the application to be properly determined.

b) N/01/96/0293: Kilwinning: 29 Gullane Place

Mr P Sweeney, 29 Gullane Place, Whitehirst Park, Kilwinning has applied for planning permission to erect a garage, kitchen extension and porch at 29 Gullane Place, Whitehirst Park, Kilwinning.

The Sub-Committee 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 plans showing the proposed garage in line with the front of the existing house.
- (2) That the garage hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse.

c) N/01/96/0315: Dreghorn: Corsehill Mount Roundabout (land to west of)

The Caledonian Crematoria Investment Co. Ltd, 36 Heriot Row, Edinburgh have applied for planning permission to build a crematorium at the land to the west of Corsehill Mount Roundabout, Dreghorn.

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

- (1) That no buildings shall be erected closer than 18m to the gas main which traverses the site in an east to the west direction in the southern portion of the site and prior to the construction of any buildings their footprint shall be pegged out to enable British Gas Transco to confirm that the safeguarding distance has been complied with.
- (2) That all planting shall be no closer than 3m from the centre of the gas line pipe.
- (3) That a visibility splay of 4.5m x 90m to the east of the junction with the roundabout shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as

Planning Authority.

- (4) That prior to the commencement of any works the revised details of junction with the A71 shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
- (5) That prior to the commencement of the use hereby permitted the parking provision shall be constructed in accordance with the approved plans.
- (6) That provision for bus parking shall be made within the overspill car park and clearly signed for this purpose.
- (7) That within two months of the date of this permission, revised details, including proposals for structure planting along the boundary with A71 and details of the mounding to the access road, of the proposed landscaping scheme, which shall include details of species, planting densities, soil treatment and aftercare, shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority.
- (8) 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.
- (9) That surface water collected from car parking areas shall be passed through an oil interceptor before any discharge to the watercourse.

d) N/01/96/0373: Irvine: 117 Bank Street

Neighbourhood Centres U.K. PLC, London have applied for planning permission to construct a new convenience store and ancillary unit for class 3 (hot food carry out) use, car parking, landscaping and rear service yard at 117 Bank Street, Irvine. Objections have been received from D. Andrew, 3 Galt Avenue, Irvine, J. Andrew, 134 Bank Street, Irvine, D. Watts, 133 Bank Street, Irvine, B. Holliman, 2A Ranken Crescent, Irvine, W.B. Jack, 120 Bank Street, Irvine, Mrs Kennedy, 128 Bank Street, Irvine, A. Dalziel, 126 Bank Street, Irvine, K. Mohammed, The Kiosk, Woodlands Avenue, Irvine, B. Donohoe, M.P., Irvine Community Council, T. Barclay, Head Teacher, Woodlands Primary School, Irvine, Mr and Mrs McAllister, 104 Bank Street, Irvine, Irvine Autostores, Arrow Car Van/Truck Rentals and Winlinton Garage and two petitions containing 138 signatures.

After a full discussion the Sub-Committee agreed to continue consideration of this application to the next meeting to allow Councillors Gooding, D.Munn, Carson, Barr and Gray to visit the site.

4. North Coast and Cumbraes Local Plan Area

a) N/01/96/0318: Largs: 110 Irvine Road

Mr A MacKinnon, 110 Irvine Road, Largs has applied for a change of use from nursing home to youth hostel (tourist backpackers) at 110 Irvine Road, Largs. Objections have been received from Mrs M F Edwards, 11 Seabank Avenue, Largs, D. & H. MacGillivray, 17 Seabank Avenue, Largs, Mrs E M Jackson, 9 Seabank Avenue, Largs, J. & S. Ridley, 15 Seabank Avenue, Largs, W. Lister, 5 Dalry Road, Largs, Mrs M Lister, 5 Dalry Road, Largs, A. & S. Clinton, 5 Seabank Avenue, Largs, solicitors on behalf of residents of Nos. 1,3,5,7,9,11,15,17 and 19 Seabank Road, Largs and a petition containing 52 signatures.

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

- (1) That the premises shall be used for the purpose of a youth hostel for tourist backpackers and for no other purpose (including any other purpose in Class 12 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1989) or in any provision equivalent to that Class in a statutory instrument revoking or re-enacting that Order.
- (2) That there shall be provided, within the curtilage of the site, 11 parking spaces (minimum) and an adequate and unobstructed turning area and the parking bays and turning area shall be clearly delineated.
- (3) That the frontage boundary wall, located to the south of the access, shall have the pillars lowered to the general level of the wall.
- (4) That prior to the commencement of the use hereby permitted the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority: (i) plans showing the parking and turning areas, the means of delineating the parking bays and turning area and the treatment of the lowered section of the wall as referred to in conditions 2 and 3 above; (ii) implement the parking, turning and wall lowering proposals to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/03/96/0029: Largs: 86 Gallowgate Street

Mr C McCabe, Potters Public House, 86 Gallowgate Street, Largs has applied for planning permission for the erection of an illuminated projecting sign at 86 Gallowgate Street, Largs.

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

That the proposed sign would result in advertising clutter and would be detrimental to the amenity of the area and the setting of St. Columba's Parish Church, which is a listed building, by reason of its siting, design and external appearance.

The meeting ended at 12.10 p.m.