

Development Control Sub Committee
1 April 1997

Irvine, 1 April 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, James Clements, Margaret Highet, Thomas Morris, Alan Munro, David O'Neill, Robert Reilly

In Attendance

R. Forrest, Principal Officer Planning, M. Lee, Planning Officer (Planning, Roads and Environment), S. Bale, Administration Officer and 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/01/96/0512: Stevenston: 2 Campbell Avenue

Mr G Dillon, 2 Campbell Avenue, Stevenston has applied for planning permission to erect a garage at 2 Campbell Avenue, Stevenston.

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/01/96/0643 & N/02/96/0031: Saltcoats: 1A Parkend Avenue

Mr G Dickie, 1A Parkend Avenue, Saltcoats has applied for planning permission and listed building consent to erect an extension to the front of a ground floor flat to form a bedroom, lounge, bathroom and store at 1A Parkend Avenue, Saltcoats.

The Sub-Committee agreed to (a) refuse planning permission on the grounds that the proposed development would adversely affect the character and setting of the Listed Building of Kyleshill House, 1 Parkend Avenue and the visual amenity of the area by reason of its inappropriate siting, design and scale; and (b) refuse listed building consent on the grounds that the proposed development would adversely affect the character and setting of the Listed Building of Kyleshill House, 1 Parkend Avenue by reason of its inappropriate siting, design and scale.

c) N/01/97/0046: Stevenston: Kilwinning Road: Safeway

Safeway Stores Plc, 6 Millington Road, Hayes, Middlesex have applied for planning permission to extend the existing Safeway Store to form a sales floor and crèche, together with the installation of two A.T.M. banking machines at Kilwinning Road, Stevenston.

After a full discussion the Sub-Committee agreed (a) to grant the application; and (b) to write to Safeway Stores to ascertain their intention in relation to the vacant Presto store in Stevenston.

2. Arran Local Plan Area

a) N/05/97/0001: Brodick: Strathwhillan Road: Crimond

Mr K Western, Crimond, Strathwhillan Road, Brodick, Isle of Arran has applied for a Certificate of Lawfulness for change of use of domestic garage to repair and service of garden equipment at Crimond, Strathwhillan Road, Brodick, Isle of Arran.

The Sub-Committee agreed to issue a Certificate of Lawfulness for change of use of domestic garage to repair and service of garden equipment.

3. Garnock Valley Local Plan Area

a) N/01/96/0497: Kilbirnie: Westfield: Old Slaughterhouse

Mr and Mrs D Reid, 65 Herriot Avenue, Kilbirnie have applied for outline planning permission to erect a single storey (3 bed) detached dwelling house at Old Slaughterhouse, Westfield, Kilbirnie. An objection has been received from Mr A Wilson, Nethermyln, 59 Knoxville Road, Kilbirnie.

Having considered the terms of the objection the Sub-Committee 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 the proposed dwellinghouse shall be connected to the public sewerage system, full details of which shall be submitted with any application for reserved matters.

(3) That the proposed improvements to the access road, as indicated on the approved plans, shall be carried out to the satisfaction of North Ayrshire Council as

Planning Authority prior to the commencement of the construction of the dwellinghouse hereby approved.

- (4) That the applicants shall satisfy themselves of the mineral stability of the site.

4. Irvine/Kilwinning Local Plan Area

a) N/01/95/0603: Irvine: Berry Drive: land to east of St Marks Primary School

Mr W B Stewart, 52 Kilnford Crescent, Dundonald, Kilmarnock has applied for planning permission for the construction of an access road and services including piping of a ditch and infill and formation of eight serviced plots at land to the east of St. Marks Primary School, Berry Drive, Irvine.

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

- (1) That approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external finishes of each house shall be obtained prior to commencement of any works on an individual plot.

- (2) That with regard to Condition 1 any submission for the siting, design and external appearance of individual houses shall comply with the approved Development Brief in that houses shall:

- (a) not exceed one and a half storeys in height or 75% of the width of the plot;
- (b) have any bedrooms with dormers located to the rear;
- (c) have dual pitched roofs with minimum pitch of 35 degrees;
- (d) have smooth flat tiles either grey or brown in colour;
- (e) be restricted to two external finishes to the walls;
- (f) have integral garages;
- (g) be sited a minimum of 1m from side, 10m from rear and 5m from the front boundaries.

- (3) That the houses shall be designed to incorporate acoustic glazing and all bedrooms shall be sited to the rear.

- (4) 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. The landscaping plan shall provide for:

- (a) the planting of new trees within the existing tree belt in North Ayrshire Council ownership;
 - (b) the planting of the gap to the south east corner with suitable deciduous and coniferous trees;
 - (c) the planting of a line of fast growing conifers along the east boundary;
 - (d) the landscaping/seeding of common areas outwith the plots.
- (5) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than April 1998, 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.
- (6) That a solid timber fence of varying height up to two metres depending on ground levels, shall be erected along the eastern boundary between the edge of existing landscaping and the conifers required by virtue of Condition 4 (c) details of which shall be submitted to and approved in writing by North Ayrshire Council as Planning Authority and erected prior to the occupation of any houses.
- (7) That a surfaced footpath link shall be provided from the development to the informal open space to the north of the site prior to the occupation of the final house.
- (8) That the top surface of the access road shall be provided no later than two months of the completion of the last house or within two years of the start of the development whichever is the sooner.
- (9) That a minimum of two car parking spaces outwith the garage shall be provided within each plot.
- (10) That a 2m wide footway shall be constructed along the frontage of the site prior to the occupation of any houses.
- (11) That the plots shall be open plan to the front with no fences or walls and 1.8m close boarded timber (hit and miss) fencing shall be erected between plots.

b) N/01/96/0606: Irvine: 142 Harbour Street

Eagle Taverns, 7 Inle Street, Paisley have applied for planning permission for alterations and extension to public house to extend the toilet, lounge and kitchen; the formation of a beer garden and children's play area in rear yard and the formation of a new car park at 142 Harbour Street, Irvine.

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

conditions:-

- (1) That prior to the commencement of any works to form the lounge extension the proposed car park shall be constructed to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That the perimeter of the car park shall be planted with shrubs, details of which shall be agreed in writing with North Ayrshire Council as the authority prior to implementation.
- (3) 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 completion of the car park; 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.
- (4) That the works to the wall to the rear of the premises shall be completed prior to the commencement of the use of any extension and/or the beer garden.
- (5) That prior to the commencement of any works details of (a) the beer garden; (b) the children's play areas; (c) the enclosed external bin area and (d) the ventilation extraction system shall be submitted for approval in writing of North Ayrshire Council as Planning Authority.
- (6) That access to the car park shall be via a drop kerb accesses per Figure 10.8 of the Roads Guidelines.

c) N/01/96/0637: Irvine: 46 Rivergate

Foster Bingo Ltd, Windmill Centre, Hamilton Street, Saltcoats have applied for planning permission for a change of use of existing retail unit to form a licensed bingo club and formation of an entrance vestibule at 46 Rivergate, Irvine. Objections have been received from Angus Matheson Associates on behalf of Beachcomber Bingo and Social Club (Irvine) Ltd.

After a full discussion and having considered the terms of the objections the Sub-Committee agreed (a) to establish a Member/Officer Working Group comprising the Chair, Vice Chair and local members to meet with the appropriate parties to discuss improvements which can be made to the car parking facilities; and (b) to continue the application to the next meeting.

5. North Coast and Cumbraes Local Plan Area

a) N/01/97/0059: Largs: 11 Aitken Street

C W S Ltd, Funeral Services Group, 119 Paisley Road, Glasgow have applied for planning permission to alter a building to change the use from a bank to a funeral directors at 11 Aitken Street, Largs.

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

- (1) That the proposed development would be deficient in car parking provision.
- (2) That the proposed development would be detrimental to road safety, the free flow of traffic and the amenity of the area in that it would add to existing congestion in nearby streets.

The meeting ended at 2.45 p.m.