

Development Control Sub Committee
10 December 1996

Irvine, 10 December 1996 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

Samuel Gooding, David Munn, James Jennings, Thomas Morris, Robert Rae, Robert Reilly and John Sillars

In Attendance

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

Chair

Mr Gooding in the Chair.

Apologies for Absence

Jack Carson, Margaret Highet and Elizabeth McLardy

1. ***Ardrossan/Saltcoats/Stevenston Local Plan Area***
 - a) ***N/01/96/0264: Ardrossan: 24 Glasgow Street***

Palmwood Ltd, 12 Hamilton Street, Saltcoats have applied for planning permission for a change of use and alterations to licensed premises to form 5 flats at 24 Glasgow Street, Ardrossan.

An objection has been received from Mr T Monaghan, The Paint Pot, 28 Glasgow Street, Ardrossan.

After discussion and having considered the terms of the objection the 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 full details of the proposed windows.

(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 details of:

(i) a 1.8m high wall to be erected at the rear of the property to separate the applicants ownership from the open courtyard, and which wall shall be erected prior to the occupation of any of the flats; and

- (ii) proposed arrangements for the storage of refuse.

Arran Local Plan Area

- a) ***N/01/95/0635: Lochranza: Lochranza Golf Camp Site***

E & I Robertson, Lochranza Golf Course, Lochranza, Isle of Arran have applied for a renewal of planning permission for the change of use of land to a campsite and touring caravan site and for the siting of temporary buildings comprising toilets, laundry and a shed at Lochranza Golf Course, Lochranza, Isle of Arran. Objections have been received from Mr P Price, Butt Lodge Hotel, Lochranza, George Liskow, St. Brides, Lochranza, Anne and Denis Redman, Broombank, Lochranza and Innes Murchie, Sunnycraig Cottage, Lochranza.

After discussion and having considered the terms of the objections the Sub-Committee agreed to grant the application subject to the following conditions:-

(1) That the use hereby permitted shall be discontinued, the buildings removed and the land restored to its former condition on or before 31 December 2001.

(2) That the site shall not be used as a caravan and camping site, and that all caravans shall be removed from the site, between 31 October in any one year and 1 March in the succeeding year.

(3) That a site licence shall be obtained under the Caravan Sites and Control of Development Act 1960 prior to any caravans being located on site.

(4) That prior to the commencement of the use hereby permitted, a layout showing the number of caravan and tent pitches to be provided and details of screening and landscaping of the portable buildings shall be submitted for the written approval of North Ayrshire Council as planning authority.

b) N/01/96/0121: Brodick: Home Farm

Arran Aromatics Limited, Home Farm, Brodick, Isle of Arran have applied for planning permission for a change of use of packing area to form a factory shop at Arran Aromatics, Home Farm, Brodick, Isle of Arran. Objections have been received from J H Simcock & S Bentley, Duchess Court Shops, Home Farm, Brodick and Gerald & Carolyn Jameson, Glenshant Cottage, Brodick.

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

(1) That prior to the commencement of the use hereby permitted all the parking spaces shown on the approved drawing No 212/29F shall be formed to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That prior to the commencement of the use hereby permitted the parking spaces numbered 1-35 and the road markings shown on the approved drawing No 212/29F shall be clearly delineated on the ground in order to maximise their use, to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That staff vehicles shall be parked within the rear parking spaces 20-50 inclusive only and that these spaces shall be signed clearly, with details of the signs being submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the use hereby permitted; and

(b) that as there is some concern over coach parking in the vicinity of the area the Director of Planning, Roads and Environment discusses this with the applicant.

3. Garnock Valley Local Plan Area

a) N/01/96/0464: Dalry: West Kilbride Road: Greenlees Court (site off)

Acre Developments Ltd, 25 Main Street, Dreghorn have applied for planning permission for the erection of 68 dwellinghouses with associated roads and parking at Greenlees Court, West Kilbride Road, Dalry. Objections have been received from Mr C Thomson, 29 Greenlees Court, Dalry, Mrs C Shields, 15 James Street, Dalry, Mr J Anderson, 25 James Street, Dalry, Mrs J Hood,

33 James Street, Dalry, Mr and Mrs Sutherland, 37 James Street, Dalry, Mr and Mrs Park, 39 James Street, Dalry, Mr and Mrs T McDermott, 41 James Street, Dalry, Mr J McAllister, 53 James Street, Dalry and a petition of 48 signatures of residents of Greenlees Court, Dalry per Mr A Atkinson, 27 Greenlees Court, Dalry.

The Sub-Committee agreed to continue consideration of the application to allow the Chair, Vice-Chair and local member to visit the site.

b) N/01/96/0473: Gateside: Whitestones Farm

On 31 October 1996 the Development Control Sub-Committee agreed to continue consideration of the application by Charles M Scott, Redhurst, 5 James Street, Dalry for outline planning permission for the erection of a dwelling house at Whitestones Farm, Gateside, by Beith to allow the Director of Planning, Roads and Environment to consult with appropriate agricultural bodies and submit a full report on the need for a home on agricultural land which is not farmed on a full time basis. Objections were received previously from R McKechnan, East Overton, Gateside, by Beith and G Williamson, Coldstream Cottage, Beith.

Submitted report by the Director of Planning, Roads and Environment on the outcome of the consultations. The report concluded that the agricultural unit would remain a part time enterprise and as such the Director of Planning, Roads and Environment wished to maintain his recommendation that the application be refused.

Having heard the local member speak in support of the application the Sub-Committee agreed (a) to recommend to the Infrastructure and Environment Services Committee on 11 December 1996 that the application be granted on the basis that it is a special case; and (b) to instruct the Director of Planning, Roads and Environment to report to the Infrastructure and Environment Services Committee on appropriate conditions which should be attached to the planning permission if granted.

c) N/01/96/0476: Kilbirnie: Pyet Lodge

Mr Warnock, Pyet Lodge, Ladyland, Kilbirnie and Mrs Warnock, Lochwinnoch have applied for a removal of condition number 1 of planning permission CH/01/90/0896, relating to the occupancy of the dwellinghouse at Pyet Lodge, Ladyland, Kilbirnie.

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

(1) That the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 275 of the Town and Country Planning (Scotland) Acts 1972, in forestry, or in another approved rural activity, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

(2) That prior to any change in ownership or occupancy North Ayrshire Council shall be advised of the details of the prospective occupier in relation to satisfying the criteria of the condition number 1.

(3) That no trees or hedges on the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

d) N/01/96/0552: Dalry: Roche Products Ltd

Roche Products Ltd, Roche Products, Drakemyre, Dalry have applied for planning permission for the construction of a waste water treatment plant, including earthworks and associated landscaping at Roche Products, Drakemyre, Dalry.

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

(1) That the development hereby approved shall not contribute to any increase in the existing ambient background noise level as measured at the perimeter of the Roche site, which

existing ambient background noise level shall be agreed in writing between the applicants and North Ayrshire Council as Planning Authority prior to the commencement of the development.

(2) That prior to the commencement of the development hereby approved the applicants shall submit for the approval of North Ayrshire Council as Planning Authority a detailed scheme of landscaping to be carried out along the southern, south-western and eastern edges of the proposed development, and which shall include details of species, planting densities, sections through mounds, and proposals for aftercare.

(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 the use of any 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.

4. Irvine/Kilwinning Local Plan Area

a) N/01/96/0557: Irvine: 131 High Street

Iolanda Belloni, 16 Locherburn Place, Houston, Renfrewshire has applied for planning permission for a change of use from Class 1 Retail to Class 3 continental bistro/cafe at 131 High Street Irvine.

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

(1) That notwithstanding the provisions of Class 3 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, the premises shall be used for the purpose of the sale of food and drink for consumption on the premises and for no other purpose.

(2) That the use hereby permitted shall no operate between the hours of 8.00 p.m. in any day and 8.00 a.m. the following day Mondays to Saturdays and between 6.00 p.m. Sundays and 8.00 a.m. Mondays.

(3) That cooking smells shall be extracted by using an internal electronic air cleaner and extract grille to the rear of the premises to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That prior to the commencement of the use an external enclosed bin store shall be provided, details of which shall be agreed in writing with North Ayrshire Council as Planning Authority.

b) N/01/96/0573: Kilwinning: Dalgarn Mill (workshop to west of)

Mr M Taylor, 1 Linkwood Place, Irvine has applied for planning permission for a change of use from workshop/storage to fermentation/storage unit for the production of mead at (workshop to west of) Dalgarn Mill, Kilwinning.

The Sub-Committee agreed to grant the application.

5. North Coast and Cumbraes Local Plan Area

a) N/01/96/0429: Fairlie: 1 Marine Court

Mr and Mrs A Dennis, 1 Marine Court, Fairlie have applied for planning permission for (a) the erection of a lean-to conservatory; and (b) retrospective planning permission for the erection of a boundary fence at 1 Marine Court, Fairlie. Objections have been received from J R Hutcheon, 3

Marine Court, Fairlie, Mary B Scott, 15 Marine Court, Fairlie, Mr and Mrs T Duncan, 16 Marine Court, Fairlie and J Heap, 17 Marine Court, Fairlie.

After discussion and having considered the terms of the objections the Sub-Committee agreed to:-

(a) to refuse planning permission for the lean-to conservatory on the grounds that the proposed extension would detract from the appearance of the dwellinghouse and the amenity of the surrounding area by reason of its siting, design and external appearance and as such is contrary to Policy HOU8 of the Finalised Replacement North Coast and Cumbraes Local Plan; and

(b) To grant planning permission for the boundary fence on the condition that within one month of the date of this permission the applicants shall remove or lower and maintain at a height not exceeding 1.05 metres above the adjacent carriageway level the section of fencing and shrubbery which infringes upon the approved 4.5m - 60m sightline at the junction of Marine Court and Pier Road, to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/96/0504: Millport: 56 George Street

Ms C Barr, 1 Craig Street, Millport has applied for outline planning permission for the erection of a house at 56 George Street, Millport.

After discussion the Sub-Committee agreed to refuse the application on the grounds that the proposed dwellinghouse, as shown on the indicative plans submitted in support of the application would, by reason of its siting, design and proximity to the site boundaries:

(i) be unable to enjoy an adequate standard of outlook and area of private garden around the house which would be detrimental to the amenity of the occupants of the house; and

(ii) detract from the amenity of the area and the character and appearance of the conservation area.

c) N/01/96/0533: Fairlie: 5 Station Road

Mr W Hannah, 5 Station Road, Fairlie has applied for planning permission to erect (a) a front dormer extension; and (b) a front conservatory at 5 Station Road, Fairlie.

After discussion the Sub-Committee agreed:

(a) to grant planning permission for the front dormer extension; and

(b) to refuse planning permission for the front conservatory on the grounds that the proposed conservatory would detract from the appearance of the dwellinghouse and the amenity of the surrounding area by reason of its siting, design and external appearance and as such is contrary to Policy HOU8 of the Finalised Replacement North Coast and Cumbraes Local Plan.

d) N/01/96/0556: Largs: 158 Greenock Road

Mr R Belch, 158 Greenock Road, Largs has applied for planning permission to erect a dormer and balcony at 158 Greenock Road, Largs.

The Sub-Committee agreed to refuse the application on the grounds that the proposed extension would detract from the appearance of the dwellinghouse and the amenity of the surrounding area by reason of its siting, design and external appearance and as such is contrary to Policy HOU8 of the Finalised Replacement North Coast and Cumbraes Local Plan.

e) N/01/96/0602: Largs: 27 Nelson Street

Mr A Stead, 27 Nelson Street, Largs has applied for planning permission for a change of

use from shop to studio flat at 27 Nelson Street Largs. An objection has been received from Ms O Harvey, 29a Nelson Street, Largs.

Having considered the terms of the objection the Sub-Committee agreed to grant the application.

The meeting ended at 12.10 p.m.