

Development Control Sub Committee  
30 March 1999

**Irvine, 30 March 1999** - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council.

**Present**

David Munn, Jack Carson, Margaret Highet, Peter McNamara, Robert Rae, and John Sillars.

**Also Present**

Elizabeth McLardy and George Steven.

**In Attendance**

R. Forrest, Principal Planning Officer (Development and Promotion); D. McDowall, Team Leader Building Control, and G. Craig, Planning Officer (Legal and Regulatory); and M. McKeown, Administration Officer (Chief Executive's).

**Chair**

Mr Munn in the Chair.

**Apologies for Absence**

James Clements and Samuel Gooding.

**1. Building (Scotland) Act 1959/70: Requests for Relaxations**

**a)(i) 19 St Andrews Road, Ardrossan: BW/99/0118 & RX/99/0011**

Regulation 9 as read with Technical Standard S2.06 requires the minimum width of a stair to be not less than 800 mm.

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

- 1) That a minimum width of 500 mm shall be maintained on the stair when the stairlift is in the parked/stowed position.
- 2) That suitable smoke alarms are provided and maintained at the ground and upper storeys of the dwelling.

**a)(ii) 19 St Andrews Road, Ardrossan: BW/99/0118 & RX/99/0012**

Regulation 9 as read with Technical Standard S2.18 requires the minimum width and length of a landing to be not less than the width of the stair.

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

- 1) That a minimum width of 500 mm shall be maintained on the stair when the stairlift is in the parked/stowed position.
- 2) That suitable smoke alarms are provided and maintained at the ground and upper storeys of the dwelling.

**b)(i) 33 River Walk, Kilwinning: BW/99/0102 & RX/99/0006**

Regulation 9 as read with Technical Standard S2.06 requires the minimum width of a stair to

be not less than 800 mm.

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

- 1) That an adequate width of 434 mm shall be maintained on the stair.

**b)(ii) 33 River Walk, Kilwinning: BW/99/0102 & RX/99/0007**

Regulation 9 as read with Technical Standard S2.18 requires the minimum width and length of a landing to be not less than the width of the stair.

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

- 1) That a minimum width of 634 mm shall be maintained on the landing when the stairlift is in parked/stowed position.

**c) The Mooring, May Street, Largs: BW/98/1088 & RX/99/0014**

Regulation 9 as read with Technical Standard E4.13 requires that a protected lobby must be provided on the access to the single escape stair from the lounge bar.

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

- 1) That one hour, self-closing, fire doors are provided to the stair enclosure at ground level, and that the premises be fitted with an L3 Fire Detection system in accordance with BS5839: Part 1: 1988.

**d)(i) 53 The Braes, Saltcoats: BW/99/0221 & RX/99/0015**

Regulation 9 as read with Technical Standard S2.6 requires the minimum width of a stair to be not less than 800mm.

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

- 1) That a minimum width of 400 mm shall be maintained on the stair when the stairlift is in the parked/stowed position.
- 2) That suitable, mains wired, smoke alarms are provided and maintained on the 1st and 2nd floors.

**d)(ii) 53 The Braes, Saltcoats: BW/99/0221 & RX/99/0017**

Regulation 9 as read with Technical Standard S2.18 requires the minimum width and length of a landing to be not less than the width of the stair.

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

- 1) That a minimum width of 400 mm shall be maintained on the stair when the stairlift is in the parked/stowed position.
- 2) That suitable, mains wired, smoke alarms are provided and maintained on the 1st and 2nd floors.

**2. Ardrossan/Saltcoats/Stevenston Local Plan Area**

Submitted report on the following application:-

**a) N/01/98/0700: Ardrossan: Lauriston Hotel, 15 South Crescent Road:**

Mr C Blair, c/o Claremont Hotel, Kilwinning, has applied for planning permission to form an additional lounge area at the Lauriston Hotel, 15 South Crescent Road, Ardrossan. The application was advertised in the local press as a Bad Neighbour development and no representations were received.

Policy ET6 of the adopted Ardrossan/Saltcoats/Stevenston Local Plan identifies South Crescent Road as an area of special character in terms of period style and layout and as such requires that any new developments or alterations to existing buildings, shall be in character with the existing development in the area.

After discussion the Sub Committee agreed (i) that the proposed development would be in keeping with existing development in the area; (ii) that the provisions for parking were adequate; and (iii) to grant the application.

**3. Arran Local Plan Area**

Submitted reports on the following applications:-

**a) N/01/96/0663: Slidery: Braehead Farm:**

Charles McAllister, Braehead Farm, Slidery, Isle of Arran, has applied for planning permission for the continuation of mineral workings to extract shingle from the raised beach back from the foreshore at Braehead.

The Principal Planning Officer detailed the background to the applications, and advised the Sub Committee of a request from the applicant's agents that determination of the application be continued to a future meeting.

The Sub Committee agreed to continue the application to allow Planning Officers to meet with the applicant to discuss the issues raised in more detail.

**b) N/05/98/0008: Kildonan: Drumla Farm (site to west of house)**

James Lennox McNeil, Drumla Farm, Kildonan, Isle of Arran, has applied for a Certificate of Lawfulness to site two residential caravans to the west of the existing farm house.

The Sub Committee agreed to issue a Certificate of Lawfulness for the siting of two residential caravans.

**4. Garnock Valley Local Plan Area**

Submitted report on the following application:-

**a) N/01/98/0687: Dalry: 13-27 (site to west of) Putyan Avenue:**

Cunninghame Housing Association, 82-84 Glasgow Street, Ardrossan, have applied for planning permission for the erection of 25 barrier-free dwelling houses at this location. An objection was received from Mr W. Wilson, 50 Sharon Street, Dalry.

The Sub Committee, having noted the terms of the objection, agreed to grant the application subject to the following conditions:-

- 1) 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 full details of:
  - (i) proposals for a scheme of traffic calming within the application site and extending into the existing section of Putyan Avenue, which measures shall be provided prior to the occupation of any of the proposed dwellinghouses;

- (ii) proposed external finishes; and
  - (iii) proposed boundary enclosures and bin stores.
- 2) That prior to the commencement of the development hereby approved the applicant shall:-

- (i) submit the results of an investigative study regarding the possibility of providing a footpath link between the proposed development and West End and which, if feasible, shall be constructed by the applicants prior to the occupation of any of the dwellinghouses; and
  - (ii) submit full details of proposals to reserve ground within the curtilage of units 8-11 to facilitate the future provision of a public footpath link to the adjoining development site.
- 3) 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 development.
- 4) 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 similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

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

Submitted report on the following application:-

### **a) N/01/99/0046: Dreghorn: 3 Millbank Row**

E Wolohan, 7 Kirk Vennel, Irvine has applied for planning permission to alter and extend the dwellinghouse at 3 Millbank Row, Dreghorn, to form two bedrooms, a bathroom and a conservatory. An objection was received from P&S Fletcher, 104 Main Street, Dreghorn.

The Sub Committee, having noted the terms of the objection, agreed to grant the application subject to the following conditions:-

- 1) That the existing chimney shall be retained;
- 2) That the ridge tiles shall be red to match the existing tiles to the satisfaction of North Ayrshire Council as Planning Authority.

## **6. North Coast And Cumraes Local Plan Area**

Submitted reports on the following applications:-

### **a) N/01/99/0026: Millport: 16 Ferry Road**

Craigie John Frazer, 31 Hastie Avenue, Millport, has applied for planning permission for the erection of a double garage for two funeral cars at 16 Ferry Road, Millport. One objection was received from Mr M. Righetti, 16 Ferry Road (Lower Flat), Millport, together with a petition with 9 signatures from local residents.

The Sub Committee, having noted the terms of the objection and the petition, agreed to refuse the application on the grounds that the application does not accord with Policy HOU 9 of the adopted North Coast and Cumraes Local Plan in that it is likely to introduce significant adverse change to the character and amenity of the area.

**b) N/01/99/0073: Largs: Burnside Road: Scottish National Sports Centre**

The Scottish Sports Council, Caledonia House, South Gyle, Edinburgh, have applied for planning permission (in retrospect) for the erection of perimeter fencing and gates at the Scottish National Sports Centre, Inverclyde, Largs. An objection was received from Mrs A. Purvis, 28 Laverlock Drive, Largs.

The Sub Committee, having noted the terms of the objection, agreed subject to no further objections raising new planning issues being received before 2nd April 1999, to grant the application.

**c) N/01/99/0130: Skelmorlie: 15 Paddockdyke:**

Mr and Mrs G Morrison, 8 Caskie Drive, Skelmorlie, have applied for planning permission for the erection of a detached dwelling house with integral private garage at 15 Paddockdyke, Skelmorlie. An objection was received from J. M. Wells, 31 Annetyard Drive, Skelmorlie.

The Sub Committee, having noted the terms of the objection, agreed to grant the application subject to the following conditions:-

- 1) That the access shall be designed in such a way that no surface water shall issue from it onto the public carriageway;
- 2) 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 a sample of the facing brick finish to the walls of the house.

The meeting ended at 11.15 a.m.