

Development Control Sub Committee
26 May 1998

Irvine, 26 May 1998 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 10.30 a.m.

Present

S. Gooding, D. Munn, J. Carson, I. Clarkson, J. Clements, M. Highet, E. McLardy, T. Morris, R. Reilly and J. Sillars.

In Attendance

R. Forrest, Principal Planning Officer, J. Delury, Principal Building Control Officer, D. Cartmell, Team Leader, Development Control (Planning, Roads and Environment), M. McKeown, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Peter McNamara

1. Building (Scotland) Act 1959/70: Request for Relaxation

a) 93 Princes Street, Ardrossan: BW/98/0141 & RX/98/0017

Regulation 9 as read with Technical Standard D2.02 requires a separating floor must be constructed of non-combustible materials.

The Sub-Committee agreed to grant the application subject to the separating floor between the 1st floor dental surgery and ground floor left unit (as viewed externally) shall be constructed so as to provide 60 minutes fire protection from the underside of the separating floor.

b) St. Margaret's Hall, Main Road, Fairlie: BW/98/0252 & RX/98/0022

Regulation 9 as read with Technical Standard P2.3 requires that windows more than 4 metres above the ground must be capable of being cleaned safely from the inside of the building.

The Sub-Committee agreed to grant the application subject to the provision being made around the building for a portable ladder or platform access to clean the fixed windows from the outside, all complying with the appropriate safety legislation.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/98/0049: Ardrossan: 91 (Site to rear of) Princes Street

Mr G Narducci, 5 South Crescent, Ardrossan has applied for planning permission to erect a dwelling house at the site to the rear of 91 Princes Street, Ardrossan.

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

- (1) That the proposed development would be detrimental to the visual amenity of the

area by virtue of its inappropriate scale.

(2) That the proposed development would be prejudicial to the proper planning of the area in that it would inhibit the opportunity for the area to be developed comprehensively in a manner which is in keeping with surrounding development.

b) N/01/98/0099: Saltcoats: 57 Raise Street

Mr G Narducci, 5 South Crescent, Ardrossan has applied for a change of use and extension of shop to form a hot food shop and store and a rear porch extension at 57 Raise Street, Saltcoats. Objections have been received from Mrs M Local, Mrs M McCourt, M. McCrindle and Mr and Mrs Clark, all of Raise Street, Saltcoats and a petition of 120 signatures of residents of Raise Street and Rennie Place, per Mr F Connelly, 59 Raise Street, Saltcoats.

Having considered the terms of the objections, the Sub-Committee agreed to refuse the application on the grounds that the proposed development would detract from the amenity of the residential area by reason of smell, noise and disturbance.

3. Arran Local Plan Area

a) N/01/97/0514: Brodick: Cladach: Neary's House (site to north of)

Arran Brewery Co Ltd, c/o McDonald Henderson, 5 Royal Exchange Square, Glasgow have applied for planning permission to erect a micro-brewery with licensed sales shop at Neary's House (site to the north of) Cladach, Brodick, Isle of Arran. A representation has been received from the National Trust for Scotland, Greenbank House, Clarkston, Glasgow.

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

(1) That the use of the building shall not commence until the access road, sightlines and car park for the overall Cladach development, approved under 01/95/0290, have been completed to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That the premises shall be used for the purpose of a micro-brewery and ancillary shop and for no other purpose (including any other purpose in Classes 4 and 5 of the Schedule to the Town and Country Planning (Use Classes)(Scotland) Order 1997 or in any provision equivalent to that Class in a statutory instrument revoking or re-enacting that Order).

(3) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority as Planning Authority details of the type and colour of materials to be used on the external walls.

b) N/01/98/0062: Kildonan: Breadalbane Hotel (camping site to east of)

Mrs J A Lacey, Ailsa View, Kildonan, Isle of Arran has applied for outline planning permission for the erection of 4 dwelling houses, a camping park manager's house and the provision of further camping park facilities at Breadalbane Hotel (camping site to the east of), Kildonan, Isle of Arran. Objections have been received from 22 residents of Kildonan, Isle of Arran, Dr. and Mrs A Martin, per Greta M Roberts, 8 Main Road, Kilmarnock, Waterside and Arran Civic Trust, per H M MacLeod Cnoc Ranald, Brodick, Isle of Arran.

After discussion the Sub-Committee agreed (a) to continue consideration of the application to the next meeting to allow the Director of Planning, Roads and Environment to obtain further information on irrigation and drainage issues; and (b) to allow the Chair, Vice-Chair and local member to visit the site.

c) N/01/98/0176: Slidery: Corrie Cravie Muir

Mr A W Barr, Corrie Cravie Muir, Slidery, Isle of Arran has applied for removal of condition 2 from planning permission CH/80/0865 to allow the dwellinghouse at that address to be occupied

by a person not employed in agriculture.

The Sub-Committee agreed to grant the application and remove condition 2 from planning permission CH/80/0865 to allow the dwellinghouse to be occupied by a person not employed in agriculture.

4. Irvine/Kilwinning Local Plan Area

a) N/01/97/0289: Kilwinning: Woodside Areas F & G

Tay Homes, 11 Royal Crescent, Glasgow have applied for planning permission to erect 99 dwelling houses in Area F and 141 dwelling houses in Area G together with associated landscaping, play areas, roads and parking at Woodside Areas F and G, Kilwinning. An objection has been received from Mr and Mrs P Hamilton, Northwoodside Cottage, Kilwinning.

After discussion the Sub-Committee agreed (a) to continue consideration until the next meeting to allow the Director of Planning, Roads and Environment to obtain further written information in relation to foul and surface drainage from West of Scotland Water; and (b) to ensure liaison between the applicant and Community and Recreational Services in relation to the play areas and equipment.

b) N/01/98/0139: Irvine: 17 Mill Road

R. Dickson, 17 Mill Road, Irvine has applied for planning permission for an extension to a dwelling house to form a kitchen and living room at 17 Mill Road, Irvine. Two objections have been received from Murray, Gillies & Wilson on behalf of Miss A Watson, 15 Mill Road, Irvine. A letter of support for the objector has also been received from B H Donohoe MP.

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

(1) That the window to the new bathroom shall be obscured glass.

(2) That the proposed kitchen window on the side elevation shall be deleted and details of any alternative window shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to installation.

c) N/01/98/0171: Kilwinning: Glasgow Road: Hazeldene (site to north of)

Robison & Davidson Ltd, 35/39 Annan Road, Dumfries have applied for planning permission to erect 30 dwelling houses at Hazeldene (site to the north of), Glasgow Road, Kilwinning.

Discussion focused on the landscaping of the periphery of the site and the potential sale for development of the remaining site to the west of the site. The local member emphasised the importance of achieving a good quality mature planted "edge" to this development. The Sub-Committee was advised that the development's internal road has been designed so that access may be gained to the land to the west of the site at a future date if required.

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 samples of the proposed external finishes.

(2) That prior to the occupation of the first dwellinghouse on the site the applicant shall extend the existing street lighting provision along Glasgow Road to the junction with the site access road.

(3) That the treatment of the boundary enclosures or plot divisions shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.

(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 (including the Local Area

for Play) 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.

(5) 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.

(6) That prior to the occupation of the first dwellinghouse on the site that applicant shall submit for the written approval of North Ayrshire Council as Planning authority details of the proposed factor of management agency and landscape management plan, including maintenance schedules for all open space. The management plan shall be carried out as approved and the agreed agency shall only be changed with the consent of the majority of householders and the agreement of North Ayrshire Council as Planning Authority.

d) N/01/98/0210: Irvine: 66 Harbour Street

Irvine Boat Owners Association, c/o Mr A R Peggie, Irvine Water Sports Club, 66 Harbour Street, Irvine have applied for a continuation of use of portaloo toilets for a further four years at that address. Representations have been received from Irvine Housing Association and D & L Thomas, 73 Gottries Road, Irvine.

Councillor Carson declared a non-pecuniary interest in this item and took no part in the discussion.

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

(1) That the Portaloo hereby permitted shall be removed and the land restored to its former condition on or before 31 May 2000.

(2) That the toilets shall only be used by owners of boats stored within the adjoining yard.

(3) That the premises shall be used for the purposes of toilet accommodation only and that there shall be no provision for the making of tea, coffee or other snacks.

The reason for the addition of condition (3) is as follows:-

In the interests of hygiene and to reduce the impact of the use on the adjoining properties.

5. North Coast and Cumbraes Local Plan Area

a) N/01/98/0169: Seamill, West Kilbride: 58 (site to west of) Ardrossan Road

RDK Construction Ltd, 58 Hamilton Street, Saltcoats have applied for planning permission to erect one detached house and four 2 bedroomed flats at 58 Ardrossan Road, Seamill, West Kilbride.

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 exact details or samples of the proposed external finishes to the buildings and driveways, parking and turning area surfaces.

(2) That the proposed means of access to the trunk road for the flats shall be constructed to a layout including radii of 4.5 metres and a minimum bellmouth width of 5.5 metres

and of a construction to be approved by North Ayrshire Council as Planning Authority and SODD National Roads Directorate, before the development is commenced.

(3) That the boundary wall shall not be constructed closer than 5 metres from the adjacent edge of the carriageway kerbline to ensure maximum visibility to and from the access.

(4) That the gradient of the access to the flats shall not exceed 1 in 30 for a distance of 5 metres from the nearside edge of the trunk road carriageway, and the first 5 metres shall be surfaced in a bituminous surface and measures shall be adopted to ensure that no drainage from the site discharges on to the trunk road.

(5) That there shall be provided in the curtilage of the 4 flats, 6 parking spaces and an adequate and clearly defined unobstructed turning area.

(6) That prior to the occupation of any of the flats the means of access to the trunk road, parking and turning facilities shall be provided to the satisfaction of North Ayrshire Council.

(7) That prior to the occupation of the bungalow the first 5 metres of Chapelton Lane from its junction with the A78 shall be resurfaced in bituminous material to the satisfaction of North Ayrshire Council as Planning Authority.

(8) That notwithstanding the permission granted by Article 3 or and Class 1 and 3 of Part 1 of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilage of the dwellinghouse.

b) N/01/98/0175 and N/03/98/0007: Largs: Cumbraen Amusements

Cumbraen Amusements, Pierhead, Largs have applied for planning permission for (i) alterations to the existing building to form a new kiosk and painting to external wall facade; and (ii) the erection of 3 illuminated signboards, 3 illuminated poster signboards and lighting on the external facade at that address.

The Sub-Committee agreed (a) to grant application (N/01/98/0175) subject to the condition:-

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 (i) the external finish to the kiosk; and (ii) the design and appearance of the kiosk canopy and roller shutter; and

(b) to grant application N/03/98/007 subject to the condition:-

that the displays shall be for a period of 5 years from the date of this consent.

c) N/01/98/0202: Skelmorlie: 13 Caskie Drive

H B Neil, 13 Caskie Drive, Skelmorlie has applied for planning permission to alter the roof of the dwelling house at that address. An objection has been received from Mrs E Kerr, 11 Caskie Drive, Skelmorlie.

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

d) N/01/98/0236: West Kilbride: 1 Pantenville Road

Mr and Mrs Rodgers, 1 Pantenville Road, West Kilbride have applied for an extension to the dwelling house to form a family room at that address. Objections have been received from Mrs P Lorraine, Mrs R Fisher and Mr W Parker, all of Pantenville Road, Seamill.

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

The meeting ended at 11.30 a.m.