

Development Control Sub Committee
3 June 1997

Irvine, 3 June 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

David Munn, Jack Carson, Ian Clarkson, Elliot Gray, Margaret Highet, Thomas Morris, David O'Neill and Robert Reilly.

In Attendance

R. Forrest, Principal Officer Planning, D. Cartmell, Team Leader Development Control, M. Ferrier, Team Leader (Item 1 only), (Planning, Roads and Environment), S. Bale, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive).

Chair

Mr Munn in the Chair

Apologies for Absence

Samuel Gooding and John Sillars

1. The Local Plan Process: Community Council Seminars

Mrs Ferrier, Team Leader gave a presentation on the Community Council Seminars which will explain the Local Plan preparation process.

In line with Government advice (PAN 47) the role of Community Councils in Local Plan preparation is being formalised. North Ayrshire Council aim to assist Community Councils to be in a position to take advantage of this and to participate effectively and positively. The Seminar will therefore cover the four main aspects which will enable Community Councils to become familiar with this process, namely (i) the statutory context for Local Plans; (ii) the Local Plan preparation process and timescale; (iii) the contents of a Local Plan and the role of consultees; and (iv) the opportunities to respond as a Community Council.

In response to members questions R. Forrest advised that he would revise the guidance note to Community Councils to clarify their role as a consultee at any inquiry and emphasis that any representations that they may have must be sound and open to public scrutiny. The differing boundaries used by the Local Plans and those used by North Ayrshire Council for administration purposes was also raised.

The Sub-Committee agreed to (a) request revision of the guidance note; and (b) to request the Director of Planning, Roads and Environment to report on the definition of Local Plan boundaries.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/97/0189: Saltcoats: Factory Place: Glenhusky Site

Enterprise Ayrshire, 17 - 19 Hill Street, Kilmarnock have applied for planning permission to erect 26 advance factory units at Factory Place, Saltcoats.

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

(1) That the use of the factory units hereby approved shall be limited to a use within Class 4 "Business" of 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-inacting that order.

(2) That there shall be no external storage of materials or equipment within the site.

(3) Prior to the commencement of the development the applicant shall submit for the written approval of the North Ayrshire Council as Planning Authority samples of the proposed external finishes.

(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 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.

3. Arran Local Plan Area

a) N/01/97/0132: Kildonan: Kildonan House

Mr and Mrs Christopher Mowatt, Kildonan House, Kildonan, Isle of Arran have applied for planning permission to erect an extension to a dwelling to form a new orangery/conservatory at Kildonan House, Kildonan, Isle of Arran.

The Sub-Committee agreed to grant the application subject to the condition that the developers shall afford access at all reasonable times to West of Scotland Archaeology Services, or an organisation nominated by it, and shall allow them to observe work in progress and record items of interest and finds. Notification of the commencement date and information as to who should be contacted on site shall be given to North Ayrshire Council as Planning Authority and to West of Scotland Archaeology Service in writing not less than 14 days before the development commences.

4. Garnock Valley Local Plan Area

a) N/01/97/0188: Beith: 3 (site to south of) Auldlea Road

The Church of Jesus Christ of Latter-Day Saints, 751 Warwick Road, Solihull have applied for planning permission to erect a 2m. high boundary fence (concrete post and timber board) at the southern boundary of the site at Auldlea Road, Beith. Objections have been received from F. Monk, 40 Woodside, Beith, D. Kerr, 10 Auldlea Road, Beith, E. Waterston, Lochhead Cottage, Woodside Road, Beith and E. Conn, 4 Auldlea Road, Beith.

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

5. Irvine/Kilwinning Local Plan Area

a) N/01/96/0549: Irvine: Portland Place: Unit 1 - 4

Scotlee Transport, Units 1 - 4, Portland Place, Irvine have applied for planning permission to alter/change of use of units 2,3 & 3a & extend yard to form an enlarged transport depot along with siting of 2 portacabins & 2 diesel storage tanks & sub-divide unit 1 to form a car valet centre & tyre & exhaust depot at Units 1 - 4, Portland Place, Irvine.

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

(1) That the portacabins hereby permitted shall be removed and the land restored to its former conditions on or before 30 April 2002.

(2) That the parking provision shall be constructed in accordance with the approved plans within 2 months of the date of this permission.

(3) That within 2 months of the date of this permission the open yards shall be cleared of waster materials and vehicles and thereafter there shall be no external storage of materials, waste, plant or equipment other than in screened compound to be agreed under Condition 4.

(4) That within 2 months details of the date of this permission a screened compound shall be provided for the storage of waste tyres/exhausts, details of which shall be agreed in writing with North Ayrshire Council as Planning Authority prior to its provision.

(5) That the customer parking indicated on the approved plan shall be clearly identified by notices and defined on the ground.

(6) That the diesel tanks shall be bunded to prevent spillage's into the main drainage system.

(7) That within 2 months of the date of this permission the yard surface shall be properly drained and sealed in a suitable material, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the work being carried out.

b) N/01/96/0644: Irvine: 6 Glasgow Vennel

Vincent McGlinchey, 2 Seaview Terrace, Loans has applied for planning permission for an extension to a restaurant kitchen at Cafe da Vinci, 6 Glasgow Vennel, Irvine. Objections have been received from Mrs E M Paterson, 56A Townhead, Irvine, Sarah Shaw, 8C Glasgow Vennel, Irvine, Mr and Mrs J Muir, 8B Glasgow Vennel, Irvine, Isabella Montgomery, 8 Glasgow Vennel, Irvine, Mrs A McCluskie, 8D Glasgow Vennel, Irvine and Mrs A Montgomery, 8A Glasgow Vennel, Irvine.

After discussion and having heard to local member speak in support of the objections, the Sub-Committee agreed to continue consideration of this application to allow the Chair, Vice-Chair and local member to visit the site.

c) N/01/97/0091: Irvine: Harbour Street: Site to east of The Keys

Barry McDonald per Agent, has applied for outline planning permission for a residential development at the site to the east of the Keys, Harbour Street, Irvine.

After discussion the Sub-Committee agreed to (a) refuse the application on the following grounds:-

(1) The proposed development would be contrary to Leisure Policies 1 and 5 in the adopted Irvine/Kilwinning Local Plan in that it would be a residential use in an area allocated for Leisure purposes.

(2) The proposed use would contravene the safety guidelines operating around the Garnock Wharf agreed by the Health and Safety Executive.

(3) The amenity of the proposed residential development would be adversely affected by the adjoining licensed premises.

and (b) requested a report be submitted to the Infrastructure and Environment Services Committee on the intention of ICI maintaining the Garnock Wharf Licence quantity as it stands.

d) N/01/97/0115: Irvine: 66 Harbour Street

Irvine Boat Owners Association, Irvine Water Sports Club, 66 Harbour Street, Irvine have applied for retrospective planning permission for the installation of a portaloo at Irvine Water Sports Club, 66 Harbour Street, Irvine. Objections have been received from Irvine Housing Association, Irvine, D. Thomas, 73 Gottries Road, Irvine and Nancy Robertson, 75 Gottries Road, Irvine, a further letter was received from the objectors reiterating their concerns which had been addressed in the report. The letter was also signed by Mrs A Pollock, 71 Gottries Road, Irvine.

After discussion and having considered the terms of the objections, the Sub-Committee agreed (a) 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 30 April 1998.

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

(3) That within one month of the date of this permission a 1.8m high and 2.0m wide screen panel should be positioned in front of the door facing the pedestrian route on the west side.

(4) That within one month of the date of this permission the roof and fascia shall be repaired to the satisfaction of North Ayrshire Council as Planning Authority; and

(b) having heard the local member, agreed that if the applicant seeks to renew the planning permission alternative siting should be considered.

6. North Coast and Cumbraes Local Plan Area

a) N/01/96/0695: Skelmorlie: Manor Park Hotel

Tooncourt Ltd, Manor Park Hotel, Skelmorlie have applied for an amendment to conditional planning consent 01/96/0091 and listed building consent 02/96/0006 to carry out development in two phases, the first phase comprising conference facilities, leisure suite and 12 bedrooms only with reduced road improvements; full junction improvements to comply with conditions 2 to 5 inclusive of planning consent 01/96/0091 would be implemented prior to the commencement of phase 2 at the Manor Park Hotel, Skelmorlie.

The Sub-Committee agreed to (a) refuse planning permission 01/96/0695 on the grounds that it would be detrimental to road safety by reason of inadequate standard of the junction of the C118/A78 trunk road; and (b) to grant 02/97/0037 Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Listed Building Consent on 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 details/samples of (i) the external finishes to the walls of the proposed extension; and (ii) the surface finish to the car park areas, new service road and areas of hardstanding adjacent to the hotel and the proposed extension.

The meeting ended at 12.20 p.m.