

Development Control Sub Committee  
18 June 1996

**Irvine, 18 June 1996** - At a Meeting of the Development Control Sub-Committee of the North Ayrshire Council at 3.00 p.m.

**Present**

Samuel Gooding, David Munn, Jack Carson, Margaret Highet, James Jennings, Elizabeth McLardy, Margaret Munn, Robert Rae and Robert Reilly.

**In Attendance**

The Principal Officer Planning, the Team Leader Development Control, Engineer Traffic (Mr Forsyth), a Corporate Policy Officer (Mrs King) and an Assistant Administration Officer (Mrs Little).

**Chair**

Mr Gooding in the Chair.

**Apologies for Absence**

Ian Clarkson, James Clements, Thomas Dickie, Thomas Morris and John Sillars

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

**(a) N/01/96/0154: Ardrossan: Barr Street**

Cunninghame Housing Association has applied for planning permission for the demolition of an existing warehouse, the erection of 29 flatted dwellings and the formation of an associated roadway, courtyard, servicing and parking areas on the site to the east of the Fire Station, Barr Street, Kilmahew Street, Glasgow Street, Ardrossan.

After discussion 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 a footway to a minimum width of 2 metres on the Glasgow Street and Barr Street frontages and 1.7 metres wide on the Kilmahew Street frontage of the site shall be provided.
- (3) That the areas of lay-by parking on Barr Street and Glasgow Street shall be formed using 5.5 metre long x 2.4 metre wide parking bays with 45 degree kerbed end splays.
- (4) That access to the private car park shall be via a vehicular footway crossing with the first 2 metres of the car park being hard surfaced and incorporating appropriate drainage to prevent surface water being discharged onto the public road.
- (5) That all of the above parking and footway proposals shall be completed prior to the occupation of any of the flats hereby approved.

**(b) N/01/96/0223: Saltcoats: 16-18 Dockhead Street**

Mr D Turner has applied for a change of use and alteration of vacant first floor premises to

form an extension to a public house and the erection of a two storey rear extension to form a kitchen, store and toilet accommodation at 16-18 Dockhead Street, Saltcoats. Objections have been received from Mr and Mrs J Alexander, 24 Dockhead Place, Saltcoats and John Duncan & Son, 2 Dockhead Street, Saltcoats.

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

- (1) That the Director of Planning, Roads and Environment should write to the applicant and Mr Duncan advising them to resolve their land ownership dispute prior to the commencement of work.
- (2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the proposed external finishes.

## **2. Arran Local Plan Area**

### **a) N/01/95/0621: Whiting Bay: Silverhill, Plots 12 & 12A**

Frank Ferguson, Fourwinds, Silverhill, Whiting Bay, Isle of Arran has applied for planning permission for the erection of two dwellinghouses at Silverhill, Plots 12 & 12A, Whiting Bay, Isle of Arran.

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

- (1) That the proposed development would be contrary to Policy HOU3 in the adopted Isle of Arran Local Plan in that: (a) the proposed dwellinghouse on Plot 12A would be unacceptable in terms of siting and design and would constitute over-development of the site; and (b) the proposed dwellinghouse on Plot 12 would be unacceptable in terms of its design.
- (2) That the proposed development would be premature in advance of construction of the access road which is inadequate for further development without improvement.

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

Arran Aromatics Ltd, Home Farm, Brodick, Isle of Arran has applied for change of use of the incoming goods area to form a factory shop and offices with the addition of a glazed conservatory, a new first floor and 2 new first floor windows at Home Far, Brodick, Isle of Arran. An objection has been received from J H Simcock, Duchess Court Shops, Home Farm, Brodick, and S. Bently, Duchess Court Shops, Home Farm, Brodick.

Following discussion Sub-Committee agreed to continue consideration of this application to a further meeting to permit further consultation with the applicant regarding parking provision.

### **c) N/01/96/0136: Lochranza: Ballarie Bridge**

IOAD Per David Hutchison & Associate, 72 (3rd Floor) Waterloo Street, Glasgow, has applied for planning permission for the erection of a portable building for use as a temporary visitors' centre at Ballarie Bridge, Lochranza, Isle of Arran. An objection has been received from H R Gratton, Mount View, Ballarie Bridge, Lochranza.

Having considered the terms of the objection the Sub-Committee agreed to grant the application subject to the following condition:-

That the temporary visitors' centre hereby permitted shall be removed and the land restored to its former condition on or before 30 September 1996.

## **3. Garnock Valley Local Plan Area**

### **a) N/01/96/0076: Kilbirnie: 48 Glenriddet Avenue**

Mr W McIvor has applied for planning permission for the erection of a wooden garage at 48 Glenriddet Avenue, Kilbirnie. The applicant does not have sole tenancy to the ground on which the garage would be sited and accessed, and the Housing Directorate have refused their consent as landlord to such a proposal.

Having considered the report the Sub-Committee agreed to refuse the application on the grounds:-

That the applicant has not demonstrated that he can obtain control over the land required to allow the proposed development to proceed without detriment to the amenity and safety of other occupiers of the property.

**b) N/01/96/0116: Dalry: 62-70 New Street**

The Sub-Committee resumed consideration of the application for planning permission by Lindale Homes Ltd, Southbar House, Inchinnan for the erection of eight dwellinghouses at 62-70 New Street, Dalry which had been continued from the meeting on 28 May 1996 pending further consultation with the Head of Roads.

After discussion the Sub-Committee agreed, subject to no road safety objections being raised by the Police following assessment of the development, to grant the application subject to the following conditions:-

(1) That notwithstanding the permission granted by Article 3 of and Classes 1 and 3 of Part 1 of Schedule 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 curtilages of the dwellinghouses.

(2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority (i) proposals for fencing around the perimeter of, and within, the site; (ii) samples of proposed materials for the external walls and (iii) landscaping proposals.

(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 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.

(4) 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 the proposed means of ensuring that no surface water from the site discharges on to the adjacent Public Road.

**c) N/01/96/0138: Beith: 2 Kings Road**

The Committee noted that the application submitted by Mr T Williams, Craigallan, 12 Glebe Road, Beith for change of use from a supermarket to a Scout Hall at 2 Kings Road, Beith, had been withdrawn.

**4. Irvine/Kilwinning Local Plan Area**

**a) N/01/95/0560: Kilwinning: Woodside Area D Plots 401-405**

Tay Homes, Sovereign House, 10/11 Royal Crescent, Glasgow has applied for planning permission for the erection of four terraced houses at Plots 401-405, Woodside Phase 1, Kilwinning. Representations have been received from Stuart Lyon, 1 Kinnis Vennel, Woodside,

Kilwinning, Mr and Mrs Cunninghame, 61 Foundry Wynd, Kilwinning and Mrs S Milton, 21 Foundry Wynd, Kilwinning.

Having considered the terms of the representations, the Sub-Committee agreed, subject to no new issues being raised by any objections which may be received in response to renotification of neighbours, 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 details of the proposed external finishes.
- (2) That the development hereby permitted shall not be commenced until the extension of the distributor road and the formation of the roundabout are complete and brought into use.

**b) N/01/96/0222: Irvine: 18 Hepburn Way**

Forbes Lauder, 18 Hepburn Way, Irvine has applied for change of use of a landscaped area to form an extension to garden ground and the re-erection of an existing fence 4 metres from the existing northern boundary and to erect new fences to extended front and rear boundaries at 18 Hepburn Way, Irvine. Representations have been received from the residents of Nos 1-9 and Nos 14-16 Hepburn Way, Irvine.

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

**5. North Coast and Cumbraes Local Plan Area**

**a) N/01/96/0074: West Kilbride: Law Brae: Brierlea**

Mr Barry Foreman, 'Brierlea', Law Brae, West Kilbride has applied for planning permission for the erection of a dwellinghouse at 'Brierlea', Law Brae, West Kilbride. An objection has been received from Dr and Mrs A Phillips, Law Castle, West Kilbride.

Having considered the terms of the objections, the Sub-Committee agreed to refuse the application on the following grounds:-

- (1) That the proposed development would be contrary to Environment Policy 4 of the North Coast and Cumbraes Local Plan in that it would detract from the setting of Law Castle which is a Category 'A' listed building.
- (2) That the proposed development would set an undesirable precedent for similar developments in the immediate foreground of the castle.
- (3) That the proposal would be detrimental to the development of the house plot which adjoins to the north west in that it would result in the house plot being substantially overlooked.

**b) N/01/96/0147: Skelmorlie: 13 Shore Road**

Harold Monaghan, Heywood Hotel, 13 Shore Road, Skelmorlie has applied for planning permission for the erection of a detached two storey house and garage at 13 Shore Road, Skelmorlie..

The Sub-Committee agreed to grant the planning 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 prior to the commencement of the development the applicant shall: (i) submit for the written approval of North Ayrshire Council as Planning Authority full details of the proposed replacement car parking provision for the hotel which adjoins to the north of the site; and (ii) implement the car parking provision in accordance with the approved plans and details.

**c) N/01/96/0215: West Kilbride: Jacks View: Plot 12**

MacTaggart Construction, 36a Templand Road, Dalry has applied for planning permission to erect a detached house at Plot 12, Jacks View, West Kilbride. An objection has been received from H M Brownlie, 11 Jacks View, (Plot 13), West Kilbride.

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

(1) That the proposed dwelling shall be sited entirely in accordance with the plans hereby approved.

(2) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority full replacement tree planting proposals, which shall include details of size, planting method, soil treatment and aftercare and shall include indications of all existing trees on the land and details of any to be retained together with measures for their protection in the course of the development.

(3) That the replacement tree planting proposals shall be carried out in the first planting season following the occupation of the building and any tree 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.

**d) N/01/96/0219: Largs: Gallowgate: Hayley-2**

Ettero and Angela Murray, 56 Millburn Gardens, Largs have applied for change of use of a property from an unused cobblers shop to a taxi office at 46 Gallowgate Street, Largs. Objections have been received from 10 residents of Gallowgate Lane and Gallowgate Square, and Mrs M Maxwell, 44 Gallowgate Square, Largs.

Having considered the terms of the objections, the Sub-Committee agreed to refuse the application on the following grounds:-

(1) That the proposed use as a taxi office would add to existing traffic congestion which would be detrimental to road safety.

(2) That the proposed use would be detrimental to the amenity of nearby residential properties in that it would lead to an increase in the level of disturbance and activity outside the premises particularly at late hours.

The meeting ended at 3.50 p.m.