

Development Control Sub Committee
6 August 1996

Irvine, 6 August 1996 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, James Clements, Margaret Highet, James Jennings, Elizabeth McLardy, Thomas Morris, Margaret Munn and John Sillars

In Attendance

The Team Leader Development Control, a Administration Officer (Mrs Bale) and an Assistant Administration Officer (Mrs Little).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Peter McNamara and Robert Reilly

1. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/96/0178: Ardrossan: 63 (land to the east of) Knockrivoch Place

Mr D Mitchell, 63 Knockrivoch Place, Ardrossan has applied for planning permission for a change of use of open space to private garden ground at 63 Knockrivoch Place, Ardrossan.

The Sub-Committee agreed to grant the application.

b) N/01/96/0259: Stevenston: 182 New Street

Mr M Afzal, c/o Heather Management, 326 Allison Street, Glasgow has applied for planning permission for a change of use of retail shop to hot food takeaway at 182 New Street, Stevenston. Objections have been received from Stevenston Community Council and a petition of 24 signatures from residents of Moorpark Road East and New Street has been submitted by Mrs K Kean, 2 Moorpark Road East, Stevenston.

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

(1) That the proposed use would be detrimental to the amenity of nearby residential properties by reason of noise, disturbance and parking conflict.

(2) That the applicant has not demonstrated that the proposed premises can be satisfactory ventilated.

c) N/01/96/0267: Saltcoats: 17 Eglinton Street:

Ms M Brown, 17 Eglinton Street, Saltcoats has applied for retrospective planning permission for an extension to the dwellinghouse to form a conservatory at 17 Eglinton Street, Saltcoats.

After discussion the Sub-Committee agreed to grant the application.

2. Arran Local Plan Area

a) N/01/95/0290 and 02/95/0017: Brodick: Cladach: Neary's House

Mr C Fforde, Sannox Estate, Douglas Park, Brodick, Isle of Arran has applied for planning permission and Listed Building Consent for proposed alterations and extensions to form a public house and restaurant facility at Neary's house, craft workshops and shops at Centre Point Cottage with associated car parking and landscaping. Representations have been received from the Arran Civic Trust and Mr Godwin, 15 Drovers Lane, Penrith, Cumbria.

Having considered the terms of the representations the Sub-Committee agreed to grant the Listed Building consent and to grant the planning permission subject to the following conditions:-

(1) That the access road to the site shall be constructed to North Ayrshire Council Guidelines Standards as far as the turning area at the entrance to the car park, with the formation of a 6 metre wide carriageway, 2 metre wide footway along the west side of the access road, 10.5 metre corner radii at the junction with route A841 and a turning area, all to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That visibility splays of 9 metres by 160 metres at the junction with route A841 shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That prior to the commencement of the development details of the location, size, layout and surfacing of the car parking to serve this development shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

(4) That effluent disposal arrangements shall comply with the current code of practice BS 6297: 1983, with septic tank effluent discharging to a reed bed system or similar treatment system, to the satisfaction of North Ayrshire Council as Planning Authority.

(5) 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 the development.

(6) 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.

b) N/01/96/0225: Brodick: Market Road: Stone Plant

Mr J M Muirhead, Oakbank Farm, Lamlash, Isle of Arran has applied for planning permission for a change of use of a gravel storage shed to coal storage and the erection of a temporary building for office use at Stone Plant, Market Road, Brodick, Isle of Arran. A representation has been received from Caledonian MacBrayne, The Ferry Terminal, Gourock.

Having considered the terms of the representation the Sub-Committee agreed to grant the

application subject to the following conditions:-

(1) That there shall be no external storage of materials, waste, plant or equipment on any of the land within the applicant's control without the specific written approval of North Ayrshire Council as Planning Authority.

(2) That the temporary office building hereby permitted shall be removed and the land restored to its former condition on or before 31 August 2001.

(3) That within six months of the commencement of the use hereby permitted all redundant plant and stockpiled sand shall be removed from the sand plant site and the land restored to a neat and tidy condition, all to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That within six months of the commencement of the use hereby permitted the kerb and footway along the frontage of the whole site shall be reinstated and the western access gate repaired or replaced, all to the satisfaction of North Ayrshire Council as Planning Authority.

(5) That the developers shall satisfy themselves of the safety of the site with regard to the possible migration of methane gas.

(6) That drainage from the coal storage area shall have settlement facilities prior to discharge to any controlled waters, to the satisfaction of North Ayrshire Council as Planning Authority.

(7) That all unloading and handling operations shall take place within the shed.

(8) That all vehicles shall be spray washed before leaving the premises.

c) N/05/96/0005: Kilmory: Torrylinn Farm (land to south of)

Ms C M Chalmers, 44 Wykeham Road, Glasgow has applied for a Certificate of Lawfulness for use of land as a caravan site for holiday purposes at Torrylinn Farm (land to south of), Kilmory, Isle of Arran.

The Sub-Committee agreed to issue a Certificate of Lawfulness for use of land as a caravan site for holiday purposes.

3. *Garnock Valley Local Plan Area*

a) N/01/96/0193: Dalry: 3 (land to west of) Townend Street

Mr G Abbott, 18 Brown Street, Newmilns has applied for an amendment to planning approval ref. CH/01/92/0706 to include a second dormer window and conservatory at (land to west of) 3 Townend Street, Dalry.

Following discussion the Sub-Committee agreed to request the Planning Officer to look into the feasibility of a reduction in size of the proposed conservatory and otherwise grant the application subject to the following conditions:-

(1) The building hereby permitted shall be fitted with double glazing in accordance with details which shall be submitted to and approved in writing by the Planning Authority.

(2) Before development is begun there shall have been submitted to and approved in writing by the Planning authority revised details of the access to the site, parking and turning area, and the treatment of the frontage of the site to Townend Street.

(3) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any order revoking and re-enacting that Order), no additional building shall be constructed within the plot and no extension to the building hereby permitted shall be formed without the written consent of the Planning Authority.

4. Irvine/Kilwinning Local Plan Area

a) N/01/96/0261: Irvine: Bank Street: Church of Jesus Christ of Latter-day Saints

The Church of Jesus Christ of Latter Day Saints, Bank Street, Irvine has applied for planning permission to erect a new boundary fence and gates at the Church of Jesus Christ of Latter Day Saints, Bank Street, Irvine. An objection has been received from Mrs B H Taylor, 7 MacKinnon Terrace.

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

- (1) That the hedge and stob and wire fence are retained.
- (2) That the railings shall be erected to the inside of the existing hedges/vegetation at a minimum distance of 75cm from the centre line of the hedge and stob and wire fence.
- (3) That the railings/gates shall be green to match existing.

b) N/01/96/0326: Dreghorn: 6 (land to north of) Dalmailling Avenue

Mr J Duddy, 8 Killoch Way, Irvine has applied for planning permission for the erection of a two storey house at 6 (land to north of) Dalmailling Avenue, Dreghorn. Objections have been received from M. Pieroni, 16 Dalmailling Avenue, Dreghorn, D. Walker, 6 Dalmailling Avenue, Dreghorn and J R Jultan, 7 Dalmailling Avenue, Dreghorn.

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

- (1) That the two semi-mature trees to the south west corner shall be retained and shall not be felled without the written approval of North Ayrshire Council as Planning Authority.
- (2) That the applicant shall form a footway crossing to North Ayrshire Council Guidelines 25:13 to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) 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 and details of storm water drainage arrangements to ensure that the development does not give rise to flooding.

5. North Coast and Cumbraes Local Plan Area

a) N/01/96/0132: West Kilbride: Station Goods Yard

Home Ground, c/o The Tom Stewart Partnership, 5 La Belle Place, Glasgow has applied for outline planning permission for the formation of 16 house plots, an access road and associated landscaping at Station Goods Yard, West Kilbride Station, West Kilbride. Objections have been received from Mrs L C Henderson, 57 Gateside Street, West Kilbride and Mr T Miller, 37 Cubrieshaw Street, West Kilbride, and a representation has been received from Mr R MacMillan, Lawhill Farm, West Kilbride.

Following discussion the Sub-Committee agreed that the Chair, Vice-Chair and local member visit the site to consider a more acceptable density of housing and any other material

considerations and otherwise to refuse this application on the following grounds:-

(1) That the proposed development would represent an over-development of the site by reason of the inadequate size of the proposed plots and the inability to achieve a reasonable standard of outlook and spacing between houses, which would be detrimental to the amenity of the proposed houses and the surrounding area.

(2) That the proposed development would be prejudicial to the proper planning of the area in that no provision is made to incorporate a footway link to connect with the residential development area which adjoins the north west boundary of the application site.

b) N/01/96/0272: Skelmorlie: 13 Caskie Drive

The Sub-Committee noted that the application submitted by Mr H B Neil, 13 Caskie Drive, Skelmorlie for planning permission for alterations and extensions to form a new dining room and garden room and the erection of a detached double garage and store room at 13 Caskie Drive, Skelmorlie, had been withdrawn.

6. Urgent Items

The Chair agreed to hear the following urgent item.

7. Irvine: The Vines

Councillor Carson raised the issue of the condition of the site opposite Meadow Park.

The Sub-Committee agreed to instruct Director of Planning, Roads and Environment to investigate and take appropriate action.

The meeting ended at 12.10 p.m.