

Development Control Sub Committee
18 November 1997

Irvine, 18 November 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, Elizabeth McLardy, Thomas Morris, Margaret Munn and John Sillars.

In Attendance

R. Forrest, Principal Officer, D. Cartmell, Team Leader Development Control, J. Delury, Principal Officer Building 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

Margaret Highet and Irene Oldfather and Samuel Taylor.

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

Submitted reports by the Director of Planning, Roads and Environment on requests for relaxation in respect of the following applications:-

a) Ardeer Primary School, Clark Crescent, Stevenston: BW/97/0961 & RX/97/0037

Regulation 9 as read with Technical Standard E2.14 states that an escape route must not include a shutter.

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

- (1) That the roller shutter shall be locked in open position when the school is in use;
- (2) That the timber sliding door shall be locked in the open position when the school is in use;
- (3) That information in conditions 1 and 2 shall be included in the buildings Health and Safety Policy, to ensure that the building is fit for use.

b) 19 Killermont Place, Whitehurst Park, Kilwinning: BW/97/0975 & RX/97/0038

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

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

- (1) That an adequate width of 495mm shall be maintained on the stair.

c) 141 Leven Place, Castlepark, Irvine

(i) BW/97/0992 & RX/97/0039

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

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

- (1) That an adequate width of 673mm shall be maintained on the stair when the stairlift is in

parked/stowed position.

(ii) BW/97/0992 & RX/97/0040

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

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

- (1) That a minimum width of 389mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

d) 73 Castlebay Court, Largs

(i) BW/97/1036 & RX/97/0044

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

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

- (1) That a maximum encroachment of 539mm into the stair width will occur when the stairlift is parked and stowed.

(ii) BW/97/1036 & RX/97/0045

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

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

- (1) That a maximum encroachment upon landing of 550mm shall occur when the stairlift is parked and stowed.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/97/0472: Saltcoats: Burns Avenue: Opposite Auchanshangan Drive

Neighbourhood Centres (UK), per Cameron Associates, 16/4 Timberbush, Leith have applied for planning permission for the erection of two retail units at Burns Avenue (opposite Auchanshangan Drive), Saltcoats. Objections have been received from Persimmon Homes, 77 Bothwell Road, Hamilton, Ardrossan Churches Group, per Rev. S Montgomerie, Mrs A Reid, Plot 2 Mains View, Saltcoats, per J D Bannatyne & Campbell, Solicitors, Stevenston, Mr G Rainey, 7 Auchanshangan Drive, Saltcoats including a petition of 18 signatures from residents of Mains View, Saltcoats per Mr A Downie, 14 Corsankell Wynd, Saltcoats and a petition from 28 households of Auchanshangan Drive, Saltcoats per Mr J Smith, 11 Auchanshangan Drive, Saltcoats.

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

- (1) That the proposed development would be contrary to Policy COM 8(c) of the adopted Ardrossan, Saltcoats and Stevenston Local Plan in that it is not required to meet unfilled local shopping needs in the present peripheral housing area.
- (2) That the proposed development would be detrimental to the interests of road safety in that the proposed means of access and vehicle manoeuvrability within the site are considered to be unacceptable.
- (3) That the proposed development would be detrimental to the amenity of adjacent residential properties by virtue of its inappropriate siting.

b) N/01/97/0578: Ardrossan: Dalry Road: Ardbride Products:

Ardbride Products Ltd, Dalry Road, Ardrossan have applied for retrospective planning permission for a large warehouse distribution facility presently under construction at Ardbride Products Ltd, Dalry Road, Ardrossan. Objections have been received from Mr J McCracken, 3 Central Quadrant, Ardrossan, Mr and Mrs Henry, 7 Central Quadrant, Ardrossan and Mrs M Muir, 8 Central Quadrant, Ardrossan.

Planning permission for the erection of the proposed building was granted on Appeal by the

Secretary of State in October 1995, following the refusal of planning permission by the former Cunninghame District Council on the grounds that the proposed development would be detrimental to the amenity of the area by its reason of its scale. A non-material variation to the planning permission was granted to relocate the building such that the 10.8m wide landscaped areas was to be reduced to 7m wide. Construction of the building commenced in June 1997, a site inspection in August discovered the building to be incorrectly located within the site being 5.2m from the boundary fence.

Following discussion on the incorrect location of the building, the operational hours of the facility, associated noise and disturbance levels and planning conditions, the Sub-Committee agreed (a) that the Director of Planning, Roads and Environment investigate with the Legal Services Manager a Section 75 Agreement to augment the following conditions:-

- (1) That within 1 month of the date of this permission the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority a full specification for the proposed landscaping scheme including species, site preparation, aftercare and additional tree planting adjacent to the south east gable of the proposed building.
- (2) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out during the current planting season; and that any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the following planting season with others of a similar size and species unless the Council gives written consent to any variation.
- (3) Hours the use of the building hereby approved shall be limited to between 08.00 hours and 20.00 hours, Monday to Friday, and 08.00 hours and 16.00 hours on Saturdays and Sundays; and

(b) to continue the application to the next appropriate meeting.

3. Arran Local Plan Area

a) N/01/97/0409: Corrie: Alpine (site south of):

John Leckey per Robert N Brass, Invercloy House, Brodick, Isle of Arran has applied for outline planning permission for the erection of a single dwellinghouse with garage at Alpine (site to the south of), Corrie, Isle of Arran. An objection has been received from Stewart & Osborne, Solicitors on behalf of Alan Beasley, Alpine, Corrie.

Having considered the terms of the objections, the Sub-Committee agreed to grant the 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 occupation of the dwellinghouse a 9 metre by 2.5 metre lay-by shall be provided at the site frontage and surfaced in bituminous material, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That prior to the occupation of the dwellinghouse a separate turning area shall be provided within the site to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That effluent disposal arrangements shall comply with the current code of practice BSI 6297; 1983 with septic tank effluent disposed of to a partial soakaway and then to the ditch at the front of the site which shall be culverted and augmented by a new road gulley, all to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/97/0423: Kildonan: Breadalbane Hotel (camping site to east)

Mrs J A Lacy, Ailsa View, Kildonan, Isle of Arran has applied for outline planning permission for the development of 13 houses at Breadalbane Hotel (camping site to the east of), Kildonan, Isle of Arran. Objections have been received from 24 residents of Kildonan, one resident of Whiting Bay, one resident of Bury, Starling and the Arran Civic Trust, per H M MacLeod Cnoc Ranald, Brodick, Isle of Arran.

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 Policy HOU4 in the adopted Isle of Arran Local Plan in that it would not reflect the form and character of Kildonan as set out in the Development Strategy.
- (2) That the applicant has not demonstrated that the proposed development could be provided with an adequate and wholesome water supply.

c) N/01/97/0470: Blackwaterfoot: Tighenmenach

Mr J Hodgson, Bailemargaith, Blackwaterfoot, Isle of Arran has applied for planning permission to convert an agricultural building into a dwellinghouse at Tighenmenach, Blackwaterfoot, Isle of Arran. An objection has been received from P D & F T Scott, 39 Buckingham Road, south Woodford, London.

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

- (1) That prior to the occupation of the dwellinghouse the junction of the access with route A841 shall be improved as shown on the approved drawing No. 97/8/11A dated 22 August 1997, with the first 6 metres surfaced and widened to 5.5 metres and in such a way that no surface water shall issue on to the public road, all to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That a minimum parking provision of 2 spaces shall be provided within the curtilage prior to the occupation of the dwellinghouse.
- (3) That no development shall take place until a soil porosity test has been carried out to the satisfaction of North Ayrshire Council as Planning Authority.

d) N/01/97/0497: Brodick: Home Farm

Arran Aromatics Limited, Home Farm, Brodick, Isle of Arran have applied for planning permission to alter the south gable to form a fire exit and the erection of an external steel fire escape stair and installation of velux windows at Home Farm, Brodick, Isle of Arran. An objection has been received from S. Bentley, Duchess Court Shops, Home Farm, Brodick, Isle of Arran.

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

e) N/01/97/0543: Blackwaterfoot: Portnalochan Trout Fishery

G Bannatyne, Fairhaven, Catacol, Isle of Arran has applied for outline planning permission for the erection of a manager's/attendant's house at Portnalochan Trout Fishery, Blackwaterfoot, Isle of Arran.

The Sub-Committee agreed to continue consideration of this application to the next meeting for further information.

f) N/01/97/0556: Blackwaterfoot: Greenhill Cottage (site to south of)

Mrs J McQueen, Greenhill, Torbeg, Blackwaterfoot, Isle of Arran has applied for planning permission to erect a dwellinghouse at Greenhill Cottage (site to the south of), Blackwaterfoot, Isle of Arran.

The local member requested that the special circumstances of this application be taken into consideration. He considered that there was a unique justified need for a single dwellinghouse to be located in the grounds of Greenhill Cottage, Blackwaterfoot with an appropriate condition limiting the occupation of the dwellinghouse to the Mrs J McQueen and subsequently to a relation of the owner of Greenhill Cottage. The applicant's Doctor supports the application on health grounds.

Discussion followed on grounds for refusal of previous applications and the additional information in support of the application. Members considered there was a unique justified need for a single dwellinghouse to be located in the grounds of Greenhill Cottage, Blackwaterfoot and agreed (a) to grant the application; and (b) to remit to the Director of Planning, Roads and Environment to incorporate the appropriate conditions in relation to roads, drainage and occupancy.

4. Garnock Local Plan Area

a) N/01/97/0315: Kilwinning: Dalgarnven House Hotel

Mr and Mrs P Graham, Dalgarn House Hotel, Kilwinning have applied for planning permission to erect a two storey extension to form a function room on the ground floor and five bedrooms with en-suite facilities on the first floor at Dalgarn House Hotel, Kilwinning. An objections has been received from Mr and Mrs Frew, The Bungalow, Dalgarn, Kilwinning.

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

- (1) That prior to the commencement of the use visibility splays shall be provided and maintained on each side of the new access to the satisfaction of North Ayrshire Council as Planning Authority. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearest trunk road carriageway measured 160 metres (the y dimension) in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a drivers eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension.
- (2) That prior to the commencement of the use the proposed access shall join the trunk road at an upgraded junction which shall be constructed b the applicant to a standard as described in the Department of Transport Advice Note TD 41/95 (Vehicular Access to all purpose Trunk Roads) and complying with Layout 3. The improved access shall have a 6.0 metre minimum kerb radii with a main throat thickness of 6.0 metres.
- (3) That prior to the commencement of the extension hereby approved 44 parking spaces shall be provided to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of a scheme of noise insulation which shall be implemented prior to the commencement of the use of the extension hereby approved.
- (5) That the fire door shall remain closed at all times except when being used in emergencies.
- (6) 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 surface treatment of the car park.
- (7) 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 for the car park and the west boundary of the site. This shall include details of species, planting densities, soil treatment and aftercare.
- (8) That all seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the extension 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.

5. Irvine/Kilwinning Local Plan Area

a) N/01/97/0418: Irvine: Third Avenue: Arco West Scotland Trading Warehouse

Arco Ltd, PO Box 21, Hull have applied for planning permission to make alterations to existing offices and warehouse to form an enlarged trade shop on the ground floor; new offices on the first floor and a new staff car park at Third Avenue, Irvine.

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

- (1) That the display of workwear and footwear shall not occupy more than 50% of the overall floor space of the trade shop and that the other goods on display shall only be limited to maintenance and engineering, personal protection and workplace safety products.
- (2) That the opening hours of the trade shop shall be restricted to Monday to Friday 9.00 a.m. - 5.00 p.m. and Saturday 9.00 a.m. - 12 noon.
- (3) That the staff car parking shall be operational within 3 months of the date of this permission hereby approved to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/97/0424: Kilwinning: 19 Ashgrove Road

Mr D Hart, 19 Ashgrove Road, Kilwinning has applied for a retrospective change of use from office to home improvement showroom and associated offices at 19 Ashgrove Road, Kilwinning. The Sub-Committee agreed to continue consideration of the application for further information in relation to the erection of signs at 19 Ashgrove Road, Kilwinning.

6. North Coast and Cumbraes Local Plan Area

a) N/01/97/0292: Fairlie: 50-54 Bay Street

Acre Property Developments Ltd, 39 - 41 Wilson Street, Largs have applied for planning permission to erect eight flats and associated parking at 50 - 54 Bay Street, Fairlie.

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 full details of the proposed external finishes.
- (2) 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.
- (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 the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details of: (i) all hard surfaces around the building, including the proposed car parking spaces; (ii) the relocation of the electricity sub-station, including measures to enclose and screen the sub-station, in an appropriate manner given its proximity to Fairlie Parish Church which is a listed building; (iii) the proposed bin storage arrangements; and (v) proposals for the site boundary enclosures.
- (5) That prior to the occupation of any of the flats hereby permitted the parking provision shall be constructed in accordance with the approved plans.
- (6) That prior to the occupation of any of the flats a two metre wide footway shall be provided over the entire Bay Street frontage of the site to tie in with the existing footway, with drop kerbing as per Roads Development Guide standard, all to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/97/0413: Fairlie: Station Road: Beechfield

On 30 October 1997 the Sub-Committee agreed to continued consideration of the application for planning permission by North Ayrshire Developments, 40/42 Charles Street, Largs for the demolition of the existing garage and erection of two houses with new access at Beechfield, Station Road, Fairlie in order that the Chair, Vice-Chair, J. Clements, M. Highet and the local member could visit the site. Objections have been received previously from S J Graham, 21 Montgomerie Drive, Fairlie, Mrs C M Byers, 4 Station Road, Fairlie, G & W Hutchison, 6 Kaim View, Fairlie, R C Holmes, 23 Montgomerie Drive, Fairlie, C McDowell, 3 Montgomerie

Crescent, Fairlie and Fairlie Community Council, c/o E Barnes, 13 Pier Road, Fairlie. A further objection has been received from C Mackenzie and J Cumming, 7 Montgomerie Drive, Fairlie.

The site visit was held on 5 November 1997 where members noted the proposed location of the dwellinghouses.

After discussion and having considered the terms of the objections and the original report by the Director of Planning, Roads and Environment, the Sub-Committee agreed, Councillor McLardy dissenting, to grant the application subject to the following conditions:-

- (1) That visibility splays shall be provided and maintained on each side of the new access to the satisfaction of the local Planning Authority. These splays are the triangles of ground bounded on two sides by the first 2.4 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 90 metres (the y dimension) in both directions, from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object of between 0.26 metres and 1.05 metres anywhere along the y dimension.
- (2) That the hedge at the existing access at the north corner of the site shall be maintained at a height no greater than 1.05 metres above the adjacent carriageway land and the first 2 metres of the access from the heel of the footway shall be hard surfaced to prevent the deposition of deleterious material on to the public road, all to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That the roofs shall be clad with Redland Cambrian artificial slates or an equal approved by North Ayrshire Council as Planning Authority, the facing brick and window framing colours shall match those of Beechfield and 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 all external finishes to the houses.
- (4) 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 the proposed plot boundary fences.
- (5) That no trees or hedges on the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.
- (6) 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.
- (7) 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.
- (8) That notwithstanding the permission granted by Article 3 of and Classes 1,3 and 5 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 curtilages of the dwellinghouses.
- (9) That notwithstanding the permission granted by Article 3 of and Class 7 of Part 2 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 gates, fences,

walls or other means of enclosure within the curtilages of the dwellinghouses.

c) N/01/97/0459: Skelmorlie: Fosterland: Plots 13-30

On 30 October 1997 the Sub-Committee agreed to continue consideration of an amendment to programme for housing development granted consent on 29th January 1991, ref.no.

CH/01/90/0868 by H McLaughlin, Lawhill Farm, West Kilbride to enable work to commence on phases 4 and 5 (plots 13-30 inclusive) prior to completion of phase 3 at Fosterland, Skelmorlie in order that the Chair, Vice-Chair, J. Clements and the local member could visit the site.

Objections have been received previously from residents of Paddockdyke (2) and Annetyard Drive (2) as well as a petition of objection containing 55 signatures of residents of Annetyard Drive (47), Paddockdyke (6), Annetyard Road (1) and Fosterland (1). Eleven letters of support have also been received from residents of Annetyard Road (1), Annetyard Drive (2), Paddockdyke (3), Halketburn Terrace (1), Halketburn Road (1), The Lane (1), Skelmorlie Castle Road (1) and Eglinton Gardens (1).

The site visit has held on 5 November 1997 where the members viewed the site and noted the condition of the undeveloped plots.

After discussion and having considered the terms of the objections and the original report by the Director of Planning, Roads and Environment, the Sub-Committee agreed to grant the application subject to the following conditions:-

- (1) That prior to the construction of any of the houses on plots 13 to 31 inclusive the access road, footpaths, turning circle and services associated with that part of the development together with the unfinished footpath on the east part of the cul-de-sac shall be constructed and the play area formed, which play area shall be made available for use on completion of the development, all to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That no trees along the eastern edge of the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.
- (3) That if work on the houses on plots 6, and 33 to 36 inclusive does not commence before 31 March 1998 all extraneous objects shall be removed and the plots shall be graded, grassed over and maintained thereafter all to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That clearance works on any of plots 13 to 31 inclusive shall only take place immediately prior to the construction of the house on the plot, and in the event that construction of the house does not take place, the plot shall be cleared of all extraneous materials, weeds etc, grassed over and thereafter maintained in a neat and tidy condition to the satisfaction of North Ayrshire Council as Planning Authority.
- (5) That, unless developed, plots 13 to 31 inclusive shall be maintained in a tidy and weed-free conditions to the satisfaction of North Ayrshire Council as Planning Authority.
- (6) That marketing and sales information in relation to the development shall be submitted to North Ayrshire Council as Planning Authority, prior to any of the units being occupied in order to prove that details of the maintenance arrangements and obligations relating to open space, landscaping and play areas have been made explicit to prospective purchasers.

d) N/01/97/0460: Largs: Knock Castle Coach House (site to north of)

Mr R Dingwall, 34 Woodcroft Avenue, Glenbank, Largs has applied for planning permission to convert an agricultural outbuilding to form a dwellinghouse at the site to the north of Knock Castle Coachhouse, Largs. An objection has been received from Miss V M A Salvadori, The Coachhouse, Knock Castle, Largs.

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

- (1) That the building is not of a scale or design which is traditional or domestic in character nor is the fabric structurally sound and as such the development would therefore be contrary to policy ENV5 of the adopted North Coast and Cumbraes Local Plan.
- (2) That the development would result in the creation of a new house in the countryside with no apparent specific need which would be contrary to policy ENV2 of the North Coast and Cumbraes Local Plan.

The meeting ended at 3.40 p.m.