



Cunninghame House,
Irvine.

9 August 2012

Planning Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **WEDNESDAY 15 AUGUST 2012** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The Minutes of the previous meeting of the Planning Committee held on 20 June 2012 will be signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Isle of Arran

Submit report on the following application:-

3.1 12/00174/PP: Brodick: Springbank: Site to the east of Belmont

Erection of detached dwellinghouse on plot 4

(copy enclosed).

4. Garnock Valley

Submit report on the following application:-

4.1 12/00380/ADC: Dalry: 2 Kilwinning Road: Lidl UK Gmbh

Erection of 2 freestanding advertising hoardings

(copy enclosed).

5. Irvine/Kilwinning

Submit reports on the following applications:-

5.1 12/00320/PP: Kilwinning: 19 Almswall Road

Part Change of Use of Class 1 shop, to include ancillary arts and crafts activity centre, and cafe

5.2 12/00390/PP & 12/00391/LBC: Irvine: Bridgegate: Trinity Church

Internal and external works including alterations to existing internal gallery to provide additional floor space, replacement external doors to existing openings, roof repairs, alterations and various other minor alterations

(copies enclosed).

6. North Coast and Cumbraes

Submit reports on the following applications:-

6.1 12/00295/PP: West Kilbride: Main Street: Old Barony Church

Insulation of 3 no. air source heat pumps with acoustic timber enclosure

6.2 12/00259/LBC: West Kilbride: Main Street: Old Barony Church

Replacement of storm damaged spire finial

(copies enclosed).

7. Urgent Items

Any other items which the Chair considers to be urgent.

Planning Committee

Sederunt: Matthew Brown (Chair)
Elizabeth McLardy (Vice-Chair)
Robert Barr
John Bell
John Bruce
Joe Cullinane
John Ferguson
Ronnie McNicol
Tom Marshall
Jim Montgomerie

Chair:

Attending:

Apologies:

Meeting Ended:

Planning Committee
20 June 2012

IRVINE, 20 June 2012 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, Elizabeth McLardy, Robert Barr, Joe Cullinane, Ronnie McNicol and Tom Marshall.

In Attendance

J. Miller, Senior Planning Services Manager, K. Smith, Senior Planning Officer, A. Laurenson, Team Manager (Regeneration) and A. Craig, Senior Solicitor (Litigation) (Corporate Services); M. McKeown, Committee Services Manager and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Ferguson and Jim Montgomerie.

1. Declarations of Interest

1.1 Advice to Elected Members

Submitted report by the Chief Executive on the requirements of Standing Orders and Section 5 of the Code of Conduct for Councillors in relation to declarations of interest.

Standing Order 16 provides that if any Member of the Council has a financial or non-financial interest in any contract or any other matter as defined by Section 5 of the Councillors' Code of Conduct, and is present at any meeting at which that matter is to be considered, he or she must, as soon as practicable after the meeting starts, disclose that he or she has an interest and importantly, state the nature of this interest. Section 5 of the Code, which was appended to the report, sets out the rules in relation to declarations of interest.

To facilitate any declarations, a heading of "Declarations of Interest", routinely appears as the first item on agendas for all meetings of the Council and its Committees. Any Member making a declaration is expected to make a statement which is sufficiently informative as to enable those at the meeting, or anyone reading the Minute, to understand the nature of the interest.

The Committee agreed (a) to note the report; and (b) that Members ensure (i) they are familiar with the requirements of Standing Orders and Section 5 of the Code of Conduct for Councillors in relation to declaring interests and (ii) consider the need to declare financial or non-financial interests in any contract or any other matter as defined by Section 5 of the Councillors' Code of Conduct when attending meetings of the Council and its committees.

1.2 Declarations

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Ardrossan, Saltcoats and Stevenston

2.1 11/00059/PP: Saltcoats: 22 Montgomerie Crescent

McLaughlin Construction, 13 Ailsa Road, Irvine have applied for planning permission for the erection of 10 flats with associated access and parking, including demolition of the existing building at 22 Montgomerie Crescent, Saltcoats. Two objections have been received, as detailed in the report.

The Committee, having considered the terms of the objections, agreed to grant the application subject to (a) the applicant's entering into a Section 75 Agreement, or other suitable arrangement, to secure the provision of a commuted sum for the upgrading of existing play facilities in the area; and (b) 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 of the proposed boundary treatment.
2. That the existing boundary walls or fences shall not be removed without the prior written approval of North Ayrshire Council as Planning Authority.
3. That prior to the occupation of any of the flats, hereby approved, the access and egress driveways, parking spaces, manoeuvring areas, bin stores and bin hard standing areas shall be provided to the satisfaction of North Ayrshire Council as Planning Authority.
4. That the driveway entry and exits shall be provided with footway crossings to the satisfaction of North Ayrshire Council as Planning Authority.

5. Prior to the commencement of the development, the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority a Drainage Assessment which shall be prepared in accordance with SUDS Manual (CIRIA Report C697) and the SUDS Working Party Guidelines "Drainage Assessment, a Guide for Scotland" which can be found on the SEPA website. The discharge of storm water from the development shall comply with the stipulated design criteria, current SUDS design guidance (and any requirements of Scottish Water). It shall also include the effects of a 1 in 200 year storm and run-off plus climate change, the effects of differing storm intensities over and above the 10 year return, the extents of differing flood conditions shown on a site plan to ensure that no water restricts movement of emergency vehicles, including an assessment of flow routing of surface water through the site, a strategy for dealing with any land drainage affected by the works and a maintenance regime for surface water drainage measures.

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 prior to the occupation of any of the dwellinghouses and where Council adoption of open space areas is not to be pursued, there shall be submitted for approval of North Ayrshire Council as Planning Authority, details of the proposed factor or management agency and a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space areas. The landscape management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.

2.2 12/00205/PP: Saltcoats: 4 Montgomerie Road

W Gibson, 4 Montgomerie Road, Saltcoats has applied for planning permission for the erection of a sunroom to the front of the detached dwellinghouse at that address.

The Committee agreed to grant the application.

3. Irvine/Kilwinning

3.1 12/00079/PPM: Irvine: Sandy Road: Site of former Ravenspark Hospital

Dundas Estates & Development Co Ltd, Carriden Sawmills, Bridgeness Road, Bo'ness, have applied for planning permission for the erection of 59 detached dwellings, refurbishment of 2 existing gatehouses to form 2 dwellings, alterations to curtilages and driveways of 14 existing terraced dwellings, repositioning of the bell tower and the formation of associated roads and landscaping at the site of the former Ravenspark Hospital, Sandy Road, Irvine.

The Committee agreed to grant the application subject to (a) the applicant entering into a legal agreement, or other suitable arrangement, to provide a link to the National Cycle Network; and (b) the following conditions:-

1. Prior to the commencement of development, excluding that associated to the 14 terraced dwellings, detailed site levels sections shall be submitted for the prior approval of North Ayrshire Council as Planning Authority. Such levels shall detail site levels at various agreed points and shall show proposed levels relative to the contamination remediation strategy.
2. A "Road Condition Survey" shall be undertaken along the length of Sandy Road, from its junction with Kilwinning Road to the northern access into the application site. This survey shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of the development hereby approved. Any necessary repairs to the road construction, relating to damage occurring during the period of construction shall be undertaken to the satisfaction of North Ayrshire Council.
3. Within 6 months of the date of this permission there shall have been submitted to and approved by North Ayrshire Council as Planning Authority details of the proposed play facilities, incorporating the proposed location and nature of equipment, any enclosure proposed and a future maintenance programme. Such details, as may be approved shall be provided prior to the occupation of the 30th dwelling within the site.

4. That prior to the occupation of 30th dwellinghouse within the development, hereby approved, a minimum 2m wide shared footway shall be provided along the length of Sandy Road, between the northern access to the site and the rear of Irvine Royal Academy to the satisfaction of North Ayrshire Council as Planning Authority.
5. Visibility splays of 4.5 metres by 90 metres, in both directions, shall be provided and maintained at the development access junctions with Sandy Road, and 2.5 metres x 35 metres in both directions at all internal junctions. No item with a height greater than 1.05 metre above adjacent carriageway level shall be located within these sightline triangles.
6. That driveways shall be designed such that no surface water issues onto the public road and the first 2 meters are hard surfaced in order to prevent deleterious material being carried on to the carriageway.
7. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.
8. On the completion of the proposed decontamination works, written verification of the works and details of any remediation, shall be submitted to North Ayrshire Council as Planning Authority
9. That prior to the commencement of development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a fully detailed specification, and where appropriate samples, of the proposed external finishes to the hereby approved dwellings, means of enclosure and other hard landscaping elements. For the avoidance of doubt a dry dash render shall not be used within the development.
10. That within 6 months from the date of this permission 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 shall be submitted to and approved by North Ayrshire Council as Planning Authority. Thereafter all planting, seeding or turfing within those approved details of landscaping shall be carried out in the first planting 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.

11. That prior to occupation of 30th dwellinghouse within the development, hereby approved, the 'bell tower' feature shall be erected and finished to a standard satisfactory to North Ayrshire Council as Planning Authority, unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

12. Within 6 months from the date of this permission revised details of the boundary enclosures related to Plots 27, 28, 29, 33, 39, 41, 46, 47, 52, 56, 57, 59, 63, 67, 69, 73, 74 and 75 shall be submitted for the prior approval of North Ayrshire Council as Planning Authority.

3.2 12/00151/PP: Irvine: Woodlands Avenue: Woodlands Primary School

North Ayrshire Council, Education and Skills, Cunninghame House, Irvine has applied for planning permission for the erection of a single storey extension to Woodlands Primary School, Woodlands Avenue, Irvine, to provide additional class rooms and nursery accommodation.

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

1. Prior to the opening of the proposed school extension the applicant shall submit, for the prior written approval of North Ayrshire Council as Planning Authority, details of infrastructure improvements, as indicated by North Ayrshire Council's Roads Services, and the timescale for their implementation. These works shall include sufficient parking and details of improved facilities for cyclists in accordance with the requirements of North Ayrshire Council as Planning Authority.

2. Prior to the use of the hereby approved school extensions 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 shall be submitted to and approved by North Ayrshire Council as Planning Authority. Thereafter all planting, seeding or turfing within those approved details of landscaping shall be carried out in the first planting 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. That prior to the commencement of the development, hereby approved, self certified details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority. Such self certification shall be undertaken by a suitably qualified person. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority. In addition, prior to the commencement of the development, hereby approved, details of the proposed factor or management agency and a management plan, including a risk assessment for public safety, management responsibilities and maintenance schedules for the approved scheme, shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority. The management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.

4. The small scale mitigation measures recommended in the Extended Phase 1 Habitat Survey, submitted in support of the application, shall be undertaken to the satisfaction of North Ayrshire Council as Planning Authority.

3.3 12/00152/PP: Irvine: Castlepark: Carron Place: Castlepark Primary School

North Ayrshire Council, Education and Skills, Cunninghame House, Irvine has applied for planning permission for the erection of single storey extensions to Castlepark Primary School, Carron Place, Castlepark, Irvine, to provide additional class rooms and nursery accommodation.

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

1. Prior to the opening of the proposed school extension the applicant shall submit, for the prior written approval of North Ayrshire Council as Planning Authority, details of infrastructure improvements, as indicated by North Ayrshire Council's Roads Services, and the timescale for their implementation. These works shall include sufficient parking and details of improved facilities for cyclists in accordance with the requirements of North Ayrshire Council as Planning Authority.

2. Prior to the commencement of development full details of ventilation arrangements associated to the proposed kitchens shall be submitted for the prior written approval of North Ayrshire Council as Planning Authority.

3. Prior to the use of the hereby approved school extensions 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 shall be submitted to and approved by North Ayrshire Council as Planning Authority. Thereafter all planting, seeding or turfing within those approved details of landscaping shall be carried out in the first planting 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, self certified details, including maintenance arrangements, of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to North Ayrshire Council as Planning Authority. Thereafter that scheme shall be implemented prior to the completion of the development and maintained thereafter.

5. The small scale mitigation measures recommended in the Extended Phase 1 Habitat Survey, submitted in support of the application, shall be undertaken to the satisfaction of North Ayrshire Council as Planning Authority.

4. The North Ayrshire Council (Old Caley Road, Irvine) Stopping Up Order 2012

Submitted report by the Solicitor to the Council on confirmation without modification of The North Ayrshire Council (Old Caley Road, Irvine) Stopping Up Order 2012.

On 24 January 2012, the Planning Committee agreed (a) that planning permission be granted to Cunninghame Housing Association Limited for the erection of 63 dwellinghouses, with associated landscaping and parking, on the site of 76 existing cottage flats at Old Caley Road, Vineburgh, Irvine; and (b) to promote a Stopping Up Order under Sections 207 and 208 of the Town and Country Planning (Scotland) Act 1997 for the realignment of Old Caley Road in order to facilitate the residential development.

The Order was advertised on 16 March 2012 and the period for objection expired on 13 April 2012. Two objections were received in response to the advertisement. These were subsequently withdrawn following negotiations by Cunninghame Housing Association with both objectors.

The Committee agreed to confirm, without modification, The North Ayrshire Council (Old Caley Road, Irvine) Stopping up Order 2012.

5. Fees for Planning Application Consultation - March 2012

Submitted report by the Solicitor to the Council on a Scottish Government consultation paper on Fees for Planning Applications and seeking agreement to the Council's response thereon.

The purpose of the consultation is to seek views on a new fee structure for planning applications in Scotland. The report summarised the proposals contained in the consultation paper. A proposed response to the Scottish Government was detailed in Appendix 1 to the report.

The Committee sought, and received, clarification on the position in relation to local advertising costs of proposed applications and on the impact on fee income within North Ayrshire.

The Committee agreed to approve the comments set out in Appendix 1 to the report as the Council's consultation response to the Scottish Government.

6. General Permitted Development Consultation - March 2012

Submitted report by the Solicitor to the Council on a Scottish Government consultation paper on General Permitted Development and seeking agreement to the Council's response thereon.

The purpose of the consultation is to seek views on a number of proposed refinements and amendments to the non-domestic elements of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended (GPDO). The report summarised the proposals contained in the consultation paper. A proposed response was detailed in Appendix 1 to the report.

The Committee agreed to approve the comments set out in Appendix 1 to the report as the Council's consultation response to the Scottish Government.

7. Miscellaneous Amendments to the Planning System Consultation - March 2012

Submitted report by the Solicitor to the Council on the Scottish Government consultation paper on Miscellaneous Amendments to the Planning System and seeking agreement to the Council's response thereon.

The purpose of the consultation is to seek views on proposed changes to various regulations contained in the Development Management Regulations (DMR), which were introduced in August 2009. The report summarised the proposals contained in the consultation paper. A proposed response to the Scottish Government was detailed in Appendix 1 to the report.

The Committee agreed to approve the comments set out in Appendix 1 to the report as the Council's consultation response to the Scottish Government.

8. Development Plan Examinations Consultation - March 2012

Submitted report by the Solicitor to the Council on the Scottish Government consultation paper on Development Plan Examinations and seeking agreement to the Council's response thereon.

The purpose of the consultation is to seek views on emerging issues following the reforms introduced by the Planning Etc. (Scotland) Act 2006 in terms of the examination procedures for the Local Development Plans. The report summarised the proposals contained in the consultation paper. A proposed response was detailed in Appendix 1 to the report.

The Committee agreed to approve the comments set out in Appendix 1 to the report as the Council's consultation response to the Scottish Government.

9. Development Delivery Consultation - March 2012

Submitted report by the Solicitor to the Council on the Scottish Government consultation paper on Development Delivery and seeking agreement on the Council's response thereon.

The purpose of the consultation is to seek views on how the planning system contributes to the delivery of development and infrastructure. The findings will inform a second consultation which will investigate in more detail the proposals or measures to be put in place to assist with development delivery. The report summarised the proposals contained in the consultation paper. A proposed response was detailed in Appendix 1 to the report.

The Committee agreed to approve the comments set out in Appendix 1 to the report as the Council's consultation response to the Scottish Government.

10. The Scottish Government Consultation on fees charged under the Electricity (Applications for Consent) Regulations 1990 for applications under s36 and s37 of the Electricity Act 1989

Submitted report by the Solicitor to the Council on a Scottish Government consultation paper in relation to fees charged under the Electricity (Applications for Consent) Regulations 1990 for applications under s36 and s37 of the Electricity Act 1989 and seeking agreement on the Council's response thereon.

The purpose of the consultation is to seek views on how the Scottish Government should revise the fee structure for electricity generating stations which are currently set by the Electricity (Applications for Consent) Amendment (Scotland) Regulations 2006.

The Committee agreed to approve the comments detailed in paragraph 3.1 to the report as the Council's consultation response to the Scottish Government.

The meeting ended at 2.35 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3.1

Planning Committee

15 August 2012

Planning Area

Isle of Arran

Reference

12/00174/PP

Application

11th April 2012

Registered

Decision Due

11th June 2012

Ward

Ardrossan and Arran

Recommendation**Grant with Conditions contained in
Appendix 1**

LocationSite to East of Belmont
Springbank
Brodict
Isle of Arran**Applicant**John Thomson Construction
Lamlash
Isle of Arran**Proposal**Erection of detached dwellinghouse on plot 4

1. Description

The site is located to the south of Alma Road and is adjoined by residential properties to the west and south. The application site and adjoining land to the north and east/south-east which is also in the applicants' ownership comprises a development site in respect of which planning permission was granted on 23 June 2004 for the erection of 9 detached dwelling houses and 14 terraced dwelling houses including the formation of associated roads, footways, etc. (reference 03/00869/PP).

Planning permission for relocation of a footpath through the overall site, with associated landscaping, was granted on 24th October 2005 (reference 05/00766/PP). On 25 January 2012 planning permission was granted for the erection of 3 dwellinghouses on land lying to the North of plot 4; the planning permission granted in 2004 proposed 5 houses within plot 4 and the adjoining land to the North rather than 4 houses now proposed.

Plot 4 has an area of around 700 sq. m and the proposed house would be positioned towards the east end to provide clearance to 3 mature trees located within the site which are protected by a condition of planning permission. The proposed house is of one and a half storey design with dormers of traditional size and appearance serving 2 bedrooms accommodated within the roof space. On the ground floor accommodation would comprise a kitchen, lounge/dining room, bedroom and a bathroom. Patio doors would lead from the dining/lounge onto a 1.1 m wide raised platform. A flight of steps leads to the platform and also the main access door to the house. Windows are vertically proportioned and the roof pitches relatively steep which together with the off-white rendered walls and natural slate roof give the proposed dwelling house a relatively traditional appearance. A parking area for vehicles immediately adjoins the north side of the proposed house. The plans indicate a retaining wall 1 m from the south boundary.

A 2m wide footpath is indicated along the north boundary of the site. The 2005 planning permission mentioned above indicated that the footpath would follow a diagonal route through the site within a 5.5 metre wide corridor with landscaping on either side. The footpath would link the overall development site access road with Springbank Terrace and would be adopted by the Council with appropriate lighting installed.

In the adopted Isle of Arran local plan, the site is located within a residential area in Brodick settlement boundary and is unaffected by any site specific policies or proposals therein. Policy RES1 states that development for residential purposes within the settlement boundary shall accord with the local plan.

All development proposals require to be assessed against the relevant criteria of the Development Control Statement of the local plan.

2. Consultations and Representations

Neighbour notification was undertaken on 11 April 2012 and 20 July following receipt of revised proposals from the applicants.

Five letters of objection have been received.

Grounds:

1. A turning area at the end of Springbank Terrace is located within the boundary of plot 4. This has existed since the two properties to the south of plot 4, Montia and Armadale, were occupied. The occupant of the latter was instructed by the Island's Road Services Manager to construct a turning facility and maintain it thereafter. Since then that requirement has been fulfilled.

Response - The submitted plans show that the south-west corner of the site boundary would be located roughly in the centre of the turning area. If boundary enclosures were erected along the south and west boundary as indicated on the submitted plans, this would prevent the area being used as a turning facility. A 3 m gap would appear to remain which might still permit vehicular access to Montia and Armadale. The applicants were asked to consider amending the site boundary to avoid interfering with the turning area. They stated however that they did not wish to give up any land to provide a turning head which they say should have been provided within the applicant's own land. See Analysis.

2. The footpath linking the site access road and Springbank Terrace should be within a 5.5 metre wide landscaped corridor as was originally approved in 2005.

Response - When planning permission 05/00766/PP was granted for relocation of the footpath, the approved plans indicated that it would be within a 5.5 m wide landscaped corridor, the purpose of which was to secure provision of a footpath within a broad user friendly corridor. The plans currently submitted show a 2 m wide footpath linking the site access road to a secondary footpath along the west boundary of plots 1-4. The first 11 metres of the footpath would have a 1 m wide landscaped strip on the north side and the parking area for the house on plot 4 on the other side. Thereafter it broadens out to a 5.5 m wide corridor until it reaches the secondary footpath. The remaining section of 2 m wide footpath leading to Springbank Terrace is located within a narrower 3.7 m wide corridor. The applicants were asked to submit revised proposals showing a 5.5 m wide corridor continuing over the final section of footpath leading to Springbank Terrace. The applicants point out that a 2 m wide footpath link would be available to Springbank Terrace but were not prepared to widen the landscaped corridor over the final section of footpath. See Analysis.

3. Two trees growing on plot 4 are not shown, one Leylandii and one pine. The roots of these trees would be disturbed by the erection of the proposed dwellinghouse.

Response - The applicants advise that the proposed trees are within the site but would require to be removed to facilitate the development through lowering of ground levels and construction of the retaining wall. Landscaping proposals submitted with respect to the original application indicated that the pine tree would be retained. It has apparently been damaged in recent storms and is of poor appearance. The Leylandii tree also has little aesthetic appeal. The loss of the trees would not, therefore, significantly detract from the amenity of the area. Replacement tree planting is proposed within the plot.

4. Before the house is built, the ground should be examined by a structural engineer to ensure that the lowering of the ground level would not have an adverse impact on the tree root system.

Response - The proposals have been examined by the Council's Countryside Liaison Officer who is satisfied that the proposed development would not adversely impact on the trees.

5. The siting, height and scale of the proposed dwellinghouse would adversely impact on the amenity of neighbouring residential properties. The proposal would be contrary to the Development Control Statement in that the dwellinghouse would not be in keeping with Montia and Armadale which are single storey, cabin style houses. These properties would also be affected by loss of sunlight and daylight. Three velux windows would impact on the privacy of the neighbouring properties to the south. The house should be dug in to the site to avoid excessive underbuilding. The balcony at the front would overlook one of the objector's properties in Springbank Terrace.

Response - The position of the proposed house is not significantly different from that which was approved under planning permission 03/00869/PP. The height and frontage width of the houses are also similar though the proposed house would be some 2 m greater in depth. The plans indicate that the ridge level of the proposed house would be lower than that of the single storey houses immediately to the south. While it is acknowledged that Montia and Armadale are single storey houses of timber finish, in this area they are the exception, the majority of neighbouring houses being of more traditional single, one and half and two storey construction. The proposed house lies to the north of Montia and Armadale and would not therefore overshadow these properties. Daylighting testing also shows that the existing dwellinghouses will not be affected by loss of daylight. Of the three rear facing velux windows two serve upper floor bedrooms and one provides light to the stairs leading to the upper floor. While there would be a distance of around 20 m to the nearest dwellinghouse, the garden would only be some 6.5 m distant.

A condition could be imposed to require the rooflights to either be obscure glazed or moved up the roof slope to avoid overlooking. The plans indicate that there would be some 900 mm of underbuilding at the front of the house which is not considered to be excessive. The balcony at the front of the proposed house would be some 30 metres from the nearest property in Springbank Terrace and therefore there would be no significant overlooking of properties in that street.

6. Landscaping - As originally required, landscaping should be provided. The proposals seem to ignore this.

Response - Landscaping proposals were subsequently submitted by the applicants.

7. Overdevelopment - The house would have little garden space. It should be deleted from the overall development and the site landscaped instead.

Response - The proposed house would occupy some 14% of the plot which is a relatively low house/plot ratio. While the trees would limit to a certain extent the use of the garden for the erection of outbuildings, etc. a reasonable area of ground would remain for the recreational enjoyment of the occupants. Permitted development rights relating to extensions, etc could be removed to maintain control over development within the curtilage of the house.

8. There is reason to believe that the south boundary of plot 4 is not accurate.

Response - It is understood that the discrepancy in the position of the south-east corner of the plot is less than 1m though the applicants are satisfied that the plot boundaries have been accurately drawn. This is essentially a matter that requires to be resolved by the parties involved. Nevertheless in the event that the site boundary is misrepresented by that which is alleged, it would have no material bearing on the plot size.

9. The house has been positioned to the eastern end of the plot. Should the protected trees be removed an attempt may be made to develop the western half as a separate house plot.

Response - The house was positioned towards the eastern end of the plot to provide adequate clearance for the protected trees. Should the trees be removed for whatever reason, it is likely that replacement tree planting would be sought. Should an application for planning permission be sought in future for the house on the western part of the site the proposal would be considered on its merits. Given that it would leave the house on plot with little or no garden, it is unlikely that such a proposal would be supported.

10. Japanese Knotweed is present on the site.

Response - It was a condition of the original permission 03/00869/PP that due to the presence of Japanese Knotweed, the applicants should submit details of proposals for its removal prior to any work commencing on site. The applicants state that they have been treating the site for over five years and that all signs point towards successful eradication. In Spring of this year however, a single stem was spotted and was treated by them immediately. The applicants state that during the growing season they inspect the site on a weekly basis and during the winter on a monthly basis. If any Knotweed is spotted it is sprayed with an appropriate herbicide as advised by Scottish Government. Where single stems are encountered, the applicants state that they will cut off the stem and inject with herbicide. The removed stem will be dried out and burned within the site and the ashes buried to an appropriate depth. The workforce they say has been advised about the possibility of Knotweed still being on site and have been instructed to report any plant growth immediately so action can be taken. Vehicles entering the site are required to be thoroughly cleaned prior to leaving.

11. A path through the site leading to Brathwic Terrace/Place is a Right of Way. The path should be kept open when site works are not taking place.

Response - The Council's Access Officer is investigating as to whether or not the track referred to is a Right of Way. The plans approved in 2003 show the track being retained post development. The applicants are of the view that a public Right of Way does not exist and state that they have had to close the site from public access for health and safety reasons.

Consultations

Scottish Water - No Objection. The applicant should contact Scottish Water with regard to obtaining a connection to Scottish Water's infrastructure. A totally separate drainage system will be required with surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland too if the system is to be considered for adoption.

Response - Noted. A condition could be imposed to ensure that surface water is treated by SUDS. The applicants could be advised by note to contact Scottish Water with regard connections to its infrastructure.

Environmental Health - No objection. The presence of any significant unsuspected contamination which becomes evident during the development of the site should be brought to the attention of Environmental Health.

Response - A condition could be imposed in this regard.

Infrastructure and Design Services (Roads) - A temporary turning head will require to be provided. The footpath between the proposed road and Springbank Terrace which has been relocated to avoid trees and improve the gradient will be adoptable for the entire length. An amendment to the construction consent showing the relocation of the footpath is required along with construction details for the path. The road and footways/footpath shall be completed prior to occupation of the dwellinghouse. The first 2 metres should be hard surfaced and no water should issue onto the public road.

Response - Noted. Conditions could be imposed with regard to completion of the road and footways and the design of the driveway.

Countryside Liaison Officer - The only root protection area that is breached is a slight encroachment into that of the most easterly tree and it is doubtful if that would have a major effect on its stability or future health. It could be a future issue in terms of nuisance to the occupants of the dwellinghouse. The ground round the base of the trees was uneven with long term rubbish dumped on the site. Any landscaping works would have to ensure that the existing soil levels around the base and surrounding routes were maintained at the existing levels to avoid route exposure or submerging the routes to depths that restricted the existing route system from oxygen, moisture and nutrients.

Response - Noted. Tree protection measures could be incorporated during the construction of the dwellinghouse to ensure that construction activity was kept away from the root protection area.

3. Analysis

The proposal comprises the erection of a dwellinghouse within a residential area in the settlement of Brodick and in principle therefore it complies with Policy RES1. The main determining issues therefore are whether the proposal accords with the Development Control Statement criteria, an assessment of which follows:

- (a) Siting, design and external appearance - The proposed dwellinghouse is considered to be acceptable with regard to its siting, design and external appearance. It would complement the design and appearance of the houses recently approved on plots 1, 2 and 3 and also the majority of houses in the surrounding area which are also of relatively traditional style. While the floor level of the proposed house would be some 2 m higher than that previously approved, the applicants have managed to reduce the ground level outside the house so that the revised ground level would be some 1.5 metres below that of the adjoining garden to the south. This would reduce its visual impact and given the distance to the neighbouring property of around 20 m and its satisfactory appearance, the proposed dwellinghouse would not, it is considered, significantly impact on the outlook from the nearest residential properties. The siting, design and external appearance of the dwellinghouses are therefore considered to be acceptable.
- (b) Amenity - As noted above, the proposed development would not have an adverse impact on neighbouring residential properties by reason of loss of sunlight, daylight or privacy, the latter being subject to a condition on the revised proposals for the rear facing velux windows being lodged. Similarly given the satisfactory appearance of the proposed dwellinghouse, there would not be an adverse impact on the visual amenity.
- (c) Landscape Character - The proposed development is located within the settlement of Brodick and adjacent to a built up area. It would not therefore have an adverse impact on landscape character.

- (d) Access, Road Layout and Parking Provision - As noted above Roads had no objection to the proposals subject to conditions. It was originally intended that the footpath link through the site from the access road to Springbank Terrace would be way of a 2 m wide footway accommodated within a 5.5 m landscaped corridor in order to provide a user friendly route for pedestrians. The reasoning for such a link has not changed and it is considered that the loss of a small strip of ground at the rear of the site to provide a wider corridor would not adversely impact on the site size or occupants of the dwellinghouse. Accordingly a condition should be imposed to secure a corridor width as originally approved. Similarly the site boundary should be adjusted to exclude the section of turning area in the interests of maintaining an appropriate turning area and access to the two properties to the south.
- (e) Water and Sewerage - Scottish Water did not object to the proposed development as noted above. It should be noted that a reed bed for treating the outfall from the septic tank serving one of the objector's property to the south is located within plot 4 and is apparently functioning at present. The applicants were asked to submit proposals for dealing with the discharge from the reed bed which would have to be removed to accommodate the proposed house. They responded stating that the reed bed was constructed on their property without permission and requires to be removed. It is not, they say, their responsibility to deal with the discharge on removal of the reed bed. The impact of the development on the reed bed is a matter that requires to be resolved by the applicants and the owner of the affected property.
- (f) Safeguarding Zones - There are none to be considered.
- (g) The Precautionary Principle - There is nothing to indicate that the proposed development would cause significant irreversible damage to the environment, existing development or the proposed development itself

In view of the foregoing, the proposal accords with the relevant local plan policy and Development Control Statement criteria and planning permission can therefore be granted subject to the conditions in Appendix 1.

4. Full Recommendation

As per Appendix 1.

A handwritten signature in black ink, appearing to read 'Ian T. Mackay', with a stylized flourish at the end.

Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
3 August 2012

For further information please contact John Michel, Senior Planning Officer , on
01294 324379

JM/LN

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00174/PP

Grant subject to the following conditions:-

1. That the footpath corridor along the rear (west) boundary of the site shall be widened to 5.5m and the existing turning area at the south-west corner of the site shall be excluded from the application site. Prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority, a revised site plan showing the widened section of footpath, including associated landscaping and also the turning area excluded from the site. Thereafter the site boundaries shall be formed in accordance with the revised site plan, all to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the occupation of the dwellinghouse hereby approved, the footpath connecting the principal site access road with Springbank Terrace shall be constructed to adoptable standard which shall be surfaced in tarmac and shall include lighting, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority, a revised scheme of landscaping to take account of the changes to the site boundary required by Condition 1 above; the revised proposals shall include details of the fencing to be employed to protect the three trees within Plot 4 to the west of the proposed house which fencing shall be erected prior to the commencement of the development and shall be maintained throughout the period of construction, to the satisfaction of North Ayrshire Council as Planning Authority.
4. That unless North Ayrshire Council as Planning Authority gives written consent to any variation, all planting, seeding or turfing comprised in the approved revised details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the house or 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.
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 notwithstanding the permission granted by Article 3 of and Classes 1(A), 1(B), 3(A), 3(B), 3(C), 3(D) 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 curtilage of the dwellinghouse.
7. That no development shall commence on plot 4 until the applicants' programme of Knotweed eradication from the site, dated 5th July, 2012 has been demonstrated to be effective, to the satisfaction of North Ayrshire Council as Planning Authority.
8. That prior to the occupation of the dwellinghouse hereby approved, a temporary turning head shall be formed to the south of Plot 4, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development.
9. That prior to the occupation of the dwellinghouse hereby approved, the access road and pavement serving the dwellinghouse and plots 1-3 to the north shall be constructed to adoptable standards and in accordance with the details shown on the site plan hereby approved, to the satisfaction of North Ayrshire Council as Planning Authority.
10. That the first two metres of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.
11. That prior to the occupation of any of the dwellinghouses and where Council adoption of open space areas is not to be pursued, there shall be submitted for approval of North Ayrshire Council as Planning Authority, details of the proposed factor or management agency and a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space areas. The landscape management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.
12. That prior to the commencement of the development, hereby approved, details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

13. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.
14. That prior to the commencement of the development the applicants shall submit, for the written approval of North Ayrshire Council as Planning Authority, exact details of the design and finish to all boundary fencing and retaining walls. Prior to the occupation of the dwellinghouse, hereby approved, the boundary fencing and retaining walls, as may be approved, shall be erected and thereafter maintained to the satisfaction of North Ayrshire Council as Planning Authority.
15. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, revised proposals for the siting and design of the south facing rooflights, to minimise the degree of overlooking of the properties to the rear. Prior to the occupation of the dwellinghouse, hereby approved, the revised proposals, as may be approved, shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.

The reason(s) for the above condition(s) are:-

1. In the interest of the amenity of the area.
2. To ensure that a right of way accessible to all users is retained across the site.
3. To secure a landscaping scheme and the preservation of trees in compliance with Section 159(a) of the Town and Country Planning (Scotland) Act 1997.
4. To secure the proper completion of the development in the interest of amenity.
5. To secure the preservation of trees in compliance with Section 159(a) of the Town and Country Planning (Scotland) Act 1997.
6. To maintain control of developments in the curtilage of the dwellinghouse in the interest of securing the preservation of trees in compliance with Section 159(a) of the Town and Country Planning (Scotland) Act 1997.
7. To ensure the removal of Japanese Knotweed and proper remediation of the site prior to works commencing.
8. To meet the requirements of North Ayrshire Council as Roads Authority.

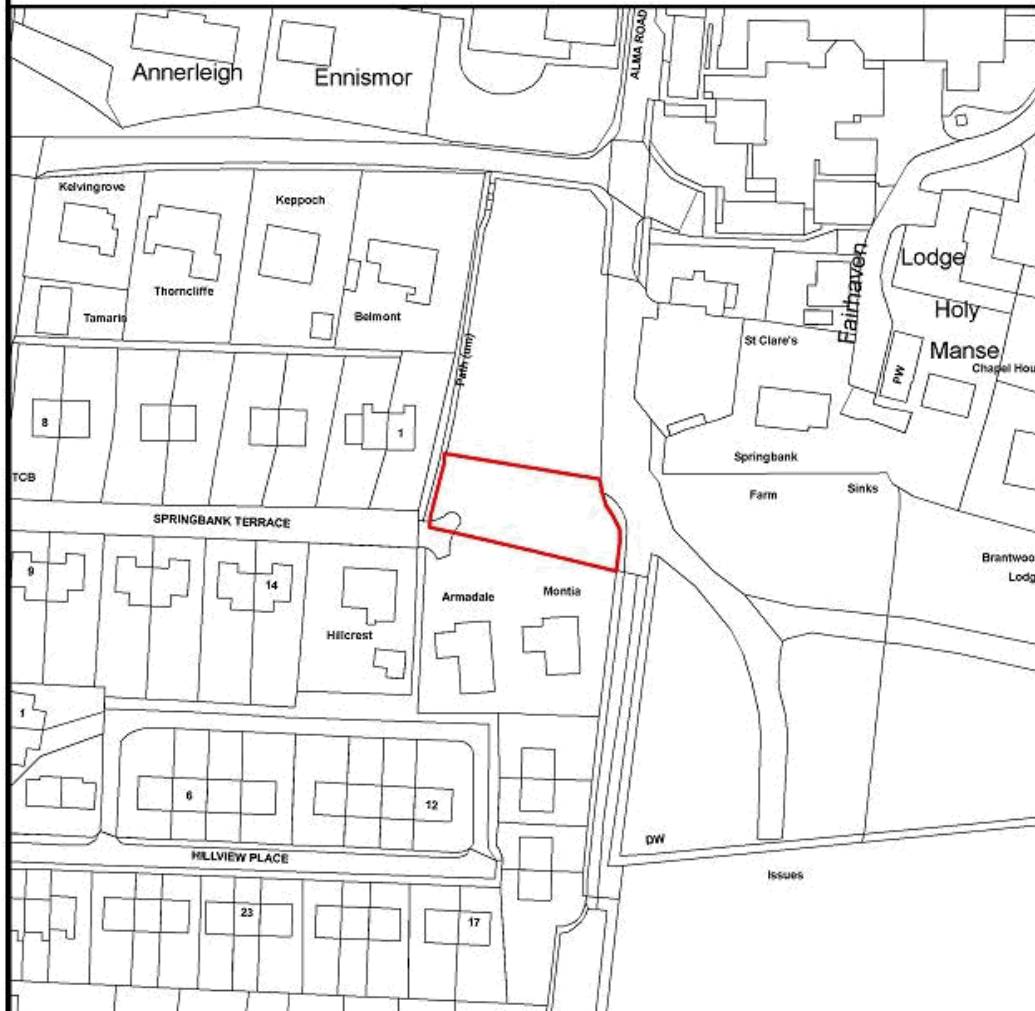
9. To ensure that the occupants of the dwellinghouse are provided with an adequate road and footpath system.
10. To meet the requirements of North Ayrshire Council as Roads Authority.
11. To ensure the proper maintenance and management of the areas of landscaping.
12. To meet the requirements of Scottish Water and the Scottish Environment Protection Agency.
13. To meet the requirements of Environmental Health.
14. In the interest of the amenity of the area.
15. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

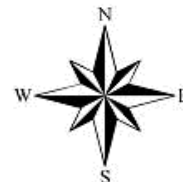
12/00174/PP



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NORTH AYRSHIRE COUNCIL

Agenda Item 4.1

Planning Committee

Planning Area

15 August 2012**Garnock Valley**

Reference

12/00380/ADC

Application

11th July 2012

Registered

Decision Due

11th September 2012

Ward

Dalry and West Kilbride

Recommendation**Refuse for the reason contained in
Appendix 2**

LocationLidl UK Gmbh
2 Kilwinning Road
Dalry
Ayrshire**Applicant**Lidl UK Gmbh
2 Kilwinning Road
Dalry
Ayrshire**Proposal**Erection of 2 freestanding advertising hoardings

1. Description

This application seeks advertisement consent for the erection of 2 no. free standing billboard signs at the west side of the car park at the Lidl supermarket site in Kilwinning Road, Dalry. The non-illuminated billboards would each measure 6.25m in width by 3.2m in height, with the total height above ground level being 4.4m., including the 1.2m base columns. The billboards would be framed in white painted timber and would be used to advertise Lidl products and special offers only.

It is proposed to erect the billboards at the western edge of the car park, facing into the Lidl site, in order that they would be visible from the car park and Kilwinning Road beyond. The distance to the billboards from Kilwinning Road would vary between 50 and 60 metres.

The application site relates to a modern, purpose built supermarket on the west side of Kilwinning Road, towards the southern end of Dalry. There are mature trees to the west of the 1.8m high fence line of the store car park and beyond are residential properties across the Putyan Burn. To the east of the site, across Kilwinning Road, is a playing field; to the south is a detached residential property with the Putyan Burn beyond, and to the north is the Dalry Thistle football ground, Merksworth Park.

With respect to existing advertisements, there are 2 internally illuminated perspex box signs on the building, both of which display the applicants logo. One of these is on the upper east gable of the store facing onto Kilwinning Road and the other is raised on two flag poles on the front (south) elevation above the main store entrance.

In addition, the applicant has erected 2 no. billboards on the south elevation of the building to advertise their products and special offers. These signs benefitted from deemed consent under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, and are of a similar size to the billboards in the current proposals.

The site is allocated for residential use in the Adopted North Ayrshire Local Plan (excluding Isle of Arran) and the proposal requires to be assessed against Policy TC8 (Advertisements) and against the Development Control Statement, within which the relevant criteria are (a) siting, design and external appearance and (b) amenity.

2. Consultations and Representations

As this application is for advertisement consent there was no requirement for neighbour notification or advertisement of the application. No objections have been received. A consultation was undertaken with Transport Scotland, due to the proximity of the site to the A737 trunk road. Transport Scotland have no objections to the proposal.

3. Analysis

The application requires to be assessed against Policy TC8 of the Adopted North Ayrshire Local Plan (excluding Isle of Arran) which states that the Council will control the display of advertisements in accordance with the approved Advertisement Policy. The Council's Advertisement Policy acknowledges the powers available under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. Circular 10/1984 highlights the fact that Regulation 4 (1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 limits the exercise of the powers of control of advertisements solely to the interests of amenity and public safety.

The most relevant section of the Advertisement Policy is in relation to hoardings. The policy states that, "in certain circumstances, hoardings can provide environmental benefits in their locality. However, given the size and visual impact of many hoardings, careful consideration should be given to such proposals, especially in sensitive areas."

The proposed billboards would, in effect, be similar in design and appearance to advertising hoardings. There are hoardings nearby along the eastern boundary of Merksworth Park. This site faces onto an area of public open space and beyond towards the A737. The hoardings at Merksworth Park are long established and represent a significant visual impact within what is predominantly a low density residential area. The Lidl supermarket is a non-conforming use within the area, which is dominated by housing and public open space.

The proposed hoardings would partially obscure and detract from the attractive and established woodland backdrop to the Lidl site. It is not considered that the proposed billboards would provide any environmental benefit, since the woodland already provides such a benefit. Moreover, it is considered that the proposed billboards would add to visual clutter at this location when the existing billboards on the Lidl storefront and the nearby hoardings at Merksworth Park are taken into account.

Given the sensitivity of this locality to further billboards, it is considered that the proposal would not meet the terms of the Council's Advertisement Policy. For the avoidance of doubt, it is not material to the consideration of this application that the billboards would display only products associated with the Lidl supermarket.

Accordingly, it is considered that the proposed billboards would have a significant detrimental impact on the amenity of the area by reason of their size, height and visual appearance when viewed from the Lidl site, as well as from Kilwinning Road and the surrounding areas. The billboards would not comply with the approved Advertisement Policy and would be contrary to Policy TC8 of the Adopted North Ayrshire Local Plan (excluding Isle of Arran), and with criteria (a) and (b) of the Development Control Statement.

There are no public safety issues in this instance, particularly as the signs would not be illuminated and would therefore cause less of a distraction to drivers on the A737. Transport Scotland, as trunk roads authority, has no objection to the proposal on traffic safety grounds.

4. Full Recommendation

See Appendix 2.

A handwritten signature in black ink, appearing to read 'Ian T. Mackay', with a stylized flourish at the end.

Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
25 July 2012

For further information please contact Anthony Hume, Planning Officer , on 01294 324318

APPENDIX 2

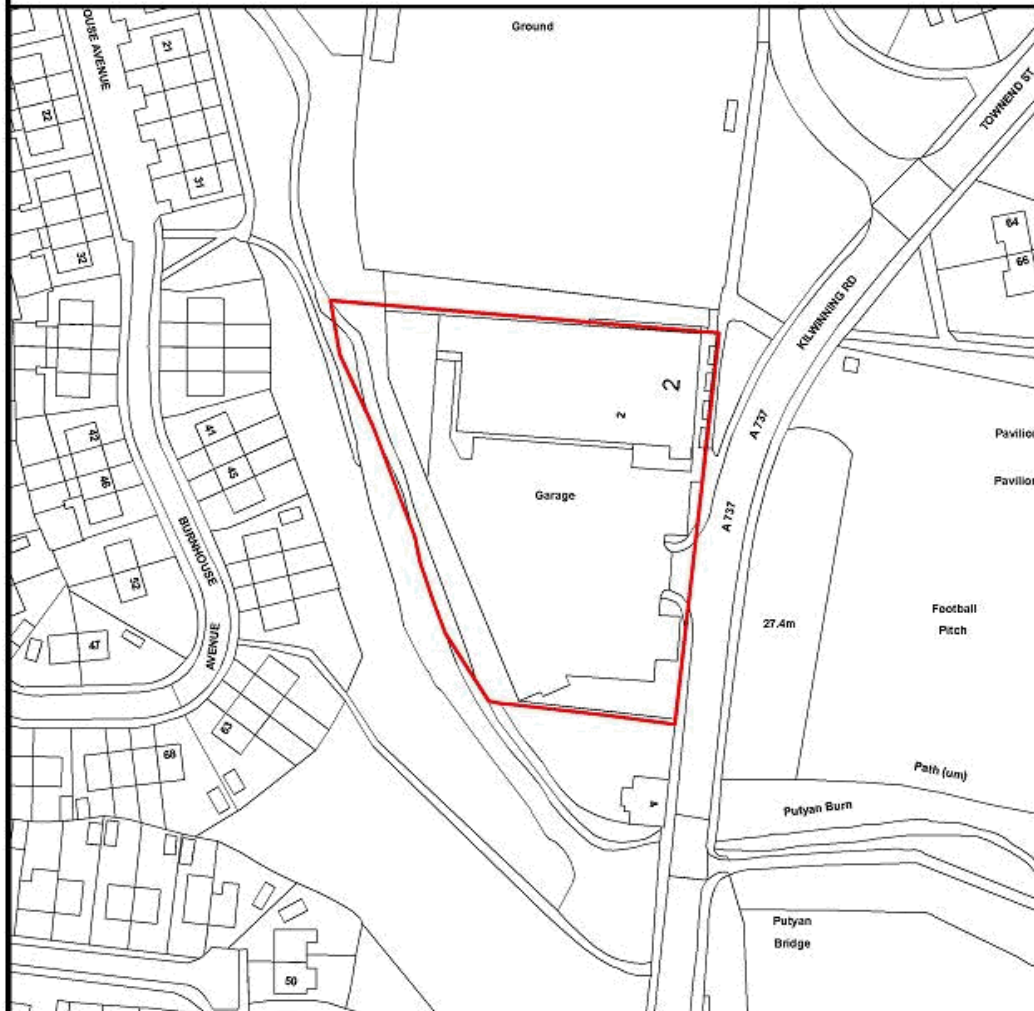
RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00380/ADC

Refuse on the following ground:-

1. That, the proposed advertisements would be contrary to Policy TC8 of the Approved Advertisement Policy, and criteria (a) and (b) of the Development Control Statement contained within the Adopted North Ayrshire Local Plan (excluding Isle of Arran) in that the billboards would have a significant detrimental impact on the amenity of the area by reason of their size, height and visual appearance when viewed from the Lidl site, Kilwinning Road and the surrounding areas of public open space and housing.

Committee Plans

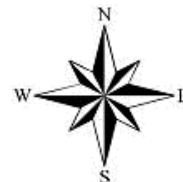
12/00380/ADC



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NORTH AYRSHIRE COUNCIL

Agenda Item 5.1

Planning Committee

Planning Area

**15 August 2012
Irvine/Kilwinning**

Reference

12/00320/PP

Application

12th June 2012

Registered

Decision Due

12th August 2012

Ward

Kilwinning

Recommendation**Grant with Conditions contained in
Appendix 1**

Location19 Almswall Road
Kilwinning
KA13 6BL**Applicant**Mrs Angela McAlpine
27 Nursery Wynd
Kilwinning
KA13 6ER**Proposal**Part Change of Use of Class 1 shop, to include
ancillary arts and crafts activity centre, and cafe

1. Description

This application relates to a vacant shop unit, formerly occupied by a (Class 1) hairdressing salon and now proposed to be occupied by a (Class 1) arts and crafts shop. A partial change of use is proposed to allow the shop to also be used for related arts and crafts activities (Class 11) and for the serving of food and drink (Class 3), which would be ancillary to the operation of the craft shop.

The shop is owned by North Ayrshire Council and, it is advised, has been vacant for over two years. The unit is located within a parade of four shops at Almswall Road, Kilwinning, above which are two storeys of flatted dwellinghouses. Two of the commercial units are presently vacant and the other two are a hairdressers and a cafe. The unit has a total internal floor area of 66m², which is proposed to comprise 41.5m² main shop floor area, 9.7m² kitchen space with service counter, and 14.8m² staff facilities/ WCs.

A supporting statement has been provided indicating that the use will be primarily that of a retail shop selling craft sets and other art related products, but that families will also be able to engage in a range of related activities such as ceramics pending colouring, school projects and general crafts using recycled materials. It is also proposed to hold set sessions of community craft lessons. The statement indicates that a range of light refreshments, teas and coffees, sandwiches, cakes etc will be available for customers but as ancillary to the shop use, and is not intended to be a full cafe operation. The premises would potentially be operated between the hours of 10.00am and 7.00pm seven days a week.

The application site is within the town centre area allocated in the Adopted North Ayrshire Local Plan (Excluding the Isle of Arran) and the application requires to be assessed against Policy TC1 and the Development Control Statement of the Local Plan.

2. Consultations and Representations

The statutory neighbour notification procedures were undertaken and no public objections or representations have been received.

Environmental Health - No objections subject to a condition requiring that the mechanical ventilation system in the kitchen must be adequate and suitable for the food handling/cooking to be undertaken and must be capable of operating without causing nuisance to neighbouring properties due to cooking odours or noise. A letter has been sent by Environmental Health to the agent regarding the above matter.

Response: Noted. A condition could be applied regarding these matters.

Estates - No objection. Estates has received an application to lease the premises relating to this planning application. Estates has discussed with the applicant the use of the premises and advised that the arts and crafts part of the business should have a dominant role, and that the cafe should have a secondary/minor role.

Response: Noted. The food use could be subject to condition.

3. Analysis

The proposal involves the continuation of the existing (Class 1) retail use but planning permission is required for the introduction of ancillary Class 11 leisure and Class 3 food and drink uses.

The application site lies within an area allocated as town centre in the Adopted Local Plan and Policy TC1 which identifies a wide range of uses including Classes 3 and 11 as being appropriate in town centre areas.

The Policy also requires that development comprising a change of use away from retail demonstrates that all reasonable steps have been taken to let or sell the property for retail purposes. The proposal is for a partial change of use, with the main function of the premises remaining as retail. Notwithstanding this, North Ayrshire Council (NAC) Estates, as owner, has indicated that the unit has been marketed for retail purposes since November 2009 with no offers. It is therefore considered that the proposed partial change to include these ancillary uses would be a suitable method of encouraging occupancy of the unit for retail purposes to the benefit of the town centre area.

Policy TC1 also states that development of a type likely to give rise to noise or disturbance should not be located so as to give rise to a concentration of such uses in close proximity where this could adversely affect the vitality and visual amenity of the locality and should not be located in close proximity to existing houses. In particular such uses should not be located at a ground floor property where there are flats on upper floors.

Given the small scale of the shop unit, it is not considered that use of the premises for the craft activities detailed in the supporting statement would entail numbers likely to give rise to any significant noise or disturbance.

There is an existing cafe in the same parade of shops but the applicant has indicated that the food and drink use is intended only for customers already using the shop and related craft activities. It is not considered that the proposal presents any significant detriment to the viability of other existing food uses in the area. For these reasons, the proposal complies with the criteria of Policy TC1.

The proposal also requires to be assessed against the Development Control Statement of the Adopted Local Plan with the relevant criteria in this case being (a) siting, design and external appearance, (b) amenity and (d) access, road layout, parking provision.

With regards to (a) the proposal relates to the use of the unit only, with no shop front alterations.

With regards to criterion (b) the proposed uses would be ancillary to the main use of the shop. The food preparation element of the proposal relates to light refreshments or pre-prepared snacks and there is not expected to be a high degree of cooking, frying etc. No details have been submitted in relation to extraction/ventilation proposals and the applicant has stated that there is not considered to be any need for external flues. This matter can be addressed by an appropriate condition. A further condition would restrict the operating hours of the premises to those requested by the applicant namely 10.00am to 7.00pm daily.

With regards to (d) the existing town centre public car parking areas would offer adequate parking provision. The proposal satisfies criterion (d).

The development proposal complies with Policy TC1 and with the relevant criteria of the Development Control Statement in the Local Plan. It is recommended that planning permission should be granted subject to conditions.

Although the Council has an ownership interest in the site there is no need in this case for the application to be referred to the Scottish Government as the proposal does not represent a significant departure from the development plan.

4. Full Recommendation

See Appendix 1.



Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
27 July 2012

For further information please contact Neil McAteer, Assistant Planning Officer ,
on 01294 324316

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00320/PP

Grant subject to the following conditions:-

1. That the use hereby permitted shall not operate between the hours of 7pm in any day and 10am of the following day.
2. That prior to the commencement of the use hereby approved, the applicant shall ensure that the mechanical ventilation system in the kitchen is adequate and suitable for the food handling/cooking to be undertaken, and shall be capable of operating without causing nuisance to neighbouring properties due to cooking odours or noise. Full details of any alterations to the ventilation system shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to installation and such details as may be approved shall thereafter be installed within two months of the date of such approval and shall be maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

The reason(s) for the above condition(s) are:-

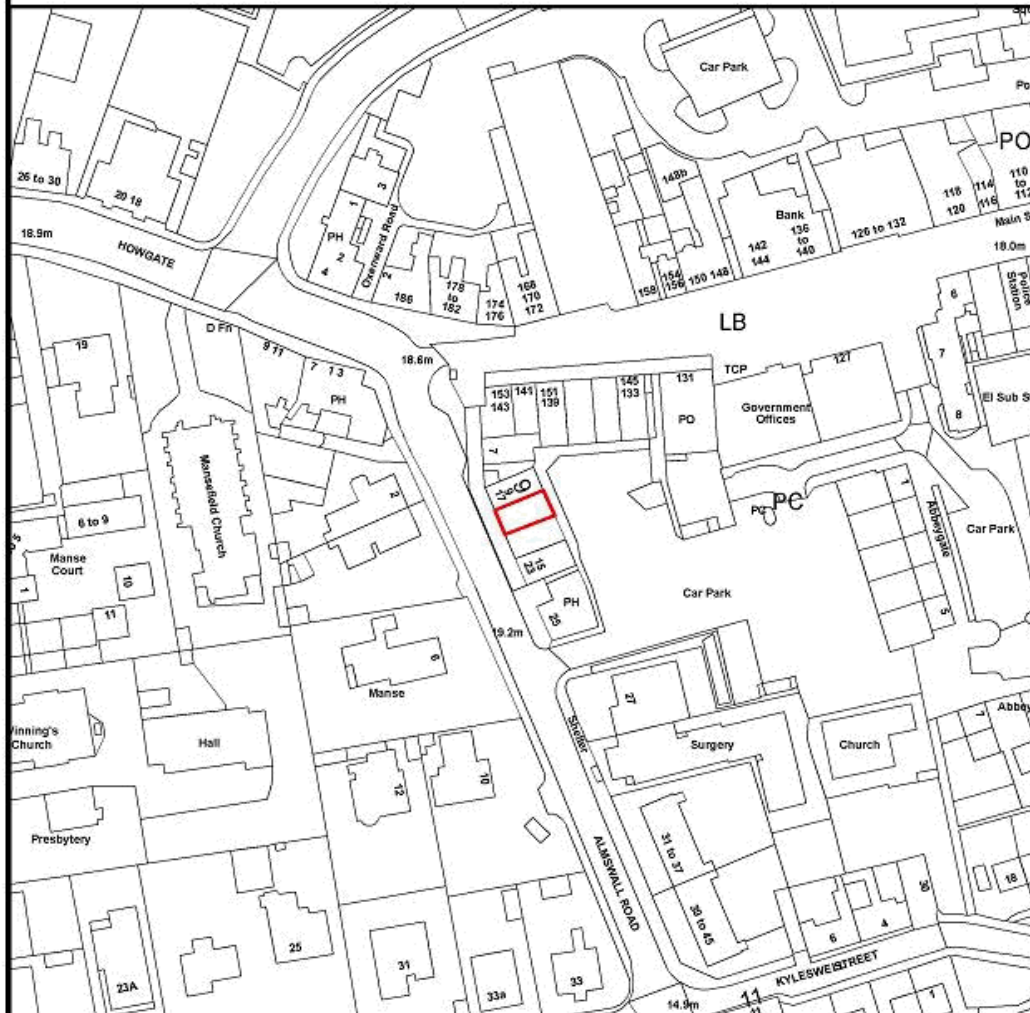
1. In the interest of the amenity of the area.
2. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

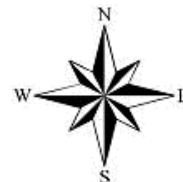
12/00320/PP



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NORTH AYRSHIRE COUNCIL

Agenda Item 5.2

Planning Committee

15 August 2012

Planning Area

Irvine/Kilwinning

Reference

12/00390/PP & 12/00391/LBC

Application

16 July 2012

Registered

Decision Due

16 September 2012

Ward

Irvine West

| | |
|-----------------------|--|
| Recommendation | Agree (a) to grant Planning Permission as detailed in Appendix 1; and (b) Listed Building Consent, subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) 1997. |
|-----------------------|--|

| | |
|-----------------|---|
| Location | Trinity Church Bridgegate Irvine. |
|-----------------|---|

| | |
|------------------|--|
| Applicant | Irvine Bay URC 43 Ardrossan Road Saltcoats KA21 5BS |
|------------------|--|

| | |
|-----------------|---|
| Proposal | Internal and external works including alterations to existing internal gallery to provide additional floor space, replacement external doors to existing openings, roof repairs, alterations and various other minor alterations. |
|-----------------|---|

1. Description

This conjoined report relates to planning and listed building consent applications which seek approval to undertake a range of alterations to Trinity Church, which remains vacant. The building is currently subject to a preservation project to enable its re-use in the future. The next phase of works would require the benefit of planning and listed building consent, although there is no specific occupier.

The proposed works would repair, renew and replace a range of defective and/or poorly designed elements of the building in a manner befitting of its category A listed status. The works would include repair of parts of the original fabric as well as renewal or replacement of later alterations.

The church occupies an elevated position to the south of Bridgegate near to the entrance of the Rivergate Shopping Centre and to the rear (west) of residential properties in Hill Street. There are further residential properties in Kirkgate to the south, with the Rivergate Shopping Centre to the west. The main access to the site is the flagstone driveway which leads up from Bridgegate, but there is also a pedestrian access via steps from a small parking area at the north end of Kirkgate. Recently approved public realm works now underway in Bridgegate (ref. 11/00854/LBC) would create a wide staircase leading up to the Trinity site.

The site lies within Irvine Town Centre as defined by the North Ayrshire Local Plan (excluding Isle of Arran). The main policy covering the site is TC1. The church, built in 1861 - 1863, is a Category A listed building, and lies within Irvine Town Centre Conservation Area. Policies BE5 and BE1 are therefore relevant for considering the proposed alterations.

The church ceased to be a place of worship in 1963, following the merger of its congregation with another local church, Wilson Fullarton. Trinity fell into disrepair and was disused until 1979, when it re-opened as the Trinity Centre, following repairs. This use continued until 1997, following the winding up of the Irvine New Town Development Corporation at the end of March 1996. The Corporation had, in conjunction with the former District Council, helped to financially support a range of community uses. In the absence of sufficient public subsidy, this use ceased and the building again fell into disrepair.

Since then, considerable efforts have been made by the Council to safeguard the building and attract a new and sustainable use. There is an extensive planning history over the past decade, including approval to convert the disused church into a public house (refs. 08/00299/PP and 08/00314/LBC). In recent years, Trinity Church has been the focus of a successful funding bid made by North Ayrshire Council (NAC)/Irvine Bay Urban Regeneration Company (URC) for a Historic Scotland Conservation Area Regeneration Scheme (CARS). The current applications represent the focus of the second phase of preservation works funded under the CARS scheme. Work is ongoing by Irvine Bay URC to secure an end user for Trinity Church.

2. Consultations and Representations

Neighbour notification and publicity for the applications was undertaken in accordance with statutory procedures. No letters of representation have been received. No consultations were required.

3. Analysis

Policies BE5 and BE1 are relevant to the consideration of this application. Policy BE5 states that proposals for a development of a listed building or within its setting that would have an adverse impact on a listed building or its setting, or any features of special architectural or historic interest, shall not accord with the Local Plan. Similarly, Policy BE1 states that proposals for development which would adversely affect the visual amenity or historical/architectural character of the conservation area, including its setting, buildings, open space and trees, shall not accord with the Local Plan.

It is considered that the proposals would be acceptable in terms of the above policies. The details contained in the application drawings illustrate that the proposed works would satisfactorily preserve and restore certain elements of the building, such as doorways and flat roofs, which are in need of repair or renewal. This work is essential to prepare the building for re-use in a manner which relates to its original design, and to improve upon later alterations, such as the link corridor to the hall. Security measures around the site would remain in place to protect the building.

Finally, the proposal has been assessed against the Development Control criteria and for the reasons given above is found to be acceptable. It is recommended that planning permission should be granted and the listed building application should be referred to Historic Scotland for their consideration.

4. Full Recommendation

See Appendix 1.

A handwritten signature in black ink, appearing to read 'I. T. Mackay', with a stylized flourish at the end.

Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
30 July 2012

For further information please contact Anthony Hume, Planning Officer , on 01294
324318

AH/LN

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00390/PP

Grant (No conditions).

Reason(s) for approval:

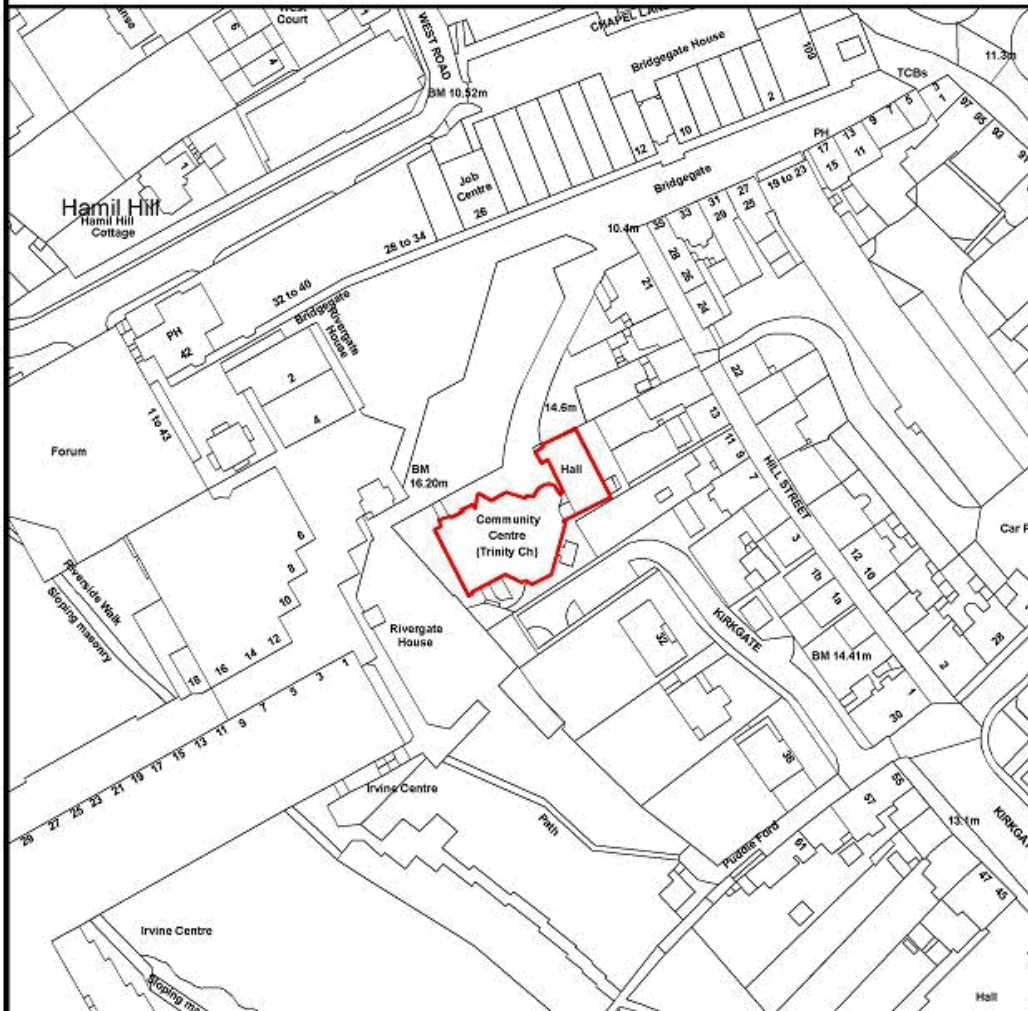
1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

RECOMMENDATION FOR LISTED BUILDING CONSENT REF NO 12/00391/LBC

Grant (No conditions) subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) 1997.

Committee Plans

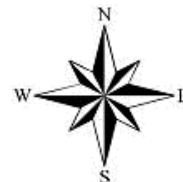
12/00390/PP & 12/00391/LBC



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NORTH AYRSHIRE COUNCIL

Agenda Item 6.1

Planning Committee

15 August 2012

Planning Area

North Coast and Cumbraes

Reference

12/00295/PP

Application

12 June 2012

Registered

Decision Due

12 August 2012

Ward

Dalry and West Kilbride

| | |
|-----------------------|--|
| Recommendation | Grant subject to the conditions contained in Appendix 1 |
|-----------------------|--|

Location

Old Barony Church
Main Street
West Kilbride
KA23 9AR

Applicant

West Kilbride Community Initiative Ltd
Barony Centre
50 Main Street
West Kilbride
KA23 9AW

Proposal

Insulation of 3 no. air source heat pumps with
acoustic timber enclosure

1. Description

Planning permission is being sought for the installation of 3 no. air source heat pumps with an acoustic timber enclosure to the side of the Barony Centre, West Kilbride. The Old Barony Church has been converted to form an exhibition and training centre including a cafe and decking to the side, which was subject to previous planning permissions. The Barony Centre, which is situated to the southern side of Main Street, adjacent to its junction with Manse Road, West Kilbride, is a C(S) Listed Building and is within the West Kilbride Conservation Area.

Planning permission (N/12/00065/PP) was refused on the 17th April 2012 for the installation of 3 no. air source heat pumps to the rear of the building on the following grounds:

"That the proposed development would be contrary to Criteria (a) and (b) of the Development Control Statement of the adopted North Ayrshire Local Plan (Excluding Isle of Arran), due to both the adverse noise and disturbance from the operation of the air source heat pumps on the residential amenity, and the adverse visual intrusion of the proposed 3 metre high acoustic fence on the amenity of the properties to the south of the site."

The air source heat pumps would be erected to the western side of the building, would be freestanding units sited on concrete slabs, with each unit being 1.2 metres wide, 1.3 metres high and 0.5 metres deep. The air source heat pumps are grey in colour. It is proposed that a timber acoustic enclosure would be erected surrounding the pumps, which would be 2.2 metres high at its highest point.

Supporting evidence has been submitted by the applicant's acoustic consultant and noise calculations have been submitted. The applicant and agent have advised that the works to relocate the pumps would take 4 weeks.

The site is located within the Town Centre of West Kilbride as identified in the adopted Local Plan. The proposal would therefore require to be assessed against Policy TC1 that relates to Town Centres, and Policy INF7 on renewable energy. The site is located within the West Kilbride Conservation Area and the building is a C(S) Listed Building, therefore the proposal would require to be assessed against Policies BE1 and BE5 of the adopted Local Plan.

Policy BE1 relates to Development in Conservation Areas, which states that proposals for development, which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space and trees, shall not accord with the Local Plan. Policy BE5 relates to Listed Buildings, which states that proposals for a development of a Listed Building or in its setting, which would have an adverse impact on a Listed Building or its setting or on any features of special architectural or historic interest which it possesses shall not accord with the Local Plan.

The proposal also requires to be assessed against the Development Control Statement of the adopted Local Plan, which states that the development should have regard to the amenity of the surrounding area with respect to siting, design and privacy etc.

2. Consultations and Representations

Neighbour notification has been undertaken and the application was advertised in the local press on 20 June 2012. Owner notification was served on North Ayrshire Council. Two letters of representation and one letter of objection have been received and can be summarised as follows:

Grounds of Representation:

1. Provided that the heat pumps are relocated from the current position, there are no objections. However, reassurance is required from another representee that there would be no undue noise when the pumps have been relocated and that the acoustic barrier would absorb most of this noise. The development would result in a decrease in value of the property of the representee. A privacy screen should be erected as the representee is currently being overlooked from the cafeteria.

Response: noted. Environmental Health offer no objections but advise that should any noise complaints be received, these would be investigated by Environmental Health. The issue regarding the value of a property is not a material planning consideration in the determination of the planning application. Regarding the point raised for a privacy screen, this current application solely relates to the air source heat pumps and the cafe extension has already been approved under previous planning permissions.

Grounds of Objection:

1. There are concerns that the development would be intrusive and detrimental to the appearance of the B Listed and recently enhanced building. As the acoustic enclosure would be of timber, reassurance is being sought that it would always be maintained. It is assumed that metal railings would be placed around the structure to discourage vandals, however it is considered that this would be unsightly. Concerns have been raised with regard to the noise nuisance of the air source heat pumps. It is considered that the development would have a significant adverse impact on the residential area and it has been raised whether an alternative, non-intrusive and quieter means of heating the Barony could be found.

Response: noted. The heat pumps would be to the western side of the Barony, to the rear of the cafe, therefore it is considered that they would not be significantly prominent from public view. The siting would be acceptable and would not have a significant adverse impact on the setting of the Listed Building. The heat pumps would be screened by the acoustic fencing and a planning condition could be imposed to ensure that the fencing is maintained. It is considered that no further enclosure, in the form of metal railings, would be required. With regard to noise levels, Environmental Health has raised no objections. It is therefore considered that the proposed development would not have a significant adverse impact on the amenity of the residential area, in terms of visual amenity, noise and disturbance.

Consultations:

West Kilbride Community Council - no response.

Environmental Health - no objections.

Legal Services - the area on which it is proposed to erect 3 air source heat pumps and acoustic timber enclosure is currently neither owned or leased by the applicants. The area is owned by North Ayrshire Council and to date no approach has been made by the applicants or their agents to purchase this area or to extend their current lease to include this area.

Response: noted. This is not a material planning consideration in the determination of the planning application and is a private legal matter for the applicant to address. The applicant would not be able to implement the planning permission until such times as they have control over the land.

Finance and Infrastructure (Estates) - the location of the proposal is outwith the area leased to the applicant and is on North Ayrshire Council owned land. Discussions are taking place regarding the lease at the Barony Church relating to the decking, however to date this has not included any approach or request from the tenant to include an extra area of ground for the heat pumps.

Response: noted. As discussed above, this would be a private legal matter and is not a material planning consideration in the determination of the planning application. The applicant has confirmed that their lawyer will be contacting the Solicitor to the Council to discuss how they should proceed in terms of the lease negotiations.

3. Analysis

The site is located within the Town Centre of West Kilbride as identified in the adopted Local Plan. However, as the proposal solely relates to the installation of air source heat pumps, to an existing development, there is no conflict with Policy TC1.

The installation of the air source heat pumps, in terms of their siting, design and scale, complies with Policy INF7 (Renewable Energy). It is considered appropriate to impose a planning condition to ensure that the units are removed when no longer required.

The building is located within the West Kilbride Conservation Area and is a C(S) Listed Building, therefore the proposal requires to be assessed against Policies BE1 and BE5 of the adopted Local Plan. As the air source heat pumps would be situated to the western side of the Barony and would be located behind the existing cafe extension, it is considered that they would not be in a significantly prominent position and would not have a significant adverse impact on the character and setting of the Conservation Area or on the appearance of the Listed Building. The heat pumps would not be visible from public view. With regard to the Listed Building, the heat pumps and the acoustic fence are freestanding and would not impact on the fabric of the Listed Building. The heat pumps could be removed if they were not required in the future. It is considered that the pumps do not compromise the architectural character of the building. The proposal therefore complies with Policies BE1 and BE5. For the same reasons, the siting of the proposed acoustic fence would be acceptable.

The proposal also requires to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan relating to siting, design and external appearance and their impact on amenity. For the reasons given above, the siting is found to be acceptable. The design and external finishes of the air source heat pumps resemble that of air conditioning units, finished in grey, which would be acceptable. The finishes to the acoustic fencing would also be acceptable.

With regard to amenity, the units are relatively small and therefore, it is considered that they would not have a significant adverse impact on visual amenity. There would be a distance in excess of 15 metres from the air source heat pumps to the western boundary of the application site, therefore it is considered that the units would not have a significant adverse impact in terms of visual amenity to the adjacent residential properties on Manse Road. The heat pumps would not be visible from the properties to the south of the site. Furthermore, the air source heat pumps would be screened by an acoustic timber fence. There would be no adverse impacts in terms of loss of daylight to the neighbouring properties. With regard to noise issues, Environmental Health offers no objections.

A planning condition could be imposed to ensure that the air source heat pumps are relocated within an acceptable timescale and that the acoustic fence is erected prior to the air source heat pumps coming into use in this new location.

Accordingly, planning permission should be approved. Although the Council has an ownership interest in the site there is no need, in this case, to refer the application to the Scottish Government as the proposal does not represent a significant departure from the development plan.

4. Full Recommendation

See Appendix 1.

A handwritten signature in black ink, appearing to read 'I. T. Mackay', with a stylized flourish at the end.

Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
25 July 2012

For further information please contact Ms J Hanna , on 01294 324330

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00295/PP

Grant subject to the following conditions:-

1. That, in the event that the air source heat pumps, hereby approved, are not in use for a period of 6 months, they shall be removed from the site, to the satisfaction of North Ayrshire Council as Planning Authority.
2. That, within 6 weeks of the date of this decision, the 3 no. air source heat pumps shall be re-located to the position, hereby approved. The acoustic fence, hereby approved, shall be erected prior to the coming into use of the heat pumps in their approved position, and thereafter shall remain in place and be maintained, all to the satisfaction of North Ayrshire Council, as Planning Authority.

The reason(s) for the above condition(s) are:-

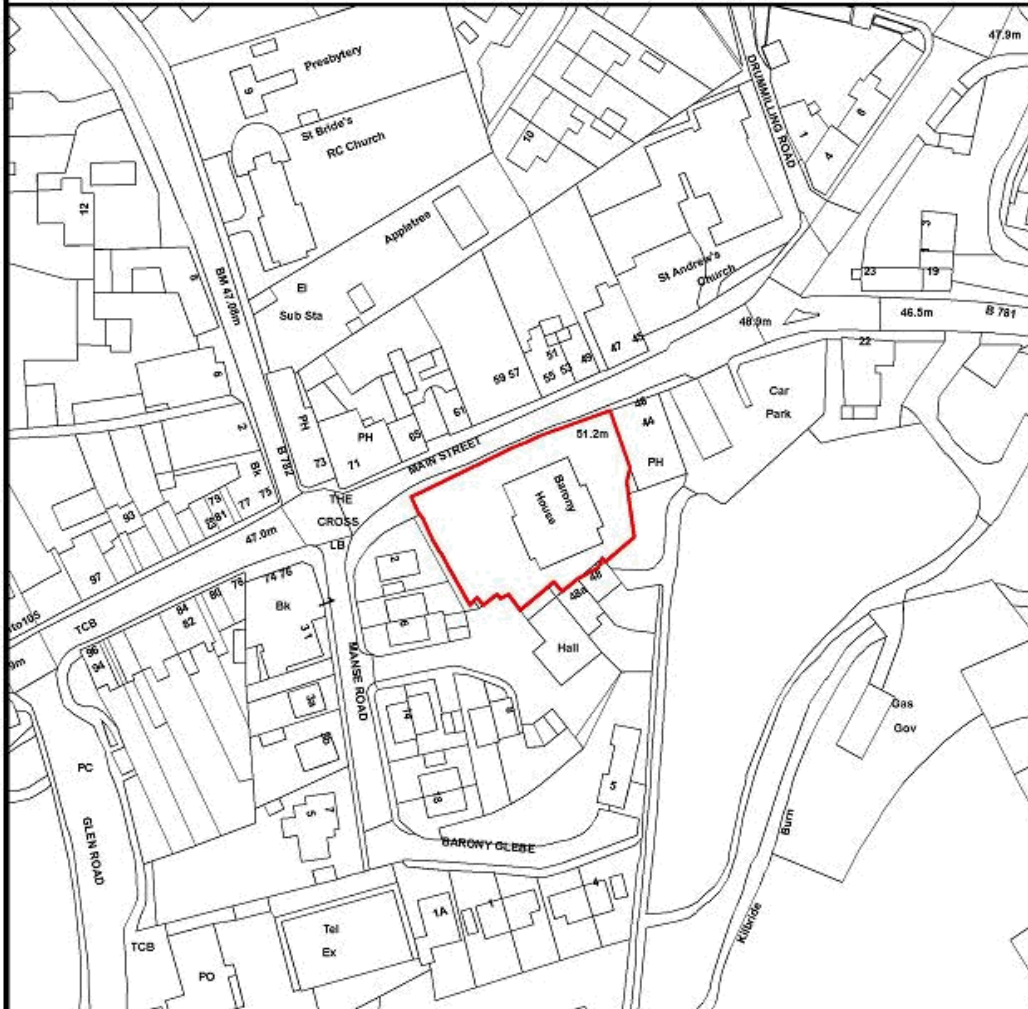
1. In the interest of the amenity of the area.
2. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

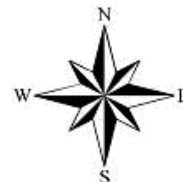
12/00295/PP



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NORTH AYRSHIRE COUNCIL

Agenda Item 6.2

Planning Committee

15 August 2012

Planning Area

North Coast and Cumbraes

Reference

12/00259/LBC

Application

11 June 2012

Registered

Decision Due

11 August 2012

Ward

Dalry and West Kilbride

Recommendation**Grant subject to the Condition contained in
Appendix 1**

LocationOld Barony Church
Main Street
West Kilbride
KA23 9AR**Applicant**West Kilbride Community Initiative Ltd
Barony Centre
Main Street
West Kilbride
KA23 9AR**Proposal**Replacement of storm damaged spire finial

1. Description

Listed Building Consent is being sought for the replacement of a storm damaged spire finial at the Barony Centre, West Kilbride. The Old Barony Church has been converted to form an exhibition and training centre including a cafe and decking to the side, which was subject to previous planning permissions. The Barony Centre, which is situated to the southern side of Main Street, adjacent to its junction with Manse Road, West Kilbride, is a C(S) Listed Building and is within the West Kilbride Conservation Area.

The stainless steel finial would be approximately 1.5 metres high, and would replace a storm damaged weather vane.

The site is located within the Town Centre of West Kilbride as identified in the adopted Local Plan, therefore Policy TC1 that relates to Town Centres would be relevant. The building is located within the West Kilbride Conservation Area and is a C(S) Listed Building, therefore the proposal would require to be assessed against Policies BE1 and BE5 of the adopted Local Plan.

Policy BE1 relates to Development in Conservation Areas, which states that proposals for development, which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space and trees, shall not accord with the Local Plan. Policy BE5 relates to Listed Buildings, which states that proposals for a development of a Listed Building or in its setting, which would have an adverse impact on a Listed Building or its setting or on any features of special architectural or historic interest which it possesses shall not accord with the Local Plan.

The Development Control Statement of the adopted Local Plan is also relevant. Due to the type of application (replacement spire finial) the provisions of Policy BE 14 (Design Guidance) are not considered relevant to the consideration of this application.

2. Consultations and Representations

Neighbour notification is not required for an application for Listed Building Consent. The application was advertised in the local press and Edinburgh Gazette. Owner notification was served on North Ayrshire Council. No objections/representations have been received.

3. Analysis

The site is located within the Town Centre of West Kilbride as identified in the adopted Local Plan. The proposal solely relates to a minor external alteration, therefore there is no conflict with Policy TC1. With regard to Policies BE1 and BE5, the proposal is minor in scale, relating to the replacement of a storm damaged weather vane. Therefore it is considered that the development would not have a significant adverse impact on the setting and appearance of the Listed Building, or on the character and setting of the Conservation Area. The reinstatement of the finial, would result in a significant improvement to the visual appearance of the Listed Building and would restore an original feature of the Listed Building.

The relevant criteria of the Development Control Statement of the adopted Local Plan, relates to siting, design and external appearance, and impact on amenity. The finial would be of an acceptable design and finish. A planning condition could be imposed to ensure that exact details of the external finishes are submitted for approval. With regard to amenity, it is considered that the replacement spire finial would not have any adverse impact on the amenity of the area and, as discussed above, would result in an overall improvement to the appearance of the Listed Building.

The application does not require to be referred to Historic Scotland for consideration. Accordingly, Listed Building Consent should be approved.

4. Full Recommendation

See Appendix 1.

A handwritten signature in dark ink, appearing to read 'I. T. Mackay', with a stylized flourish at the end.

Ian T Mackay
Solicitor to the Council

Corporate Services
Cunninghame House, Irvine
31 July 2012

For further information please contact Julie Hanna, Planning Officer , on 01294 324330

JH/LN

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 12/00259/LBC

Grant subject to the following conditions:-

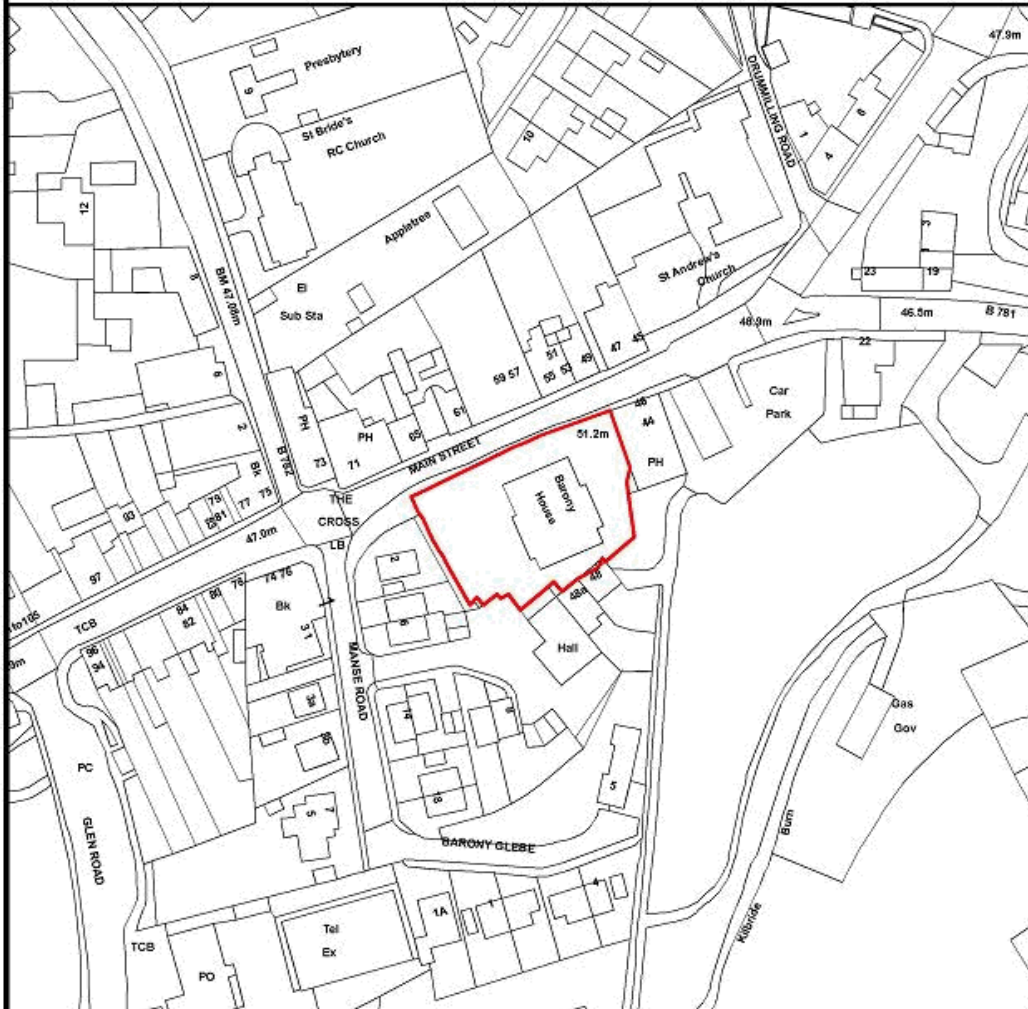
1. That, prior to the commencement of the development, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details or samples of the proposed external finishes.

The reason(s) for the above condition(s) are:-

1. In the interests of the Listed Building.

Committee Plans

12/00259/LBC



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