

Development Control Sub Committee  
24 June 1997

**Irvine, 24 June 1997** - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

**Present**

Samuel Gooding, David Munn, James Clements, Elliot Gray, James Jennings, Thomas Morris, Elizabeth McLardy and Robert Rae.

**In Attendance**

R. Forrest, Principal Officer Planning, J. Delury, Principal Officer Building Control, D. Cartmell, Team Leader Development Control (Planning, Roads and Environment), S. King, Corporate Policy Officer and A. Little, Assistant Administration Officer (Chief Executive).

**Chair**

Mr Gooding in the Chair

**Apologies for Absence**

Jack Carson, John Donn, Margaret Highet and George Steven.

**1. Garnock Valley Local Plan Area**

**(a) N/01/97/0141: Kilbirnie: Burnside Farm Steading**

Mr J Hepburn, Burnside Farm, Kilbirnie has applied for outline planning permission for the erection of a dwellinghouse for an agricultural worker at Burnside Farm Steading, Kilbirnie.

The Sub-Committee agreed (a) to refuse the application on the grounds that the proposed development would be contrary to Policy EC3 of the adopted Garnock Valley Local Plan and CAT1 of the Strathclyde Structure Plan in that there is no identified occupational need for the applicant to live on the site; and (b) to recommend to the Infrastructure and Environment Services Committee that enforcement proceedings be initiated to secure the removal of two residential caravans from the site.

**(b) N/01/97/0183: Dalry: (former farmyard) Carsehead**

Mr McCallum, Jimmary Lodge, Carsehead, Dalry has applied for outline planning permission for the erection of a dwellinghouse at Carsehead (former farmyard), Dalry. An objection has been received from Mr and Mrs P Gray, Carsehead House, Dalry.

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

(1) That the adopted development would be contrary to Policy EC3 in the adopted Garnock Valley Local Plan and Policy CAT1 in the Strathclyde Structure Plan in that there is no identified occupational need for the applicant to live on the site.

(2) The proposed development would result in increasing the number and type of vehicles leaving the traffic stream at a point where visibility is restricted thus creating interference with the safety and free flow of the traffic on the trunk road.

**(c) (i) N/01/97/0188: Beith: 3 (Site to the South of) Auldlea Road**

On 3 June 1997 the Development Control Sub-Committee agreed to continue consideration of the application by the Church of Jesus Christ of Latter-Day Saints, 751 Warwick Road, Solihull for planning permission for the erection of a 2m high boundary fence (concrete post and timber board) at the southern boundary of the site to allow the Chair, Vice-Chair and local member to visit the site. Objections were received previously from F. Monk, 40 Woodside, Beith, D. Kerr, 10 Auldlea Road, Beith, E. Waterston, Lochhead Cottage, Woodside Road, Beith and E. Conn, 4 Auldlea Road, Beith.

Having considered the terms of the report of the site visit held on 17 June 1997, and the terms of the objections and following further discussion the Sub-Committee agreed to refuse the application on the grounds that the proposed fence would be detrimental to the amenity of the adjoining dwellinghouse and to the area as a whole.

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

**(a) N/01/97/0128: Kilwinning: Woodside Area E**

Tay Homes, 11 Royal Crescent, Glasgow have applied for planning permission for the erection of 64 detached and semi-detached dwelling houses together with associated roads and parking at Woodside Area E, Kilwinning. Objections have been received from S. McDonald, 23 Winstanley Wynd, Kilwinning, M. Reilly, 21 Winstanley Wynd, Kilwinning, W. Morgan, 65 Winstanley Wynd, Kilwinning and R. Beat, 19 Winstanley Wynd, Kilwinning.

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

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

(2) That the first 2 metres of each driveway from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried on to the carriageway.

(3) That the levels of driveways relative to the access road shall be such that no surface water shall issue from any of the plots onto the access road.

(4) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority revised details of the boundary treatment to be erected between the application site and the adjoining site for the kick about pitch and community hall.

(5) That the treatment of boundary enclosures or plot divisions shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.

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

On 3 June 1997 the Development Control Sub-Committee agreed to continue consideration of the application by Mr V McGlinchey, 2 Seaview Terrace, Loans for planning permission for an extension to the restaurant kitchen at Cafe da Vinci, 6 Glasgow Vennel, Irvine to allow the Chair, Vice-Chair and local Irvine members to visit the site. Objections were received previously from Mrs E M Paterson, 56A Townhead, Ms S Shaw, 8C Glasgow Vennel, Irvine, Mr and Mrs J Muir, 8B Glasgow Vennel, Irvine, Ms I Montgomery, 8 Glasgow Vennel, Irvine, Mrs A McCluskie, 8D Glasgow Vennel, Irvine and Mrs A Montgomery, 8A Glasgow Vennel, Irvine.

The site visit was held on 17 June 1997 and the majority of the members were of the

view that the proposed development could be detrimental to the amenity of the adjoining dwellinghouses by reason of noise and visual intrusion unless the application was amended to relocate the door and agreed that the Director of Planning, Roads and Environment should have further discussions with the applicant regarding the relocation of the kitchen door and an alternative location for the wheelie bin.

Mr Forrest advised that, as recommended in the site visit report, discussions have taken place with the applicant's agent and it would appear that the applicant has agreed to reconsider his proposal.

The Sub-Committee agreed to continue consideration of the application to allow the applicant to submit revised plans showing relocation of the kitchen door and an alternative location for the wheelie bin.

### **3. North Coast and Cumbraes Local Plan Area**

#### **(a) N/01/97/0034: West Kilbride: 38 - 44 Gateside Street**

Arthur Rodman, 9 Thirdpart, West Kilbride has applied for planning permission to erect 4 two bedroomed flats at 38 - 44 Gateside Street, West Kilbride. Objections have been received from Ms M Campbell, 6 Castle View, West Kilbride, Lockharts, Solicitors on behalf of Mrs M Wodlinger and Mrs E J McFarlane, Mrs J Carrino, 4 Castle View, West Kilbride and Mr and Mrs J Connor, 8 Castle View, West Kilbride.

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

(1) That the applicant shall form a vehicular access crossing for all parking bays to North Ayrshire Council Roads Guidelines to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the type and colour of external finishes.

#### **(b) N/01/97/0230: West Kilbride: Hunterston Terminal**

Scottish Nuclear Ltd, 3 Redwood Crescent, Peel Park, East Kilbride have applied for planning permission to relocate the existing railhead facilities and crane from Fairlie to Clydeport's Hunterston Terminal, West Kilbride.

The Sub-Committee agreed to grant the application subject to the condition that prior to the commencement of the development a suitable survey shall be carried out to determine the existing level of radioactivity at the site, details of which shall be submitted for the written approval of SEPA and North Ayrshire Council as Planning Authority.

#### **(c) N/01/97/0224: Fairlie: 1 Marine Court**

Mr A Dennis, 1 Marine Court, Fairlie has applied for planning permission to erect a conservatory at 1 Marine Court, Fairlie.

A previous application by Mr Dennis for the erection of a lean-to conservatory at this address was refused by the Development Control Sub-Committee on 10 December 1996 and the report on the current applicant recommended refusal on the grounds that (i) the proposed extension would detract from the appearance of the dwellinghouse and amenity of the area by reason of its siting, design and external appearance and as such is contrary to Policy HOU8 of the adopted North Coast and Cumbraes Local Plan; and (ii) that the proposed extension if approved would set an undesirable precedent for similar developments which would be detrimental to the

amenity of the area. Having considered this report the Sub-Committee felt that in this particular case the application could not be determined until members had visited the site.

The Sub-Committee agreed to continue consideration of the application to the next meeting pending a report on a site visit by the Chair and Vice-Chair.

**(d) N/01/97/275 and N/02/97/6: Millport: 23 Kelburn Street**

Mr S J Halley, 23 Kelburn Street, Millport has applied to amend planning permission N/01/96/0563 and Listed Building Consent N/02/96/0035 to increase the extension floor area by 4.5m<sup>2</sup> approximately and include demolition of a wash house at 23 Kelburn Street, Millport. An objection has been received from Mr A S Duthie, 6 Kames Bay, Millport.

Having considered the terms of the objection, the Sub-Committee agreed (a) to grant the planning permission; and (b) to grant Listed Building Consent subject to Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**(e) N/05/97/0004: Largs: 45 Main Street**

Said Sohrab Talghari, 65 Braeside Street, Glasgow has applied for a Certificate of Lawfulness for an existing restaurant and hot foot take away use at 45 Main Street, Largs.

The Sub-Committee agreed to issue a Certificate of Lawfulness for the existing use.

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

**(a) Beith Golf Club, Threepwood Road, Beith: BW/97/0338 & RX/97/0021:**

Regulation 9 as read with Technical Standard T3.1 states that where sanitary accommodation is provided in a storey accessible to disabled people there must be sanitary facilities suitable for, and accessible to wheelchair users.

The Sub-Committee agreed to grant the application subject to the condition that sanitary facilities for ambulant disabled people shall be provided.

**(b) 86 Montgomery Street, Irvine: BW/96/0938 & RX/97/0018:** Regulation 9 as read with Technical Standard D2.03 requires the floors within a stair enclosure and protected lobby to be constructed of non-combustible material.

The Sub-Committee agreed to grant the application subject to the condition that the floor joists forming part of the landing within the stair enclosure and to the protected lobby on the first floor shall be upgraded to provide 60 minutes fire resistance.

**(c) 86 Montgomery Street, Irvine: BW/96/0938 & RX/97/0019:** Regulation 9 as read with Technical Standard T2.05 requires access within a building to upper storeys to be by means of a stair suitable for use by ambulant disabled.

The Sub-Committee agreed to grant the application.

The meeting ended at 2.45 p.m.