

Development Control Sub Committee
27 August 1996

Irvine, 27 August 1996 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, Margaret Highet, Elizabeth McLardy, Thomas Morris, Margaret Munn and Robert Reilly

In Attendance

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

Chair

Mr Gooding in the Chair.

Apologies for Absence

James Clements and John Sillars

1. Ardrossan/Saltcoats/Stevenston/Local Plan Area

(a) N/01/96/0303: Saltcoats: 66a Hamilton Street

Mr W Shields, 6 Station Road, Stevenston has applied for a change of use of an existing licensed restaurant to an amusement arcade with gaming machines at 66a Hamilton Street, Saltcoats. Objections have been received from Mr S Cavani, West End Cafe, 68 Hamilton Street, Saltcoats and Cullis's Amusements, Windmill Leisure Centre, Hamilton Street, Saltcoats.

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

- (1) That the hours of opening of the premises to the public shall be restricted to between 0900 and 2030 hours on any day.
- (2) That no persons under the age of 18 years shall be admitted to the premises unless accompanied by an adult.
- (3) That no more than 50% of the public floor area of the building shall be occupied by amusement only machines.
- (4) That prior to the commencement of the use hereby approved the premises shall be sound insulated in accordance with a scheme to be agreed with North Ayrshire Council as Planning Authority.
- (5) That no music shall be played within the premises that is audible in adjoining properties or outside the premises.
- (6) That the entrance doors shall be designed and maintained to be self closing.

(b) N/01/96/0361: Ardrossan: Dalry Road: Ardbride Products

Ardbride Products Ltd, Dalry Road, Ardrossan has applied for planning permission for the erection of a new manufacturing facility, bulk store, on site distribution facilities and extension to existing

offices to include a new design facility, new offices, new canteen and new lighting showroom at Ardbride Products Ltd, Dalry Road, Ardrossan. Objections have been received from Mr & Mrs K Baldwin, Mrs M Robertson, H & A Henry, Mrs M Muir and Mr & Mrs J Ashe, all of Central Quadrant, and a petition of 20 signatures from residents of Central Quadrant has been submitted by Mr J McCracken, 3 Central Quadrant. A representation has also been received from Scottish Power PLC, Western Region, Leven Street, Motherwell.

Having considered the terms of the objections and representation and following discussion the Sub-Committee agreed to grant the planning permission subject to the following conditions:-

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

(2) That the car parking spaces indicated on the approved drawings shall be clearly delineated on the site and available for use prior to the occupation of any of the buildings hereby approved.

(3) That the construction of "building A" as indicated on the plans hereby approved shall not commence until a new incoming electricity supply has been provided to serve the entire site and the existing sub-station at the south-east corner of the site has been disconnected and the equipment removed from the site to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That the premises shall be used for the purpose of light industry and for no other purpose (including any other purpose in Class 4 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1989 or in any provision equivalent to that Class in a statutory instrument revoking or re-enacting that Order.

(c) N/03/96/0013: Saltcoats: Memorial Playing Field (High Rd/Sorbie Rd)

McLean Homes Ltd, Trident House, Renfrew Road, Paisley has applied for planning permission for the erection of a signboard at the Memorial Playing Field, High Road, Saltcoats.

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

(1) That the proposed sign by reason of its intrusive character would be detrimental to the visual amenity of the areas; and

(2) That the proposed sign would set an undesirable precedent which would result in clutter to the detriment of the visual amenity of the area.

(3) That the proposed sign by reason of its siting close to a major road junction would be detrimental to the interest of road safety.

The Sub-Committee further agreed to commence enforcement proceedings to secure the removal of the sign from the site.

2. Arran Local Plan Area

(a) N/01/96/0150: Shiskine: Balmichael Farm

Mr McClelland, Balmichael Farm, Shiskine, Isle of Arran has applied for a change of use from farm to cafeteria, craft workshops and associated retail space and children's play barn, and formation of quad bike tracks, outdoor adventure play area and car parking at Balmichael Farm, Shiskine, Isle of Arran.

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

- (1) That visibility splays of 4.5 metres by 120 metres at the junction with the String Road shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.
- (2) That corner radii at the junction of the String Road shall be a minimum of 6 metres, to the satisfaction of North Ayrshire Council as Planning Authority.
- (3) That the existing farm access road shall be widened to provide a 5.5 metre wide carriageway between the junction with the String Road and the entrance to the car park.
- (4) That the first 12 metres of the access measured from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried onto the carriageway and in such a way as to prevent surface water issuing onto the public road.
- (5) That prior to the commencement of the development details of the layout, surfacing and landscaping of the car park, including an area of overspill car parking, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
- (6) That effluent disposal arrangements shall comply with the current code of practice BS.6297; 1983 with surface water excluded from the septic tank, to the satisfaction of North Ayrshire Council as Planning Authority.
- (7) That within one month of the date of the permission the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, amended details of the routes of the quad bike tracks which routes shall avoid crossing water-courses.

3. Irvine/Kilwinning Local Plan Area

(a) N/01/96/0307: Irvine: 6 Doura Drive

Mr C Pirie, 6 Doura Drive, Girdle Toll, Irvine has applied for planning permission for an extension to form a bed-sitting room and a shower room at 6 Doura Drive, Girdle Toll, Irvine. An objection has been received from Mr L McIlmurray, 8 Doura Drive, Girdle Toll, Irvine.

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

(b) N/01/96/0328: Kilwinning: Longford Avenue: Caledonia House

Mr G Byron, 120 Stewart Drive, Irvine has applied for a change of use from industrial unit to rehearsal rooms for band practice at Unit 21A, Caledonia House, Longford Avenue, Kilwinning. An objection has been received from Mr J Boylan, Paramount Products Ltd, Caledonia House, Longford Avenue, Kilwinning.

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

- (1) That the use hereby permitted shall not operate between the hours of 6.00 a.m. and 6.00 p.m. Monday to Friday.
- (2) That the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of a scheme of noise insulation that shall be implemented prior to the commencement of the proposed use.

(c) N/01/96/0346: Dreghorn: Main Street: Perceton and Dreghorn Parish Church

M & B Donnelly, 148 High Street, Irvine have applied for planning permission for the erection of

nine flats at Perceton and Dreghorn Parish Church, Main Street, Dreghorn, and for Conservation Area consent to dismantle and export to Japan Perceton and Dreghorn Parish Church. Objections have been received from D & M Martin, 116 Main Street, Dreghorn, and J & C Mason and S & A Mason,(Joint owners) 118 Main Street, Dreghorn.

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

- (1) That the roofing material shall be natural or artificial slate, a sample of which shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.
- (2) 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 brick and artificial stone.
- (3) That the bathroom and store windows on the front (north elevation) of Blocks 1 and 2 shall be arched and incorporate stained glass with a stone feature surround.
- (4) That the east elevation of Block 1 shall be finished in a similar manner to the front (north) elevation with stone dressings to bay window and string course.
- (5) 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 bin store which shall be constructed in materials to match the block of flats and be enclosed.
- (6) That prior to the commencement of the construction of the flats, the revised junction with Main Street shall be formed to the satisfaction of North Ayrshire Council as Planning Authority.
- (7) That prior to the occupation of the flats hereby permitted the parking provision shall be constructed in accordance with the approved plans.
- (8) 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 finishes to the access road and parking areas.
- (9) 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.
- (10) 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.
- (11) That all windows shall have a central astragal and be sash and case opening types excepting the small bathroom/shower room windows.
- (12) That all rain goods shall be black in colour.
- (13) That the treatment of the boundary enclosures shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works and a suitable enclosure shall be maintained along the boundary with No. 116 at all times.

The Sub-Committee also agreed Conservation Area consent be granted after following the procedure under Paragraph 6 (1) of Schedule to the Town and Country Planning (Scotland) Act

1972 and subject to the following conditions:-

- (1) That if any foundation deposit is discovered during the duntaking, this shall be retained for use in a local museum.
- (2) That any useful salvage material not needed for shipment should be utilised in the construction of flats, bin store and walls if suitable.
- (3) That details of the reconstructed Church should be sent to North Ayrshire Council for record purposes.
- (4) That the cleared site shall be left in a level and compacted condition and kept free of weeds prior to redevelopment.

(d) N/01/96/0369: Irvine: 14 Ardmore Court

Irvine Development Corporation have applied for planning permission for an extension to a dwelling house to form a bedroom and shower room at 14 Ardmore Court, Irvine. A representation has been received from Mr Westell, 15 Ardmore Court, Irvine.

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

(e) N/01/96/0382: Kilwinning: 19 (office building) Ashgrove Road

Mr M Palmer, c/o MPK Construction, 19 Ashgrove Road, Kilwinning has applied for planning permission for proposed alterations and change of use to existing vacant office building to form two houses.

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

- (1) The application site is unsuitable for residential purposes in that (i) there is insufficient curtilage; and (ii) the adjacent commercial and industrial uses would be detrimental to residential amenity.
- (2) The proposed front boundary wall would reduce the public footpath to an unacceptable width which would be prejudicial to the safety of pedestrians and other road users..

4. North Coast and Cumbraes Local Plan Area

(a) N/01/96/0357: Portencross: Shore Cottage

Mr N Proven, Shore Cottage, Portencross, West Kilbride has applied for planning permission for the proposed erection of a boat shed at Shore Cottage, Portencross. A representation has been received from F E Holmes, West Cottage, Portencross.

Having considered the terms of the representation and following discussion the Sub-Committee agreed to refuse the application on the following grounds:-

That the boat shed would detract from the amenity of the area and setting of Portencross Castle, which is a Category 'A' Listed Building and Scheduled Ancient Monument, by reason of its scale, design and external appearance.

The Sub-Committee further agreed that an enforcement notice be served requiring the applicant to remove the unauthorised building.

(b) N/02/96/0016: West Kilbride: West Kilbride Railway Station

Ms J W Dowding, 75 Meadowfoot Road, West Kilbride has applied for Listed Building Consent for

demolition of the bothy at West Kilbride Railway Station, West Kilbride. Objections have been received from the West Kilbride Amenity Society, 6 Ardrossan Road, Seamill, Miss M G Kellock, Tresco, Well Street, West Kilbride and the Scottish Civic Trust, 24 George Square, Glasgow.

Having considered the terms of the objections and following discussion the Sub-Committee agreed subject to Paragraph 5(1) of Schedule 10 of the Town and Country Planning (Scotland) Act 1972 to grant Listed Building Consent on the condition:-

That the new wall shall be roughcast to match the existing wall, to the satisfaction of North Ayrshire Council as Planning Authority.

The meeting ended at 3.00 p.m.