

Development Control Sub Committee
26 August 1997

Irvine, 26 August 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire at 1.00 p.m.

Present

Samuel Gooding, David Munn, Margaret Highet, Elizabeth McLardy and Robert Reilly

In Attendance

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

Chair

Mr Gooding in the Chair.

Apologies for Absence

J. Carson, T. Morris, R. Rae, J. Sillars and R. Wilkinson.

1. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/97/0264: Stevenston: Glebe Street (building at rear of 39 Boglemart Street)

On 5 August 1997 the Development Control Sub-Committee agreed to continue consideration of the application by Mr A Scott, 45 Allan Square, Irvine for a change of use and alterations to a vacant store to form a tea-room/café at Glebe Street, Stevenston to allow the Chair and Vice-Chair to visit the site.

The site visit on 13 August 1997 observed the current traffic generation and parking congestion at Glebe Street/Boglemart Street, Stevenston. Strathclyde Police and the Roads Section undertook to review the proposal and provide further written observations.

The site visit report and a further report from the Director of Planning, Roads and Environment, which incorporated objections by the Police and Roads Section, were considered.

The Principal Officer Planning advised that the applicant had also submitted further information which included a current negotiation to purchase/lease 4 parking spaces to the rear of the premises.

After discussion and having considered the terms of the reports and the additional information provided by the applicant, the Sub-Committee agreed to refuse the application on the following grounds:-

- That the proposed use would be detrimental to the interests of road safety in that it would exacerbate existing traffic problems at this location.

2. Arran Local Plan Area

a) N/01/97/0316: Blackwaterfoot: Greenhill Cottage (site to south of)

Ms J McQueen, Greenhill Cottage, Blackwaterfoot, Isle of Arran has applied for planning permission to erect a dwelling house at the site to the south of Greenhill Cottage, Blackwaterfoot, Arran.

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

- That the proposed development would be contrary to Policy HOU5 in the adopted Isle of Arran Local Plan in that it would constitute residential development in the countryside for which a unique justified need has not been demonstrated.

3. North Coast and Cumbraes Local Plan Area

a) N/01/97/0208: Largs: Trigoni Court, Trigoni House (land to the east of)

On 5 August 1997 the Development Control Sub-Committee agreed to continue consideration of the application by RDK Construction, 58 Hamilton Street, Saltcoats to erect two detached dwellinghouses at land to the east of Trigoni House, Trigoni Court, Largs to allow the Chair, Vice-Chair and local member to visit the site. Objections were received previously from Mr and Mrs McCulloch, 101 Irvine Road, Largs.

Having considered the terms of the report of the site visit held on 13 August 1997 and the terms of the objections the Sub-Committee agreed to grant the application subject to the following conditions:-

- 1) That the first 6 metres of the access shall be widened to 5.5 metres and prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a revised site plan showing the driveway widened accordingly.
- 2) That house "A" shall be relocated 2 metres to the north and house "B" shall be relocated 1 metre to the north and that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a plan showing the revised location of the houses.
- 3) That prior to the construction of the dwellinghouses the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority a replacement tree planting scheme which shall include details of species, planting locations, soil treatment and aftercare and shall include indications of all existing trees and details of those to be retained together with measures for their protection in the course of the development and along the west boundary of Unit A shall comprise heavy standard lime trees at 3m centres.
- 4) That all tree and shrub planting 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.
- 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 prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire council as Planning Authority full details of (i) the external

finishes to the houses; (ii) the surface finish to the driveway; and (iii) the location of the bin stores.

- 7) That prior to the commencement of the development the applicants shall erect a screen fence along the boundary of the site adjoining the property at 101 Irvine Road which shall be 1.8m high double sided "hit and miss" to match the existing double sided fences on plots 1 - 4.

b) N/01/97/0291: Largs: 20 Pencil View

McAlindon Building Contractors, The Lodge, Irvine Road, Largs have applied for planning permission to erect a two storey dwelling (substitution of house type) at 20 Pencil View, Largs. Objections have been received from T. W. Whittaker, 12 Rockland Park, Largs, Mr J Thomson, 11 Rockland Park, Largs and Mrs S Brown, 10 Rockland Park, Largs.

After discussion and having considered the terms of the above objections and an additional letter of objection from Mr Whittaker, the Sub-Committee agreed to grant the application subject to the following conditions:-

- 1) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details or samples of the proposed external finishes.
- 2) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.
- 3) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

c) N/01/97/0386: Largs: 18 Waterside Street

On 26 June 1986, Brian Graham, 21 Blythswood Crescent, Largs was granted planning permission (CH/86/93/2) to change the use of the premises at 18 Waterside Street, Largs from a plumber and joiner workshop to a motor repair garage. A condition of the permission states "that the permission hereby granted shall enure for the benefit of the applicant only". The premises have since been sold to John and Jonathon Roberts, 7 New Street, Largs who have applied for a variation of condition 1 to enable the permission to enure for the benefit of John and Jonathon Roberts or to remove the condition.

After discussion the Sub-Committee agreed to grant the variation of condition 1 of planning permission No. CH/86/93/S to enure for the benefit of the applicants, John and Jonathon Roberts, only.

d) N/01/97/0399: West Kilbride: 28 Kirkton Avenue

Mr and Mrs Hansler, 28 Kirkton Avenue, West Kilbride have applied for planning permission to erect a porch to the front of the house at 28 Kirkton Avenue, West Kilbride. An objection has been received from Mr and Mrs C Richardson, 26 Kirkton Avenue, West Kilbride.

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

- That prior to the commencement of the development the applicant shall confirm in writing that access will be available to roughcast and maintain the north wall of the porch, which failing that the wall shall be finished in facing brick, details of the type and colour of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

e) N/01/97/0403: Portencross: Shore Cottage

N. G. Proven, Shore Cottage, Portencross, West Kilbride has applied for planning permission to erect a boat shed at Shore Cottage, Portencross.

After a full discussion and having heard the local member, the Sub-Committee agreed to grant the application subject to the following conditions:-

- 1) That the proposed development shall be completed in accordance with the plans hereby approved on or before 26 August 1998.
- 2) That the boat shed hereby approved shall be used only from purposes incidental to the enjoyment of the dwellinghouse.
- 3) That the eastern boundary wall shall be retained at its existing height.

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

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

a) Balgray Whisky Bond (Warehouses 43-44), Beith: BW/97/0593 & RX/97/0023

Regulation 9 as read with Technical Standard D2.1 states that the maximum area of a single storey building in purpose group 7A (High Hazard Storage) should be no greater than 2000 metres squared with an automatic fire control system.

The Sub-Committee agreed to grant the application subject to the condition that the area of each warehouse shall be limited to 2320 metres squared, the cubic capacity restricted to 18000 cubic metres and the buildings fitted with an automatic sprinkler system complying with the rules for Automatic Sprinkler Systems Installation 1990 issued by the Loss Prevention Council.

b) 71 High Street, Irvine: BW/97/0007 & RX/97/0024

Regulation 9 as read with Technical Standard S2.08 states that a flight of stairs must have not more than 16 risers.

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

- 1) That a suitable emergency lighting system shall be installed to the stairwell in accordance with BS 5266 Part 1 1988.
- 2) That suitable handrails shall be provided to either side of the stairwell.

c) 71 High Street, Irvine: BW/97/0007 & RX/97/0026

Regulation 9 as read with Technical Standard S2.12 states that in a stair flight 1 metre wide or more the going must be measured at two points 270mm from each end of the tread and the minimum going must not be less than the going of the straight treads.

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

- 1) That a suitable emergency lighting system shall be installed to the stairwell in accordance

with BS 5266 Part 1 1988.

- 2) That suitable handrails shall be provided to either side of the stairwell.

d) 71 High Street, Irvine: BW/97/0007 & RX/97/0025

Regulation 9 as read with Technical Standard S2.10 requires that in part of a stair flight consisting of tapered treads the going of the tapered treads must be uniform and must not be less than the going of the straight treads. At the inner end of the tread the going must not be less than 75mm.

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

- 1) That a suitable emergency lighting system shall be installed to the stairwell in accordance with BS 5266 Part 1 1988.
- 2) That suitable handrails shall be provided to either side of the stairwell.

e) 71 High Street, Irvine: BW/97/0007 & RX/97/0020

Regulation 9 as read with Technical Standard D2.03 states that a separating floor provided between a shop and a dwelling must be constructed of non-combustible materials.

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

- 1) That the existing separating floor shall be upgraded to provide 1 hours fire resistance.
- 2) That a suitable fire detection and alarm system shall be installed in accordance with BS 5839 Part 1 1988.

The meeting ended at 1.50 p.m.