

Development Control Sub Committee
20 January 1998

Irvine, 20 January 1998 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 12.00 noon.

Present

David Munn, Ian Clarkson, Margaret Highet, Robert Reilly and John Sillars

In Attendance

D. Cartmell, Team Leader Development Control (Planning, Roads and Environment), M. McKeown, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive).

Chair

Mr Munn in the Chair.

Apologies for Absence

Jack Carson, James Clements and Samuel Gooding and George Steven.

1. *Ardrossan/Saltcoats/Stevenston Local Plan Area*

a) *N/01/97/0653: Ardrossan: 18 Parkhouse Road*

Mr J Brannan, 72 Ardrossan Road, Saltcoats has applied for planning permission to form vehicular access at 18 Parkhouse Road, Ardrossan.

The Sub-Committee agreed to continue consideration of the application to a future meeting to allow the applicant to submit revised plans.

2. *Arran Local Plan Area*

a) *N/01/97/0570: Whiting Bay: Sandbraes Cottage*

Mr Meikle, Sandbraes Cottage, Whiting Bay, Isle of Arran has applied for planning permission to erect a conservatory at that address. An objection has been received from Mr D Hughes, Sandbraes, Whiting Bay, Isle of Arran

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

3. *Garnock Valley Local Plan Area*

a) *N/01/97/0648: Kilbirnie: 14 Bridge Street*

Carlton Investments, 4 Canal Street, Elderslie have applied for planning permission to sub-divide a hot food take-away to form 2 independent units at 14 Bridge Street, Kilbirnie.

After discussion, the Sub-Committee agreed to grant the application subject to the following conditions:-

(1) That the adjacent off-street car parking area shall be available at all times for the use of each of the units hereby approved to the satisfaction of North Ayrshire Council as Planning Authority.

(2) That the applicant shall submit details of the type and location of litter bins for the written approval of North Ayrshire Council as Planning Authority which receptacles shall be installed prior to the commencement of the use hereby approved.

4. *Irvine/Kilwinning Local Plan Area*

a) *N/01/97/0594: Kilwinning: Glasgow Road*

Bridgend Accident & Repair Centre, Glasgow Road, Kilwinning have applied for planning permission to extend an accident repair centre (vehicular) to form two additional spray booths and an extension to the yard to form additional parking. An objection has been received from Mr and Mrs Dickens, "Oaks Meadow", Old Glasgow Road, Kilwinning.

Having considered the terms of the objection, 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 details of the materials to be used on the surface of the car park.

(2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority amended details of the fence or planting to be erected along the southern boundary of the site, which fence or planting shall be implemented prior to the commencement of use of the new car parking areas.

(3) That the foul drainage shall be connected to the existing septic tank.

5. *North Coast and Cumbraes Local Plan Area*

a) *N/01/97/0600: Largs: Noddleburn Road: Netherhall (site to east)*

MacTaggart & Mickel Ltd, 126 West Regent Street, Glasgow have applied for a renewal of unexpired planning permission (CH/01/92/0213) for the erection of 90 houses, garages, bridge,

and access road at Noddleburn Road, Netherall, Largs.

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

(1) That the development hereby permitted shall commence before the expiration of 2 years from the date of this permission.

(2) That the access carriageway between Noddleburn Road and the first internal junction shall have a width of 7.3m and junction radii of 7.5m.

(3) That visibility splays of 4.5 metres - 60 metres at the junction of the site access road with Noddleburn Road, 2.5 metres x 60 metres at all internal junctions and forward stopping visibility set at 60 metres shall be provided and maintained, on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That prior to the occupation of any of the houses the applicant shall provide a 2m wide footway to North Ayrshire Council's Roads Development Guide from the proposed site access road eastwards to Chapelton Way to connect with the existing public footway.

(5) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a revised layout plan incorporating traffic calming measures and visitor parking.

(6) That the development shall be implemented in accordance with the sequence in the phasing plan approved under planning permission No. CH/01/92/0213 dated 23 March 1993 with at least 75% of the houses in each phase complete and occupied before the next phase is commenced.

(7) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include a phasing programme, 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 development.

(8) That all planting, seeding or turfing comprised in the approved details of each landscape phase shall be carried out in accordance with a programme to be specified in the plan and any trees or plants which within a period of five years from the completion of 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.

(9) (a) That prior to the commencement of the development details of a local equipped area for play shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority.

(b) That the local equipped area for play shall be formed and completed prior to the development reaching 50% occupancy or prior to completion whichever is sooner.

(10) (a) That where any open spaces, landscaping and play areas within the area subject to this consent have not by commencement of the development been subject to agreement for their adoption by the Local Authority, then prior to the occupation of any dwellings, there shall be submitted to North Ayrshire Council as Planning Authority, details of the proposed factor or management agency for such areas, and a landscape management plan, including long term design objectives, management responsibilities, apportionment of costs and maintenance schedules for all open space, landscaping and play areas. Such details shall be submitted on the standard form provided by the Planning Authority.

(b) 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, until such time as the areas subject to the landscape management

plan are adopted for maintenance by the Local Authority.

(11) 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.

(12) That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority details of:-

(i) the external finishes to the dwellinghouses and the surfacing of the cul-de-sac at the southwest corner of the site,

(ii) proposals for repairing the riverbank edge to the site where it is damaged,

(iii) proposals for culverting and/or diversion of the burn which crosses the site.

(13) That the stone wall adjacent to the woodland along the west boundary of the site shall not be demolished or altered in any way without prior written approval of North Ayrshire Council as Planning Authority.

(14) That the foul drainage from the development shall be connected to the public sewer in Noddleburn Road and prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority plans showing full details of the proposed means of connecting the foul drainage from the development to the public sewer.

b) N/01/97/0644: Largs: 37 Nelson Street

Mr C Houston, 37 Nelson Street, Largs has applied for a change of use from business premises to domestic flat at 37 Nelson Street, Largs.

The Sub-Committee agreed to grant the application.

The meeting ended at 12.20 p.m.