

Development Control Sub Committee
26 January 1999

Irvine, 26 January 1999 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 10.30 a.m.

Present

David Munn, Ian Clarkson, Margaret Highet, Elizabeth McLardy and Thomas Morris.

Also Present

John Donn.

In Attendance

R. Forrest, Principal Planning Officer (Development and Promotion); D. Cartmell, Team Leader, Development Control and J. Delury, Principal Building Control Officer (Legal and Regulatory); and A. Osborne, Corporate Policy Officer and M. McKeown, Administration Officer (Chief Executive).

Chair

Mr Munn in the Chair.

Apologies for Absence

Samuel Gooding, Jack Carson, Robert Reilly and John Sillars.

1. Building (Scotland) Acts 1959/70: Requests for Relaxations

(a) 153-155 High Street, Irvine: BW/98/1038 & RX/98/0065

Regulation 9 as read with Technical Standard D2.2 requires a separating floor between a retail unit and a dwelling to be constructed of non-combustible material.

The Sub-Committee agreed to grant the application for relaxation, subject to the following condition:-

(1) that the existing floors shall be upgraded to provide one hour's fire resistance from the underside.

(b) 1 Steadman Place, Riverside Business Park, Irvine: RX/99/0001

Regulation 9 as read with Technical Standard M3.1 requires the provision of sanitary facilities.

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

(1) that the number of sanitary facilities provided shall be adequate for at least 150 males and 125 females employed on the premises at any one time.

2. Arran Local Plan Area

Submitted reports by the Assistant Chief Executive (Legal and Regulatory Services) on the following applications:-

(a) N/01/98/0406: Whiting Bay, Smiddy Brae: Ach An Alt

Mrs M Robb, Hillhead Farm, Bennan, Isle of Arran, has applied for change of use of the existing garden chalet to a dwelling (to be used in conjunction with the existing adjoining dwelling), at Ach An Alt, Smiddy Brae, Whiting Bay, Isle of Arran. Objections have been received from Mr A.

Smyth, Easdale, Smiddy Brae, Mr I. R. Sutherland, Tigh na Bruaich, Smiddy Brae, Mrs M. Taylor, The Trees, and Ms M Brown, The Cottage, Smiddy Brae, all of Whiting Bay, Isle of Arran.

The Sub-Committee, having noted the terms of the objections agreed to grant the application, subject to the following conditions:-

- (1) that the chalet shall be occupied by the immediate family of the occupier of the main dwellinghouse and shall not be disposed of separately from the main dwellinghouse, to the satisfaction of North Ayrshire Council as Planning Authority;
- (2) that effluent disposal arrangements shall comply with the current code of practice BS 6297: 1983, to the satisfaction of North Ayrshire Council as Planning Authority; and
- (3) that the septic tank shall be located in such a position as will enable it to be emptied by road tanker.

(b) N/01/98/0493: Lamlash: St George's Church (formerly)

The Childhood Heritage Museum, *per* Ms C E Warren, Cuil-An-Daraich, Logierait, Pitlochry has applied for a change of use from a church to a Childhood Heritage Museum at St George's Church (formerly), Lamlash, Isle of Arran.

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

- (1) that the applicant has not demonstrated that control over sufficient land would be available to meet the siteline requirements at the vehicular exit from the site.

(c) N/01/98/0505: Lamlash: Kinneil (south end of grounds)

Kinneil Development Company Ltd, Kinneil, Lamlash, Isle of Arran, have applied for planning permission for the erection of 12 dwellinghouses at Kinneil (south end of grounds), Lamlash, Isle of Arran. Objections have been received from Arran Civic Trust, *per* H. M. Macleod, Cnoc Ranald, Brodick, Ms I. McArthur, Blairbeg House, Lamlash and Ms L. Lockhart, Miramar, Lamlash.

The Sub-Committee, having noted the terms of the objections agreed to grant the application subject to the following conditions:-

- (1) that visibility splays of 2.5 metres by 60 metres at the junction with route A841 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 metres measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority;
- (2) that house type C4 shall be provided with one additional parking space within its curtilage;
- (3) that the six visitor parking bays (three within each parking area) shall be identified in a different colour block from the residents' parking bays, to the satisfaction of North Ayrshire Council as Planning Authority;
- (4) that foul drainage from the site shall connect to the public sewer via a suitably sized septic tank, to the satisfaction of North Ayrshire Council as Planning Authority;
- (5) 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; and
- (6) 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.

(d) N01/98/0621: Lamlash: Lamlash Pier

Direct Action by Youth, c/o Youth Information Service, North Ayrshire Council, Arranton, Lamlash, Isle of Arran have applied for a change of use from a sea angling clubhouse to a youth

drop-in facility at Lamlash Pier, Lamlash, Isle of Arran. Objections/representations have been received from Johnston's Marine Stores, Old Pier, Arran Yacht Club, Clubhouse and Boatshed, Ms A. Hutchinson, Marine House Hotel, Mr T. Sheldon, Lamlash Boat Hire and Holy Isle Ferry, Old Pier, and Mr G. Fulton, Mirimar, all Lamlash, Isle of Arran.

The Sub-Committee, having noted the terms of the objections agreed to grant the application, subject to the following conditions:-

- (1) that the drop-in facility shall be staffed at all times when in use.
- (2) that the drop-in facility shall not open later than 10.00 p.m. on any evening.

3. Irvine/Kilwinning Local Plan Area

(a) N/01/98/0636: Irvine: Annick Road: At Junction with Long Drive

Ashtenne Investments (Scotland) Limited, 27 Macadam Place, Irvine have applied for outline planning permission for the erection of a pub restaurant outlet and associated parking at the junction with Long Drive, Annick Road, Irvine. No objections have been received.

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

- (1) that the proposed development would be contrary to Employment Policy 3 in the adopted Irvine/Kilwinning Local Plan;
- (2) that the proposed development would be contrary to IND 2 of the Draft Replacement Irvine/Kilwinning Local Plan in that it would be an intrusion in the buffer zone surrounding the South Newmoor Industrial Estate where it is intended that no development takes place.

4. North Coast And Cumbraes Local Plan Area

(a) N/01/98/0053: Fairlie: 2 Lilybank Lane

Mr and Mrs H Smallwood, 2 Lilybank Lane, Fairlie, have applied for outline planning permission to erect a dwellinghouse at this location.

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

- (1) that the proposed development would result in increasing the number of vehicles entering or leaving (accelerating, turning and decelerating within) the traffic stream at a point where visibility is restricted thus creating interference with the safety and free flow of traffic on the Trunk Road as advised by SODD Roads;
- (2) that the proposed access is sub-standard and would create interference with the safety and free flow of traffic on this length of trunk road where traffic volumes are heavy as advised by SODD Roads.

(b) N/01/98/0688: Largs: Burnside Road: Inverclyde: Scottish National Sports Centre

The Scottish Sports Council, Caledonia House, South Gyle, Edinburgh have applied for planning permission to erect replacement floodlighting at the Scottish National Sports Centre, Inverclyde, Burnside Road, Largs.

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

- (1) that the proposed floodlighting shall not be used after 9.00 p.m. on any night; and
- (2) that the synthetic pitch shall not be used before 8.00 a.m. at weekends.

The meeting ended at Noon.