

Development Control Sub Committee
11 March 1997

Irvine, 11 March 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

Present

Samuel Gooding, David Munn, Ian Clarkson, Margaret Highet, James Jennings, Thomas Morris, Margaret Munn, Robert Reilly and John Sillars.

In Attendance

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

Chair

Samuel Gooding in the Chair.

Apologies for Absence

Jack Carson

1. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) Ardrossan: 14 (site to east) Seafield Drive

Mr J Dillon, 42 Wellpark Road, Saltcoats has applied for planning permission to erect a dwellinghouse at 14 Seafield Drive, (site to east), Ardrossan. Objections have been received from J C M Anderson, 2 Stanley Avenue, Ardrossan, Mr T Reid, 4 Stanley Avenue, Ardrossan and Mr R Forrest, 6 Stanley Avenue, Ardrossan.

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

- 1) That notwithstanding the permission granted by Article 3 of and Classes 1 and 3 of Part 1 of Schedule 1 of the town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilage of the dwellinghouse.
- 2) That prior to the commencement of the development hereby approved the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a plan indicating proposals to extend the existing 2m wide footway on Stanley Avenue to connect to the footway on Seafield Drive, and which footway shall be completed prior to the occupation of the dwellinghouse.

2. Arran Local Plan Area

a) Blackwaterfoot: Blackwaterfoot Hotel

A & K Y Belfield, Blackwaterfoot Hotel, Blackwaterfoot, Isle of Arran have applied for planning permission for the installation of a replacement septic tank at Blackwaterfoot Hotel, Blackwaterfoot, Isle of Arran. An objection has been received from Williamson & Henry, Solicitors on behalf of Margaret Chaplin, Queenscliff, Blackwaterfoot, Isle of Arran. A representation has been received from J Rae Liddell, Mossiel, Blackwaterfoot.

Having considered the terms of the objection and the representation the Sub-Committee agreed to grant the application subject to the condition that the effluent from the septic tank shall be piped to the outlet side of the existing septic tank.

b) Brodick: Strathwillan Road: Brandon Farm

Mr J D Corbett, Conachair, Brodick, Isle of Arran has applied for planning permission for a change of use from farm buildings to builder's yard at Brandon Farm Strathwillan Road, Brodick, Isle of Arran. Objections have been received from Mrs E McNeish, Drumtochty, Brodick, K. Western, Crimond, Strathwillan Road, Brodick, Mr W P A Winton, Holmwood, Strathwillan Road, Brodick, J. Dunsmuir, Plewlands, Strathwillan Road, Brodick, Mr J Harvey, Goatfell View, Brodick, Mr A Scott, 39 Polmaise Road, Stirling, Ms S B L Barker, Lochaber, Strathwillan Road, Brodick, D & M Taylor, 6 Strathwillan Road, Brodick, Mr A M Robertson, Achnamara, Strathwillan Road, Brodick, F. M Hayden, Strathwillan Cottage, Brodick, A J Grant, Slade, The Heath, Dedham, Mr A Ritchie, 4 Strathwillan Road, Brodick, M T T Blake, Auchtercairn, Brodick, A & J Clark, 8 Strathwillan Road, Brodick, Mrs I A Borland, Seal-Mara, Strathwillan Road, Brodick, Ms J Keen, Cairndale, Strathwillan Road, Brodick, A W McGill, Ardsona, Strathwillan Road, Brodick, J Harvie, Leaside, Brodick and Ms M C Cranstoun, Berwyn, Brodick.

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

1) That the proposed development would be contrary to Policy IND6 in the adopted Isle of Arran Local Plan in that it would constitute industrial development in the countryside of a scale which could be accommodated within settlement boundaries and for which no specific locational need has been demonstrated.

2) That the proposed development would be detrimental to the amenity and appearance of the area in that it would involve a level of activity inappropriate in a mixed residential and agricultural area.

3) That the proposed development would be detrimental to road safety in that Strathwillan Road has an inadequate horizontal geometry and standard of carriageway construction to carry the associated heavy vehicle traffic that this type of development would generate;

(b) recommend to the Infrastructure and Environmental Services Committee that an enforcement notice be served requiring the unauthorised use to cease and the site to be restored to its former condition.; and (c) that the Director of Planning, Roads and Environment be authorised to offer assistance in the identification of alternative sites in Arran for the location of the builder's yard including the suggestion by the local member that the suitability of the site which Mr Corbett owns at Home Farm, Brodick be looked at.

3. Garnock Valley Local Plan Area

a) Dalry: 16 (site to rear of) James Street:

On 7 January 1997 the Development Control Sub-Committee agreed to continue consideration of the application by Mr T Obonyo, 1 Kingsway, Dalry for outline planning permission for the erection of a dwelling house with associated garden ground to the rear of 16 James Street, Dalry, to clarify whether the house would be integrated with the vacant shop at this address or as a separate entity. An objection was previously received from Mrs H Stewart, 16 James Street, Dalry.

The applicant has now confirmed that he is in agreement to the formation of a physical link between the proposed house and the shop unit and to have an interconnecting doorway between both premises.

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

- 1) That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of landscaping and means of access to the proposed development shall be obtained before the development is commenced.
- 2) That the dwellinghouse hereby approved shall: (i) have a maximum ground floor area of 80m²; and (ii) shall abut the rear wall of the shop unit of 16 James Street and be interconnected thereto.
- 3) That prior to the commencement of the development the applicant shall; (i) form a dropped kerb access to the proposed driveway; and (ii) reposition the existing lighting column adjacent to the vehicle access, all to the satisfaction of North Ayrshire Council as Planning Authority.

b) Barrmill: Dunlop Road: Duskview Garage

Mr C Jackson, Dunlop Road, Barrmill has applied for a Certificate of Lawfulness for an existing use of premises as a vehicle service and repair workshop and storage yard at Duskview Garage, Dunlop Road, Barrmill.

The Team Leader Development Control advised that the applicant has been unable to provide adequate information to support his application.

The Sub-Committee agreed (a) to refuse the application for a Certificate of Lawfulness for use of the premises as a vehicle service and repair workshop and

storage yard; and (b) to recommend to the Infrastructure and Environment Services Committee that enforcement notices be served requiring (i) the unauthorised use to cease; and (ii) the removal of the unauthorised buildings and the site to be restored to its former condition.

4. Irvine/Kilwinning Local Plan Area

a) Irvine: 58 Bank Street

Mr James Beattie, 58 Bank Street, Irvine has applied for planning permission for alterations and an extension to form new workshop facilities and the re-use of the existing workshop for associated storage, display and retail sales at 58 Bank Street, Irvine. A representation has been received from Mrs C Taylor, No 58 (first floor) Bank Street, Irvine.

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

- 1) That the north wall of the proposed workshop shall have a double layer of insulation consisting of a 80 mm thick insulation core built into the new wall and the fire exit door on this elevation shall be kept closed at all times other than in an emergency.
- 2) That all new machinery to be installed in the workshop shall be fitted with noise suppressing equipment to the satisfaction of North Ayrshire Council as Planning Authority.
- 3) That the parking area fronting Bank Street shall be delineated by white lining within two months of the date of this permission.
- 4) That within one month of the date of this permission the parking areas to the front and rear shall be clearly signed by direction arrows on the existing signs to the satisfaction of North Ayrshire Council as Planning Authority.
- 5) That the type of goods sold shall be restricted to glass and glass products, doors, windows, mirrors and related fittings.

b) Kilwinning: Bannoch Place: site to the west of

Tarmac Contract Housing, Loaninghill, Broxburn have applied for planning permission to erect 17 dwellinghouses at Bannoch Place (site to the west of), Kilwinning. An objection has been received from Mrs Woods, 38 Keir Hardie Crescent, Kilwinning containing a petition of 28 signatures who reside in the area.

Having considered the terms of the objections 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 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.

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

5) That a cold water storage cistern with a capacity for at least 200 litres should be provided for each house.

c) Kilwinning: Auchentiber: Megswell Farm

Mr J Robertson & Son (Hamcurers) Ltd, Inches Road, Ardrossan have applied for outline planning permission for the erection of a meat processing unit on the site of vacant premises at Megswell Farm, Auchentiber, Kilwinning. An objection has been received from Mrs M Frew, Hill of Fergushill Farm, Kilwinning.

After discussion and having considered the terms of the objection the Sub-Committee agreed to refuse the application on the grounds that the proposed development would be contrary to Countryside Policy 9 in the adopted Irvine/Kilwinning Local Plan and cannot be justified in terms of the specified criteria in that the proposal has no specific locational need, has adverse infrastructural and environmental implications and would provide limited economic benefit.

d) Irvine: 26b Rivergate

Florence Clothiers (Scotland) Ltd, Florence House, Block 79, Kelvin Avenue, Hillington, Glasgow have applied retrospectively for planning permission for both:-(A) the erection of an illuminated projecting sign and (B) the erection of an illuminated fascia sign at 26b Rivergate Centre, Irvine.

The Sub-Committee agreed (a) to refuse (A) on the grounds that the projecting sign would be detrimental to the visual amenity of the shopping mall and be a visual intrusion into a confined space; (b) to recommend to the Infrastructure and Environment Services Committee that an Enforcement notice be served under Section 24 of the Town and Country Planning (Control of Advertisement) (Scotland)

Regulations to secure the removal of the illuminated projecting sign; and (c) to grant (B) subject to the condition that the display shall be for a period of five years from the date of this consent.

The meeting ended at 11.45 a.m.