

Development Control Sub Committee  
28 January 1997

**Irvine, 28 January 1997** - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 11.00 a.m.

**Present**

Samuel Gooding, David Munn, Jack Carson, Margaret Highet, Thomas Morris, Elizabeth McLardy, Robert Reilly, John Sillars and Richard Wilkinson

**In Attendance**

B. Forrest, Principal Officer Planning, D. Cartmell, Team Leader Development Control, T. Paterson, Supervisory Engineer (Planning, Roads and Environment), S. Bale, Administration Officer and A. Little, Assistant Administration Officer (Chief Executive and Corporate Support).

**Chair**

Mr Gooding in the Chair.

**Apologies for Absence**

George Steven

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

**a) N/01/96/0596: Ardrossan: 88 Princes Street**

John Robertson & Sons (Hamcurers) Ltd, Inches Road, Ardrossan have applied for planning permission for a change of use from light industrial (engineering) use to form an extension to an existing livestock slaughtering and meat processing business at 88 Princes Street, Ardrossan. Objections have been received from S & H Calvert, 6 Bath Square, Ardrossan, Mrs J Lundie, 14 Bath Square, Ardrossan, Ms A McKeller, 17 Bath Square, Ardrossan, Miss Ballantyne, 12 Bath Square, Ardrossan and Mr A Deans, 52 Montgomerie Street, Ardrossan.

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

(1) That the premises shall not be used for any activities other than those indicated on the approved drawing No. 667/19/20, unless North Ayrshire Council as Planning Authority gives written consent for any variation.

(2) That the vehicular access fronting Princes Street shall be utilised for the purposes of unloading dry goods only unless North Ayrshire Council as Planning Authority gives written consent to any variation.

(3) That prior to the commencement of the use hereby permitted the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority full details of any extraction system of flues required to ventilate the premises.

**b) N/05/96/0008: Ardrossan: 8 Arran Place**

Mr A Morrison, Jimara, 6 Arran Place, Ardrossan, has applied for a certificate of lawfulness for use as bed & breakfast accommodation at 8 Arran Place, Ardrossan.

The Principal Officer Planning, Roads and Environment advised that the applicant has been

unable to obtain information to support his application.

The Sub-Committee agreed to refuse the application for a certificate of lawfulness for use as bed and breakfast accommodation at 8 Arran Place, Ardrossan.

## **2. Arran Local Plan Area**

### **a) N/01/96/0483: Lamlash: Miramar (site to south of)**

Barbara Anderson, Miramar, Lamlash, Isle of Arran has applied for planning permission for the erection of a dwellinghouse at Miramar (site to south of) Lamlash, Isle of Arran.

The Sub-Committee agreed to grant the application subject to (a) North Ayrshire Council making an Order under Section 42 of the Town and Country Planning (Scotland) Act, 1972, revoking Planning Permission No. CH/01/94/0449 dated 20 December 1994; and (b) the following conditions:-

(1) That a 2 metre wide verge shall be provided along the entire frontage of Miramar with route A841 prior to the commencement of any construction work.

(2) That prior to the commencement of any construction work visibility splays of 2.5 metres by 90 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 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That the first 2 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 on to the carriageway and in such a way that no surface water shall issue from the plot on the public road.

(4) That all foul drainage from the proposed dwellinghouse shall be discharged to the public foul sewer via a septic tank.

### **b) N/01/96/0616: Brodick: Glen Estate (Phase 2)**

John Thomson Construction Ltd, Office, Park Terrace, Lamlash, Isle of Arran have applied for planning permission for the erection of a low cost housing development comprising: six 2 person/2 apartment, semi-detached single storey dwellings and twenty-two 4 person/3 apartment semi-detached one and a half storey dwellings, complete with roads, services and associated car parking at Glen Estate (Phase 2), Brodick, Isle of Arran. Objections have been received from Mary Pringle, Warden, Kirk Care Housing Association Ltd, 16 Glen Estate, Brodick, Kirk Care Housing Association Ltd, 3 Forres Street, Edinburgh and Hazel Macleod, Chairman, Arran Civic Trust, Cnoc Ranald, Brodick.

Having considered the terms of the objections and having noted that the local Member's comments regarding the selection of trees for landscaping will be taken into account, the Sub-Committee agreed to grant the application subject to the following conditions:-

(1) That that first 2 metres of each driveway shall be surfaced in order to prevent loose material being deposited on to the road and designed in such a way that no surface water shall issue from the plots on to the road.

(2) That visibility splays of 2.5 metres by 60 metres at the junction of the new road with Glen 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 metres measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(3) That no vehicles, plant or machinery involved in construction work, site preparation of

delivery of materials shall be parked opposite the entrance to the sheltered housing car park.

(4) That all foul drainage from the proposed development shall be discharged to the public foul sewer via a suitably sized septic tank.

(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 measure for their protection in the course of the development.

(6) That all planting, seeding of 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/01/96/0658: Corrie: Cromla Cottage**

Rev. Dr. Ian and Mrs Agnes MacLeod, The Manse, Manse Crescent, Brodick, Isle of Arran have applied for planning permission to alter and extend a dwelling house to form a porch at Cromla Cottage, Corrie, Isle of Arran. A representation has been received from Christine Collins, Cromla House, Corrie.

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

**3. Garnock Valley Local Plan Area**

**a) (i) N/01/96/0464: Dalry: West Kilbride Road: Greenlees Court (site off)**

On 7 January 1997 the Development Control Sub-Committee agreed to continue consideration of the application by Acre Developments Ltd, 25 Main Street, Dreghorn for planning permission for the erection of 68 dwelling houses with associated roads and parking at Greenlees Court (site off), West Kilbride Road, Dalry to allow the Head of Roads to submit a report on the feasibility of an alternative access to the site from Burnhouse Bridge and clarification on the justification for James Street being the designated main road in preference to Sharon Street, Dalry. Consideration of this application had also been continued from the Development Control Sub-Committee of 10 December 1996 to allow the Chair, Vice-Chair and local member to visit the site. Objections were received previously from Mr C Thomson, 29 Greenlees Court, Dalry, Mrs C Shields, 15 James Street, Dalry, Mr J Anderson, 25 James Street, Dalry, Mrs J Hood, 33 James Street, Dalry, Mr and Mrs Sutherland, 37 James Street, Dalry, Mr and Mrs Park, 39 James Street, Dalry, Mr and Mrs T McDermott, 41 James Street, Dalry, Mr J McAllister, 53 James Street, Dalry and a petition of 48 signatures of residents of Greenlees Court, Dalry per Mr A Atkinson, 27 Greenlees Court, Dalry.

The Supervisory Engineer advised that investigations into alternative vehicular access to Greenlees Court proved all other options could not meet the required guidelines and standards in terms of kerb radii, carriageway, footway and verge widths, sightlines, junction spacing and road alignments.

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

(1) That prior to the commencement of the development hereby approved the application shall submit for the written approval of North Ayrshire Council as Planning Authority detailed on and off-site traffic calming proposals together with a programme for their implementation.

(2) That the details approved by Condition 1 above, shall be incorporated in the applicant's submission for Roads Construction Consent, which Consent shall be obtained prior to the commencement of the development.

(3) 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 proposed external finishes; and (ii) the design of the proposed bridge over the Putyan Burn.

(4) 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.

(5) That no dwellinghouse in any phase shall be occupied until (i) the proposed woodland belt on the northern and eastern site boundaries has been provided in that phase; and (ii) the other approved landscaping relative to that house plot has been carried out to the satisfaction of North Ayrshire Council as Planning Authority.

(6) That the area of Public Open Space in phase 2 of the development shall be fully completed to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of any of the dwellinghouses within Phase 3 of the development.

(7) That any trees or plants comprised in the approved details of landscaping 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.

**b) N/01/96/0538: Kilbirnie: 73 Main Street**

Mr A Kyle, Burntshield Cottage, Kilbarchan, has applied for planning permission for the erection of 2 semi-detached houses at 73 Main Street, Kilbirnie.

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

(1) That as advised by the Sewerage Authority, the proposed development would adversely affect the two public sewers crossing the site.

(2) That the proposed development would constitute a backland development and would result in an unacceptable standard of amenity being afforded to occupiers of the proposed dwellinghouses by reason of quality of outlook and their close proximity to industrial activities.

**c) N/01/96/0574: Beith: Willowyard Road: Unit 1**

Mr Crawford, Unit 1, Willowyard Road, Beith has applied for planning permission for (a) a change of use of former training workshop to vehicle and plant repair workshop; (b) engineering operations to form yardspace for storage of commercial vehicles and trailers; and (c) erection of a boundary fence, at Unit 1, Willowyard Road, Beith.

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

(1) That the use hereby permitted shall be discontinued and the land restored to its former condition on or before 31 January 2002.

(2) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within two months of the date of this consent 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.

(3) That there shall be no external storage of materials, waste, plant equipment or scrap vehicles.

(4) That all repairs shall be carried out within the workshop.

(5) That all site boundary fences or walls shall be erected within six months of the date of this consent.

**d) N/01/96/0576: Beith: 29 (land to rear of) Braehead:**

Smith Brothers Ltd, The Strand, Beith have applied for planning permission for the erection of 3 dwelling houses at Braehead (land to the rear of No. 29), Beith.

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

(1) That a 2m wide sightline strip shall be provided and maintained along the south side of the site between the junction with Braehead and the primary school car park.

(2) That the height of the wall between the driveway and the garages shall be a maximum of 1.0m in height.

(3) That the wall to the east of the access lane shall be retained at no less than 1.0m in height.

(4) That prior to the commencement of the development the school access road shall be widened to 5.5m from the junction at Braehead to the access to the site.

(5) That all construction traffic shall be contained and operated within the site and no construction shall take place from the access road.

(6) That the courtyard and driveways shall be designed to ensure that no surface water will issue onto the access road.

(7) 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 content and composition of the infill material.

(8) That details of the finishing materials shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of any works.

(9) That the garages hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouses.

**e) N/01/96/0650: Beith: Willowyard**

High Speed Production Ltd, Beith have applied for planning permission to extend the factory at Willowyard, Beith.

The Sub-Committee agreed to grant the application.

#### **4. Irvine/Kilwinning Local Plan Area**

##### **a) N/01/96/0532: Irvine: 86 Montgomery Street**

Mr S Brown, 8 Craigneuk Place, Irvine has applied for planning permission for (i) a change of use from offices to form a hotel and (ii) alterations and an extension to the premises. Objections have been received from Miss A Murray and Mr A McLachlan, 88 Montgomery Street, Irvine, WDK Martin, Flat B, 103 Montgomery Street, Irvine, Mr and Mrs McLaughlin, 88 Montgomery Street, Irvine, Miss G Milligan, 88 Montgomery Street, Irvine and Miss S Conway, Flat 2B, Heritage Court, 88 Montgomery Street, Irvine.

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

(1) That the premises shall be used for the purposes of a licensed hotel and for no other purpose.

(2) That prior to the commencement of any works the applicant shall submit details of the following for the approval in writing of North Ayrshire Council as Planning Authority: (a) measures to prevent noise nuisance to adjoining properties from live or taped music; (b) a revised parking layout with 6m adjacent road width; (c) an external bin store; and (d) a revised front elevation showing single window to replace the proposed double window in a similar style to existing and positioned above the ground floor entrance door, the approved details of which shall be implemented prior to the commencement of the use.

(3) That prior to the commencement of the use a sign shall be erected to the front of the building indicating that existence of rear parking, details of which shall be agreed in writing with North Ayrshire Council as Planning Authority.

##### **b) N/01/96/0609: Kilwinning: Dalry Road: Cartleburn Farm, Plot 1**

Mr F Dowds, Plot 1, Cartleburn Farm, Kilwinning has applied for planning permission to form a dwelling at Plot 1, Cartleburn Farm, Kilwinning.

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

(1) That the proposed development would be contrary to Policy C1 of the Irvine/Kilwinning Local Plan in that it would result in the erection of a new house in the countryside where there is no site specific need identified for a person employed in the primary rural industries.

(2) That the proposed development does not conform to Policy C2 of the Irvine/Kilwinning Local Plan in that there is insufficient residual fabric to constitute a derelict or redundant building.

##### **c) N/01/96/0648: Irvine: 81 Woodhill Crescent**

Mr and Mrs J Patrick, 81 Woodhill Crescent, Irvine have applied for planning permission to erect a conservatory to rear of the dwelling house at 81 Woodhill Crescent, Irvine. An objection has been received from D. Campbell, 83 Woodhill Crescent, Irvine.

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

##### **d) N/01/96/0714: Irvine: 5-7 High Street**

Mr G Smith, Kilmarnock has applied for a change of use from funeral parlour to church at 5 - 7 High Street, Irvine. Representations were received from Mr and Mrs D Williams, 3 High Street,

Irvine.

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

## **5. North Coast and Cumbraes Local Plan Area**

### **a) N/01/96/0507: Seamill: Ardrossan Road (site to the south of Seamill)**

Linden Projects Ltd, 32 Eglinton Street, Beith have applied for outline planning permission to erect 12 dwelling houses at the site to the south of Seamill, Ardrossan Road, Seamill. A representation has been received from West Kilbride Community Council. The applicant has failed to provide the necessary information to allow the application to be properly processed.

The Sub-Committee agreed to refuse the application on the grounds that the applicant has not submitted sufficient information for the application to be properly determined.

### **b) N/01/96/0555: Largs: 28 Irvine Road**

Kwik Fit Properties Ltd, 17 Corstorphine Road, Edinburgh have applied for a change of use of filling station and showroom to tyre and exhaust centre and MOT station at 28 Irvine Road, Largs. Objections have been received from Mrs B Rodger, 8 Blackdales Avenue, Largs, Mrs A I Hamilton, 25 Irvine Road, Largs, Sarah R Goldie, 7 Blackdales Avenue, Largs, E A & J J Bradshaw, 9 Blackdales Avenue, Largs, Mrs S Whitaker, 5 Blackdales Avenue, Largs and Mr S Henderson, 24 Irvine Road, Largs.

The Sub-Committee agreed to continue consideration of the application to allow the Chair, Vice-Chair and local member to visit the site on Tuesday 4 February 1997 at 9.30 a.m.

### **c) N/01/96/0654: Millport: 5 Kames Street**

Mr D Smith, 5 Kames Street, Millport has applied for planning permission to erect a conservatory at the rear of property at 5 Kames Street, Millport.

The Sub-Committee agreed to grant the application.

### **d) N/01/96/0723: Largs: 7 Glen Place**

Mr E Webster, 7 Glen Place, Largs has applied for planning permission to erect a conservatory at the rear of the property at 7 Glen Place, Largs. An objection has been received from Marilyn Bryce, 11 Windsor Gardens, Largs.

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

The meeting ended at 12.15 p.m.