

Development Control Sub Committee
16 June 1998

Irvine, 16 June 1998 - At a Meeting of the Development Control Sub-Committee at 10.30 a.m.

Present

Samuel Gooding, David Munn, Jack Carson, Margaret Highet, James Jennings, Thomas Morris and Robert Reilly.

In Attendance

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

Chair

Mr Gooding in the Chair.

Apologies for Absence

Ian Clarkson, John Sillars and Richard Wilkinson

1. Arran Local Plan Area

a) N/01/97/0252: Brodick: Home Farm

Arran Aromatics Ltd, The Home Farm, Brodick, Isle of Arran have applied for planning permission to extend an existing building to form a boiler house at that address.

After discussion the Sub-Committee agreed to refuse the application on the grounds that the applicants have not demonstrated that the development can be carried out in a way which would be acceptable visually and meet the relevant clean air legislation.

b) N/01/98/0094: Lochranza: Site of Former Telephone Exchange

C. Williamson, Crawford Cottage, Lamblash, Isle of Arran has applied for outline planning permission to erect a single storey dwelling house at the site of the former telephone exchange, Lochranza, Isle of Arran. Objections have been received from Mr and Mrs P J Chappel, Woodlea, J & J Graham, Hillcrest, J. Gilmour, Roselea, all of Lochranza and W. Kerr, 6 Woodbank Crescent, Clarkston, Glasgow.

Having considered the terms of the objections, 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 effluent disposal arrangements shall comply with the requirements of the Scottish Environment Protection Agency and the current code of practice BS6297: 1983, to the satisfaction of North Ayrshire Council as Planning Authority.

3) That the submission of the matters reserved by Condition 1 shall include proposals for the collection and disposal of surface water from the site in a way which would not detrimentally

affect neighbouring properties.

4) That the developers shall satisfy themselves that the proposed development will not affect any existing services within or adjacent to the site.

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 notwithstanding the permission granted by Article 3 of and Classes 1 to 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.

7) That notwithstanding the permission granted by Article 3 of and Class 7 or Part 2 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 gates, fences, walls or other means of enclosure within the curtilage of the dwellinghouse.

c) N/01/98/0145: Corrie: Alpine (site to the south of)

J. Leckey, per R N Brass, Invercloy House, Brodick, Isle of Arran has applied for planning permission to erect a house and a garage at the site to the south of Alpine, Corrie, Isle of Arran. An objection has been received from Mr A C Beasley, Alpine, Corrie.

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 occupation of the dwellinghouse the existing roadside ditch shall be cleaned out and piped using a 300mm diameter combined carrier/filter drain surrounded by clean drainage gravel, to the satisfaction of North Ayrshire Council as Planning Authority.

2) That the outfall from the septic tank shall drain to the culvert via a manhole at the junction of the square culvert and the piped ditch, to the satisfaction of North Ayrshire Council as Planning Authority.

3) That prior to the occupation of the dwellinghouse two trapped road gullies shall be provided to replace existing grips to the roadside ditch, one 2 metres south of the north boundary and the other at the north end of the access.

4) That the first 2 metres of the access shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.

5) That effluent disposal arrangements shall comply with the current code of practice BS6297: 1983, with effluent from the septic tank being discharged to the culverted ditch via a partial soakaway of at least 10 metres length and width surface water excluded from the septic tank and partial soakaway, to the satisfaction of North Ayrshire Council as Planning Authority.

2. Garnock Valley Local Plan Area

a) N/01/98/0213: Beith: Bypass Road: New Road Garage

Thomson of Beith, New Road, Beith have applied for planning permission to erect a car wash, jet wash and car vacuuming area at New Road Garage, Beith. An objection has been received from Mr J Sneider, 4 Aitken Drive, Beith.

After discussion and having considered the terms of the objection the Sub-Committee

agreed subject to:-

a) North Ayrshire Council making an Order under Section 65 of the Town and Country Planning (Scotland) Act, 1997, revoking Planning Permission No. CH/01/97/0118 dated 24 April 1997;

to grant the application subject to the following conditions:-

1) 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.

2) 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..

3) That the drainage from the car wash and jet wash shall be connected to the public sewer.

4) 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 all proposed external finishes.

5) That the car wash and jet wash shall not operate between the hours of 2100 hours in any day and 0700 hours the following day.

3. Irvine/Kilwinning Local Plan Area

a) N/01/989/0243: Irvine: 172 High Street

R. Brown, 17E Sloan Avenue, Irvine has applied for alterations and a change of use of shop to form an Internet Café at 172 High Street, Irvine.

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

That the use of the premises shall be for the primary purpose of using computer equipment to gain access to the Internet with ancillary sales of food and drinks and the premises shall not be used for any other purpose without the express approval of North Ayrshire Council as Planning Authority.

b) N/01/98/0248: Kilwinning: McLuckie Drive: Plots 20 & 21

D. McLaughlin & Sons, 4 Park Road, Ardrossan have applied for planning permission for the substitution of house types on plots 20 & 21 from a two storey semi-detached villa to two 2 storey detached villas. An objection has been received from Mr Stevenston, 9 Ashgrove Road, Kilwinning.

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

4. North Coast and Cumbraes Local Plan Area

a) N/01/980253: Largs: 40 - 42 Charles Street

North Ayrshire Developments Ltd, The Lodge, Irvine Road, Largs have applied for planning permission to erect a garage/store at 40 - 42 Charles Street, Largs. Objections have been received from Mr & Mrs H McAulay, 38 Charles Street, A O Hamilton, 25 Irvine Road and Mr and Mrs Cowan, 1 Lovat Street, all of Largs.

Having considered the terms of the objections and after discussion the Sub-Committee agreed to refuse the application on the following grounds:-

That the proposed extension by reason of its siting, design and external appearance would (i) be detrimental to the appearance of the existing building and amenity of the areas; and (ii) result in overdevelopment of the site which would detract from the outlook and amenity of the adjoining property at 38 Charles Street, Largs.

The meeting ended at 11.15 a.m.