

Development Control Sub Committee  
28 May 1996

**Irvine, 28 May 1996** - At a Meeting of the Development Control Sub-Committee of the North Ayrshire Council at 11.00 a.m.

**Present**

David Munn, Thomas Barr (Item 1), Stewart Dewar (Item 1), Jane Gorman (Item 1), Margaret Highet, James Jennings, Elizabeth McLardy, Thomas Morris, Margaret Munn, Robert Rae, Robert Reilly, John Sillars

**In Attendance**

The Principal Planner, the Team Leader Development Control and an Administration Officer (Mrs Bale).

**Chair**

Mr Munn in the Chair

**Apologies for Absence**

Samuel Gooding, Jack Carson, Richard Wilkinson, George Steven, I. Clarkson, Irene Oldfather

**1. Development Control Procedures and Processes and Consultation with Community Councils**

Bob Forrest gave a presentation on the development control procedures, processes and consultations with Community Councils. He outlined the aspects involved from the initial submission of a planning application, through the processing stage and resulting in the determination of the application. Mr Forrest informed of the role of consultees in general and the role of the Community Council as a consultee in particular.

Community Councils will be invited to attend one of the 4 presentations Mr Forrest will arrange in North Coast and Cumbraes, Irvine/Kilwinning, Arran and Garnock Valley/Ardrossan/Saltcoats/Stevenston. A handout, detailing the role of the Community Council was provided for members and it was agreed that circulation to all members and the Community Councils should take place.

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

a) N/01/96/0020: Ardrossan: 46 Princes Street

Miss E Smith, Flat 1/2, 18A Glebe Street, Saltcoats has applied for a change of use of retail premises to form cafe and hot food takeaway at 46 Princes Street, Ardrossan. At a meeting on 7 May 1996 the Sub Committee agreed to continue consideration of this application for a full written report by the Head of Roads.

Having considered the report by the Head of Roads 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 applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, full details of the proposed extraction system, which system shall (a) incorporate (i) an activated carbon filtration system; (ii) a low noise fan installed within the building; (iii) external ducting as indicated on drawing 001A; (iv) anti-vibration mountings and (v) acoustically treated ducting, and (b) be fully installed prior to the commencement of the use hereby permitted.

- (2) That the drainage system shall incorporate an adequate grease trap.

The Sub-Committee also requested that the Roads Department continue to monitor the traffic flow and parking at the junction

b) N/01/96/0063: Ardrossan: 64 Parkhouse Road

Mr and Mrs A Paterson, have applied for planning permission for the redevelopment of existing petrol filling station including jet wash and shop and demolition of existing dwelling and office. 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 proposals indicating (i) full details of external finishes to the proposed shop building; (ii) suitable signs to be erected to indicate entry and exit for the filling station; and (iii) details of landscaping within the site.

- (2) That the jet wash facilities hereby permitted shall not operate between the hours of 2100 in any day and 08.00 the following day.

- (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 a Planning Authority gives written consent to any variation.

c) N/03/95/0038: Saltcoats: 10 Green Street:

Tennent Caledonian Breweries, 110 Bath Street, Glasgow has applied for planning permission to erect a projecting illuminated box sign.

The Sub-Committee agreed to refuse the application for the following reasons:-

- (1) That the proposed sign does not achieve the minimum lateral clearance of 0.5m between the proposed sign and the carriageway and as a result would be detrimental to the interests of road safety.

d) N/07/96/0001: Saltcoats: Union Street: Apostolic Church:

Lowland Territorial Auxiliary and Volunteer Reserve have applied for planning permission to change of use of the Church to an Army Cadet Centre. An objection has been received from Mrs B Allan, 4 Barnett Court, Saltcoats.

Having considered the terms of the objection, the Sub-Committee agreed to grant the application subject to the existing timber building at the rear of the site being upgraded or demolished, as per MCM Architect's letter of 17 May 1996, prior to the commencement of the proposed use, to advise the Ministry of Defence that the Council have no objections to the proposed change of use.

### **3. Arran Local Plan Area**

a) N/01/96/0050: Kildonan: Whin Farm:

John Townsend, c/o Whin House, Kildonan, Isle of Arran has applied to erect an agricultural dwelling at Whin Farm, Kildonan, Isle of Arran. Objections have been received from Thomas Smith, Drimlabarra, Kildonan and John Van Bogerijen, Woodend, Kildonan.

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

- (1) That the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 275 of the Town and Country Planning (Scotland) Acts 1972 or in forestry, or a dependant of such a person residing with him or

her, or a widow or widower of such a person.

(2) That prior to the commencement of the development visibility splays of 2.4 metres by 125 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 of 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 6 metres of the access from route A841 shall be 5.5 metres in width with at least the first 2 metres surfaced in a bituminous material, to the satisfaction of North Ayrshire Council as Planning Authority.

(4) That the proposed dwellinghouse shall be provided with an adequate and wholesome water supply, details of which shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development.

(5) That effluent disposal arrangements shall comply with the current code of practice Bs 6297: 1983 with septic tank effluent being disposed of to a sub-soil soakaway system, subject to satisfactory percolation testing on site, with surface water excluded from the septic tank and with the discharge of sewage effluent carried out in such a way as to not affect any private water supplied in the area, all to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/96/0062: Lamlash: Park Avenue Caravan Park (land to north of):  
John Crawford Holdings Ltd, 77 Torrisdale Street, Glasgow, has applied for change of use of land to form eighteen hole pitch and putt course, siting of thirty static caravans for holiday letting, erection of club hire kiosk, formation of access road and new fence. Objections have been received from The Occupier (signature illegible), North Cottage, Lamlash, Douglas Graham, Nettlehirst, Lamlash, Mrs E MacKenzie, Nettlehirst Cottage, Lamlash, Mr A C MacCallum, Brooklyn, Lamlash, G M Norris, Na Drisean, Lamlash, Doreen Thurstans, Glenburn, Lamlash, James and Jean Bentley, Darag Bruach, Lamlash, David and Mary Wilkinson, Blackrock House, Corrie.

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

(1) That the proposed development would be contrary to Policy TOU6 in the adopted Isle of Arran Local Plan in that it would constitute a large scale caravan development on a site which is not physically and environmentally acceptable and for which it has not been demonstrated that an exception to the policy should be made.

(2) That the proposed vehicular access to the caravans would have a detrimental effect on the existing caravan site through which it would pass.

#### **4. Garnock Valley Local Plan Area**

a) N/01/96/0116: Dalry: 62-70 New Street:  
Lindale Homes Ltd, Southbar House, Inchinan, has applied for planning permission for the erection of 8 dwelling houses. A representation was made by Mr D Priestly, 62 New Street, Dalry.

Having considered the terms of the representation 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 curtilages of the dwellinghouses.

(2) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority (i) proposals for fencing around the

perimeter of, and within, the site; (ii) samples of proposed materials for the external walls and (iii) landscaping proposals.

(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 prior to the commencement of the development hereby approved the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the proposed means of ensuring that no surface water from the site discharges on to the adjacent Public Road.

**Local member asked that the Roads Department re-assess the vehicle access at New Street.**

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

a) N/01/96/0146: Irvine: 9 Frew Terrace:  
Frew Terrace Surgery have applied for planning permission to erect security shutters along Frew Terrace elevation.

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

(1) that the shutters shall be of a steel 'cut-out' type hereby approved and shall not be changed to solid shutters without the express approval of North Ayrshire Council as Planning Authority.

b) N/01/96/0220: Kilwinning: McGavin Way: land beside Hay & Andersons Yard:  
Orange Personal communications, Unit K, Kirkton Business Centre, Kirk Lane, Livingston have applied for planning permission to increase the height of a telecommunications mast to 30 metres.

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

(1) That the proposed mast by way of its siting and scale would be detrimental to the visual amenity of the adjoining building and the adjacent area.

c) N/03/95/0046: Irvine: New Street: Riverway Retail Park Unit 1A:  
Allied Carpets Ltd have applied for planning permission for the erection of 5 illuminated signboards.

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

(1) That the sign as erected by way of its position, size and style is detrimental to the visual amenity of the building and the adjoining area and is at variance with the existing advertisement policy for Riverway Retail Park and;

(2) To serve an enforcement notice to secure the removal of sign 1.

d) N/05/96/0004: Irvine: 17 Tollhouse Way:  
Mr and Mrs J McConnell, PHH/Relocation plc, c/o A G M Architects, have applied for a Certificate of Lawful Use for existing detached two storey dwelling house.  
The Sub-Committee agreed to issue a Certificate of Lawful Use or Development.

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

a) N/01/96/0091 and 02/96/6: Skelmorlie: Manor Park Hotel:  
Tooncourt Ltd, Manor Park Hotel, Skelmorlie have applied for renewal of planning permission

CH/01/90/0643 and renewal of Listed Building Consent CH/02/90/0018 amended to provide 8 additional bedrooms (total 28) extended conference/leisure facilities with glazed conservatory entrance.

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; (i) details/samples of the external finishes to the walls of the proposed extension; and (ii) details of the surface finish to the car park areas, new service road and areas of hardstanding adjacent to the building.
- (2) That the proposed junction of routes C118 and A78 shall comply with SODD document "Vehicular Access to All Purpose Trunk Roads" (Layout 5 -Ghost Island Turning Lane).
- (3) That visibility splays shall be provided on each side of the proposed access. The visibility splays are the triangles of ground bounded on 2 sides by the first 4.5 m of the centre line of the access road (the set back dimension) and the nearside trunk road carriageway measured 215m each direction from the intersection of the access with the trunk road (the 7 dimension). In a vertical plane nothing shall obscure visibility measured from a drivers eye height of between 1.05 m and 2m positioned at the set back dimension to an object height of between 0.26 m and 1.05 m anywhere along the y dimension.
- (4) That the redundant section of route C118 shall be closed to through vehicular movement, the mouth of the existing junction shall be formed into a bus-bay and pedestrian access shall be maintained over the full length of this link.
- (5) That the minimum carriageway width between the hotel entrance and the proposed junction of routes C118 and A78 shall be 5.5m.
- (6) That visibility splays of 4.5m x 90m at the junction of the hotel entrance with route C118 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.
- (7) That prior to the commencement of the alterations and extension to the hotel all road works shall be described in conditions 2,3,4,5 and 6 above be completed to the satisfaction of North Ayrshire Council.
- (8) That prior to the commencement of the development the applicant shall:(i) submit for the written approval of North Ayrshire Council as Planning Authority full details of the proposed drainage arrangements and provision of an adequate and wholesome water supply for the development; and (ii) implement the drainage and water supply proposals to the satisfaction of North Ayrshire Council as Planning Authority.
- (9) 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 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.
- (10) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting 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.
- (11) That no trees or hedges on the site shall be felled or lopped without the prior written approve of North Ayrshire Council as Planning Authority.

**And that all road works detailed in condition (7) be completed prior to the commencement of the alterations.**

b) N/01/96/0103 and 02/96/0008: Largs: 97 Irvine Road:

Haylie House Trustees Ltd, 97 Irvine Road, Largs have applied for planning permission and Listed Building Consent for extension to residential home for the elderly to form 7 bedrooms and utility room. Representations have been received from Mr L Grant, (Chairman of the Association of Proprietors at Springfield Gardens, Largs), 2 Springfield Gardens, Largs and Andrew Tonner, Haylie House Lodge, 97 Irvine Road, Largs.

Having considered the terms of the representations 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 full details or samples of the stone finishes to the basecourse and window surrounds, etc.

(2) That prior to the commencement of the use of the extension hereby permitted the parking provision shall be constructed in accordance with the approved plans.

(3) 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 measures for the protection of the trees to be retained, in the course of the development.

(4) That surface water from the extension shall be removed via the existing sewer serving the house.

c) N/01/96/0143: Skelmorlie: 13 Fosterland:

A N McDonald, 13 Fosterland, Skelmorlie, has applied for planning permission to erect a conservatory. An objection has been received from H & K J MacPhail, "Wilmar", 5 Eglinton Terrace, Skelmorlie.

Having considered the terms of the objection, the Sub-Committee agreed to grant the application subject to the following condition that the existing hedge on the north boundary of the site shall be maintained at a minimum height of 2m and shall not be lowered or removed without the prior written approval of North Ayrshire Council as Planning Authority.

d) N/01/96/0152: Largs: 57 Greenock Road:

Mr G Lyle, 57 Greenock Road, Largs has applied for planning permission for an extension to existing dwelling house to provide lounge, study and boathouse. Objections have been received from 19 residents of the Hollywood flats.

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

(1) 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 construction and finishes to the terrace/patio at the rear of the proposed extension.

e) N/01/96/0164: Millport: 22 Barend Street:

Mr and Mrs H S Hynd, 8 Balfearn Drive, Glasgow have applied for outline planning permission for erection of 2 semi-detached dwelling houses with pend access to rear for off street parking. Representations have been received from Marjorie Pace, 13 Barend Street, Millport and Miss M C B Inglis, Rosebank, 1 Kames Street, Millport.

Having considered the terms of the representations, 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 with regard to Condition 1 above the design and external appearance of the proposed dwellinghouse shall be based substantially on the elevation details and letter dated 16 May 1996, submitted in support of this application.

(3) That the building line of the proposed dwellinghouses to the Barend Street shall be set back by 2m from the building line of the adjoining property at 20 Barend Street.

(4) That detailed plans submitted in terms of Condition 1 above shall incorporate proposals for delineated parking facilities for the proposed houses and a designated turning area to the satisfaction of North Ayrshire Authority as Planning Authority.

f) N/01/96/0177: Seamill: 89 Ardrossan Road:

J McCann, 89 Ardrossan Road, Seamill has applied for planning permission for the erection of extension to the side of dwelling house to form new kitchen/dining area and entrance vestibule. An objection has been received from Catherine Nixon, per Mr W Caldwell, 87 Ardrossan Road, Seamill.

Having considered the terms of the objection. the Sub-Committee agreed to grant the application subject to the following condition 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 a sample of the proposed facing brick finish to the north-west wall of the extension.

The meeting ended at 12.35 p.m