

Development Control Sub Committee
7 October 1997

Irvine, 7 October 1997 - At a Meeting of the Development Control Sub-Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Jack Carson, Margaret Highet, Thomas Morris, Alan Munro, Robert Reilly and Gena Seales.

In Attendance

R. Forrest, Principal Planning Officer, D. Cartmell, Team Leader Development Control, J. Delury, Principal Officer Building Control (Planning, Roads and Environment) and G. Lawson, Principal Officer, Policy/Administration (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Robert Rae, John Sillars, Richard Wilkinson and Patrick Browne.

1. Building (Scotland) Act 1959/70: Requests for Relaxation

Submitted reports by the Director of Planning, Roads and Environment on requests for relaxation in respect of the following applications:-

a) Home Farm, Brodick, Isle of Arran: BW/97/0639 & RX/97/0031

Regulation 9 as read with Technical Standard E2.31 states that the floor construction of a protected zone must be non-combustible.

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

(1) That the floor of the protected zone shall be constructed so as to provide 60 minutes fire protection; and

(2) That the building shall have a smoke detection and alarm system installed and maintained to BS5839 Part I 1988.

b) Home Farm, Brodick, Isle of Arran: BW/97/0639 & RX/97/0029

Regulation 9 as read with Technical Standard D2.03 states that a separating floor must be constructed of non-combustible materials.

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

(1) That the separating floor shall be constructed so as to provide 60 minutes fire protection; and

(2) That the building shall have a smoke detection and alarm installed and maintained to BS5839 Part 1 1988.

c) 40-42 Charles Street, Largs: BW/97/0654 & RX/97/0034

Regulation 9 as read with Technical Standard D2.3 states that the requirement for the floor

of a protected zone should be of non-combustible materials.

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

(1) That the ceiling of the apartments below the flat roof exit route across the balcony be plated with two layers of 12.5mm fireline plasterboard to give one hours fire resistance; and

(2) That all ceiling fittings shall be surface mounted.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

Submitted reports on the following applications:-

a) N/01/97/0354: Stevenston: Hawkhill Farm (land to north of Safeway)

Capitol Projects Ltd, 18 Fink Hill, Horseforth, Leeds have applied for a variation of Condition No. 3 of Planning Permission 01/96/0165 to delete the words "7,000 sq. ft. (650.3 sq. metres)" and insert "8,000 sq. ft. (743.2 sq. metres)".

The Sub-Committee agreed to grant the application subject to the following condition:- "that the sale of electrical goods shall be limited to a single unit".

3. Arran Local Plan Area

a) N/01/97/0400: Shiskine: Bloomfield Farm (site to west of Balmichael)

J & E McMaster, Torbeg Farm Cottage, Shiskine, Isle of Arran have applied for planning permission for the erection of a farm dwellinghouse at a site to the west of Balmichael, Bloomfield Farm, Shiskine, Isle of Arran. Objections have been received from Bannatyne, Kirkwood, France & Co, Solicitors on behalf of Mr and Mrs David Ure, Little Balmichael House, Shiskine, Colin Currie, Flat 8, 31 McKelvie Road, Lamlash and Ms B. Drain, Balloch, Balmichael.

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 277 of the Town and Country Planning (Scotland) Act 1997 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 the access road shall be regraded to give a maximum 1 in 40 fall away from the public road over a distance of 5 metres, to the satisfaction of North Ayrshire Council as planning authority;

(3) that the roadside hedge shall be reduced to, and maintained at, a height no greater than 1.05 metres above adjacent carriageway level along the applicant's boundary with the B880 road, 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 to the satisfaction of North Ayrshire Council as planning authority, and shall be connected to the public water supply when it becomes available;

(5) that effluent disposal arrangements shall comply with the current code of practice BS 6297:1983 with the soakaway located greater than 10 metres from any watercourse or permeable drain and greater than 50 metres from any private water supply, and with surface water excluded from the septic tank, all to the satisfaction of North Ayrshire Council as planning authority; and

(6) that no development shall take place until a soil porosity test has been carried out to the satisfaction of North Ayrshire Council as planning authority.

b) N/01/97/00409: Corrie: Alpine (site south of)

John Leckey per Robert N. Brass, Invercloy House, Brodick, Isle of Arran has applied for planning permission for outline planning permission for the erection of a dwellinghouse with garage at a site to south of Alpine, Corrie, Isle of Arran.

The Sub-Committee agreed to continue consideration of this application to the next meeting.

4. Irvine/Kilwinning Local Plan Area

a) N/01/97/0434: Kilwinning: Land to the rear of 85 Stevenston Road

Mrs B. Smith, 17 Southhouse Grove, Edinburgh has applied for planning permission for the change of use and extension to former stables at land to the rear of 85 Stevenston Road, Kilwinning to form a dwellinghouse. Objections have been received from Mr Wilson, 83 Stevenston Road and Mrs Lindsay, on behalf of herself and seven others, at Cranberry Court, Kilwinning and Mr B. Donohoe MP.

Having considered the terms of the objections the Sub-Committee agreed to refuse the application on the ground that the proposed development of this backland site would be over-development which would result in an unacceptable reduction in the residential amenity of the two flats currently being formed and a sub-standard level of amenity for the proposed dwellinghouse.

b) N/01/97/0435: Dreghorn: 65 Main Street

Tina Ho, 65 Main Street, Dreghorn has submitted an application to remove condition 1 attached to planning permission 01/94/0093 to allow a Hot Food Take-away and the erection of external flue at the rear of 65 Main Street, Kilwinning. Objections have been received from Miss L. McCormick, 61 Main Street, and Mr M W Johnston, 67 Main Street, Dreghorn.

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

(1) that the proposed use would be detrimental to the amenity of the residential properties above and adjoining the proposed development by way of increased noise and disturbance;

(2) that the proposed use would be detrimental to the interests of road safety and free flow of traffic on Main Street, Dreghorn as advised by Strathclyde Police; and

(3) that the proposed flue is visually obtrusive and detrimental to the visual amenity of the first floor flats whose main entrance is from the rear.

5. North Coast and Cumbraes Local Plan Area

a) N/01/97/0266 & N/02/97/0014: Largs: 6 Kelvin Walk

Raymond K. Varney, 6 Kelvin Walk, Largs has applied for Planning Permission and Listed Building Consent for the erection of a double-glazed white PVCU Victorian style conservatory at 6 Kelvin Walk, Largs.

The Sub-Committee agreed (a) to refuse the application for planning permission (01/97/0266) on the ground that the applicant has failed to provide sufficient information regarding the external finishes to enable the application to be properly determined; and (b) to refuse the application for Listed Building Consent (02/97/0014) on the ground that the applicant has failed to provide sufficient information regarding the external finishes to enable the application to be properly determined.

b) N/01/97/0286 & N/02/97/0010: Largs: 2 May Street

On 16 September 1997 the Sub-Committee agreed to continue consideration of the applications for planning permission and Listed Building Consent by Consul Sun Centre, 1087 Paisley Road West, Glasgow for the erection of a leisure suite containing four sun beds within the grounds of the South Bay Hotel, 2 May Street, Largs and the erection of two conservatories and internal alterations to the hotel in order that the Chair, Vice-Chair and Largs members could visit the site.

Objections have been received from Mari Forbes, 1 Acre Avenue, Largs, M M Paterson, 10 May Street, Largs, F Alexander, 11 Duffield Drive, Largs, V B McCaffery, 8 Broom Court, May Street, Largs, R J Cairney, 3 Acre Avenue, Largs, Mrs M C McEwing, 2 Broom Court, Largs, Mrs A Alexander, 1 Duffield Drive, Largs, W Gordon Clark, 6 Broomfield Crescent, Largs, Miss S Allan, 6 Broom Court, Largs, Mr T E Dyer, 12 May Street, Largs, Virginia S Scott, Littlerath, Largs and Mr & Mrs C P G Munton, 5 Broom Court, Largs.

Two additional objections have been received from Wilson, Chalmers and Hendry, Solicitors on behalf of (a) 8 residents of Broom Court and one resident of May Street, Largs and (b) 16 local

residents.

The site visit was held on 6 October 1997 where the members noted that the surrounding area was residential and that the hotel was a Category 'B' listed building.

After discussion and having considered the terms of the objections and the original report by the Director of Planning, Roads and Environment, the Sub-Committee agreed to (a) refuse the application for planning permission on the grounds that (i) the development is out of character with the scale and design of the listed building and as such is detrimental to its appearance and setting; and (ii) the erection of the leisure centre would result in a loss of trees to the detriment to the visual amenity of the area; and (b) that the application for Listed Building Consent be refused on the ground that the development is out of character with the scale and design of the Listed Building and as such is detrimental to its appearance and setting.

c) N/01/97/0380: Millport: West Bay: Millburn House (land to north of)

OPT8 Ltd, c/o Millburn House, West Bay Road, Millport have applied for planning permission for a sheltered housing development comprising 8 residential units, Warden's house and parking facilities at land to the north of Millburn House, West Bay Road, Millport. An objection has been received from Catherine Gallacher, Millburn Cottage, West Bay Road, Millport.

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 commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details (or samples) of (i) the proposed artificial slates; (ii) all garden and boundary fences; and (iii) the surface finish to the footpaths, parking and turning areas;

(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 replacement tree planting, details of species, planting densities, soil treatment and aftercare;

(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 visibility splays of 2.5m x 60m 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;

(5) that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority: (i) revised proposals for the parking and turning layout to ensure that vehicles are able to enter and leave the parking area in a forward gear; (ii) proposals for the treatment of the lowered section of boundary wall following compliance with condition 4 above; and (iii) detailed proposals for the culverting of the burn adjacent to the Golf Road boundary of the site where the access to the parking area crosses the burn;

(6) that prior to the occupation of the sheltered housing units and Warden's house hereby permitted the parking provision and turning area shall be constructed in accordance with the plans approved under condition 5(i) above; and

(7) that the premises shall be used for the purpose of a sheltered housing development comprising eight residential units, Warden's house and parking facilities and for no other purpose including any other purpose in Class 13 of the Schedule to the Town and Country Planning (Use

Classes)(Scotland) Order 1989 or in any provision equivalent to that Class in a statutory instrument revoking or re-enacting that Order.

b) N/01/97/0444: Largs: 40/42 Charles Street

North Ayrshire Developments Ltd, The Lodge, Irvine Road, Largs have applied for planning permission for the modification and extension of the roof of the showroom and erection of a fire escape stair at 40-42 Charles Street, Largs being an alternation to planning permission 01/97/0242. Objections have been received Stewart Henderson, 24 Irvine Road and W. Cowan, 1 Lovat Street, Largs.

Having considered the terms of the objections the 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 (a) all external finishes to the building; (b) the proposed re-paving of the ground at the front of the building; and (c) the proposed reconstruction of the boundary wall to Irvine Road and Charles Street; and

(2) that the remaining area of flat roof at the rear of the building shall be used only as a means of fire escape and for no other purpose without the prior written approval of North Ayrshire Council as Planning Authority.

e) N/01/97/0462: West Kilbride: 74 Main Street

The Royal Bank of Scotland, 74 Main Street, West Kilbride have applied for planning permission for the installation of a communications satellite antenna at 74 Main Street, West Kilbride.

An objection has been received from Evelyn M. Dailly on behalf of Dorothy Danks, 6 Manse Road, West Kilbride.

Having considered the terms of the objection the Sub-Committee agreed to grant the application on condition that the satellite antenna hereby permitted shall be removed and the land restored to its former condition on or before 1 October 2004.

The meeting ended at 2.45 p.m.