

Development Control Sub Committee
9 December 1997

Irvine, 9 December 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, Ian Clarkson, James Clements, Margaret Highet, Thomas Morris, Elizabeth McLardy and Robert Reilly.

In Attendance

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

Chair

Mr Gooding in the Chair.

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) 30 Morrison Avenue, Stevenston: BW/97/1121 & RX/97/0052

Regulation 9 as read with Technical Standard S2.6 requires that the stairlift will project a maximum of 350mm into the width of the stair when in the stowed and parked position.

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

That a clear width of 650mm is maintained over the stair when the stairlift is stowed and parked.

b) 7 - 11 & 17 - 45 Countess Street, Saltcoats BW/96/1085 & RX/97/0041

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

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

That the separating floors between No. 23 and 25 1/R, 27 & 25 1/L and 29-31 & 33 Countess Street, Saltcoats shall be constructed so as to provide 60 minutes fire protection from the underside of the separate floor.

c) Ardbride Products, Dalry Road, Ardrossan BW/97/0296 & RX/97/0046

Regulation 9 as read with Technical Standard E2.01 requires the width of an escape route via an enclosed open air space must be not less than the combined width of exits leading to that enclosed space.

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

(1) That 1100mm wide paving (with emergency lighting to Bs 5266 Part 1 1988 and signage to BS 5499 Part 1 1990) shall be provided to South and West elevations of buildings A, B and D.

- (2) That no hazardous material shall be stored on the external escape route.
- (3) That 30 minute fire resistance compartment walls shall be provided (a) between building A and assembly/canteen, (b) between assembly area and building D, with all opening protected with fire doors and where necessary fire shutters.
- (4) That all exit doors leading to item 1 pathway shall be 30 minutes fire resisting.
- (5) That buildings A, B and D shall have installed a BS 5839 Part 1 1988 type M fire alarm and detection system.

d) Former school, Academy Road, Irvine

(i) BW/97/0824 & RX/97/0047

Regulation 9 as read with Technical Standard D2.15 requires no roof timbers can be carried through built into or carried across a separating wall in such a way as to impair fire resistance.

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

- (1) That the trusses passing through the separating wall shall be beam filled with masonry from wall head to the underside of the sarking and fire stopped.
- (2) That the trusses shall be treated one metre either side of the separating wall to provide 60 minutes fire resistance.

(ii) BW/97/0824 & RX/97/0048

Regulation 9 as read with Technical Standard D2.03 requires a separating floor between buildings in different occupation to be constructed in non-combustible material.

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

- (1) That the underside of the separating floor shall be upgraded to provide 60 minutes fire resistance.
- (2) That a suitable fire detection and alarm system shall be installed in accordance with BS 5839 Part 1 1988.

e) 26 Donaldson Drive, Irvine

(i) BW/97/1024 & RX/97/0042

Regulation 9 as read with Technical Standard S2.06 requires the minimum width of a stair to be not less than 800mm.

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

That an adequate width of 590mm shall be maintained on the stair when the stairlift is in a parked/stowed position.

(ii) BW/97/1024 & RX/97/0043

Regulation 9 as read with Technical Standard S2.18 requires a minimum width and length of landing to be no less than the width of the stair.

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

That a minimum width of 371mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

f) 20 Church Street, Kilwinning

(i) BW/97/1082 & RX/97/0050

Regulation 9 as read with Technical Standard S2.06 requires a minimum width of a stair to

be not less than 800mm.

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

That an adequate width of 765mm shall be maintained on the stair when the stairlift is in a parked/stowed position.

(ii) BW/97/1082 & RX/97/0051

Regulation 9 as read with Technical Standard S2.18 requires a minimum width and length of a landing to be not less than the width of the stair.

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

That a minimum width of 551mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

2. Ardrossan/Saltcoats/Stevenston Local Plan Area

a) N/01/97/0345: Stevenston: 14 (site to the south of) Glebe Street

Cunninghame Housing Association, 82-84 Glasgow Street, Ardrossan have applied for planning permission for the erection of 20 flatted residential properties at (site to the south of No. 14) Glebe Street, Stevenston. Objections have been received from Mr & Mrs J Cairns, 16 High Road, Stevenston, Mr & Mrs R & P McFadyean, 18 High Road, Stevenston, Mrs F McMahon, 14 High Road, Stevenston, Mr & Mrs T Miller, 12 Glebe Street, Stevenston and Mrs M McGrath, 22 High Road, Stevenston. Further objections, in the form of a petition, have been received from residents of High Road (1) and Glebe Street (5), Stevenston.

Having considered the terms of the objections, the Sub-Committee agreed, subject to notifying the Secretary of State in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, to grant the application subject to the following conditions:-

(1) That prior to the commencement of the construction of the flats hereby approved the applicant shall carry out the proposed road widening and footway works on Glen Crescent to the satisfaction of North Ayrshire Council as Planning Authority.

(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 full details of (i) the proposed external finishes; (ii) the revised siting and design of the bin stores; and (iii) the proposed boundary enclosures for the perimeter of the site.

(3) That each flat shall have a dedicated parking space with such spaces clearly delineated on the ground.

(4) That the existing mutual boundary wall with properties on High Road shall be retained.

(5) That prior to any of the units being occupied and where Council adoption is not to be pursued, there shall be submitted for approval by North Ayrshire Council as Planning Authority details of the proposed factor of management agency and a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space and landscaped areas. The landscape management plan shall be carried out as approved and the agreed agency shall only be changed with the consent of the majority of householders and the agreement of North Ayrshire Council as Planning Authority.

(6) That prior to any flats being sold the developer will make prospective purchasers aware of the management arrangements and individual obligations relating to common landscaped areas.

(7) 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. *Garnock Local Plan Area*

a) N/01/97/0374: Beith: Knowes Farm (north of landfill site)

The Sub-Committee noted that the application submitted by J E M Estates, Strandhead, The Strand, Beith for planning permission for land improvements at Knowes Farm, Beith, had been withdrawn.

4. *Irvine/Kilwinning Local Plan Area*

a) N/01/96/0568: Irvine: 164 High Street

William Hill Organisation Ltd, Leeds have applied for planning permission to alter and sub-divide the front unit to form first floor premises for Class 2 use and alter and amalgamate the ground floor units to form an extended licensed betting office and for a new shop front at 164 High Street, Irvine. An objection has been received from D. Dickie (Butchers), 166 High Street, Irvine.

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

(1) That notwithstanding the provisions of Article 10 of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984 (or any Order revoking or re-enacting that Order) the express consent of North Ayrshire Council as Planning Authority shall be required in respect of any advertisement on the site, being the land and buildings.

(2) That any internal advertisements shall be restricted to the two window display panels as shown on drawing PPOV/S/Ex/333328/01/B.

b) N/01/97/0179: Irvine: 72-776 High Street

Peter Edge, 72 - 76 High Street, Irvine has applied for planning permission to extend the existing café at 72 - 76 High Street, Irvine.

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

(1) That the roofing material shall be natural or artificial slate, a sample of which shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority prior to the commencement of any works.

(2) That no development shall take place within the application site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the developer, agreed by West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority.

(3) That prior to the commencement of any works the applicant shall submit details of the treatment of the stone wall on the east side, the rear garden area, the area between the new buildings and the existing footpath on the east side and the exposed gable on the existing building for the approval of North Ayrshire Council as Planning Authority and all of which shall be implemented prior to the completion of the extension.

(4) That prior to the commencement of any works the applicant shall submit details of a scheme of floodlighting for the area between the proposed extension and the Town House, which scheme shall be implemented prior to the completion of the extension hereby approved and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

c) N/01/97/0195: Dreghorn: 100 (site to the north of) Townfoot

David Mackay, 100 Townfoot, Dreghorn, has applied for outline planning permission for the erection of a dwellinghouse on a site to the north of his shop/flat.

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.

d) N/01/97/0474: Irvine: Third Avenue: Unit 68

Lynette Ltd, Unit 68 Third Avenue, Heatherhouse Industrial Estate, Irvine have applied for planning permission to alter, subdivide and change the use of part of the factory to provide a centre for the servicing, MOT testing, assembly and sale of motor cycles and parts and the sale of accessories and clothing for motorcyclists at Unit 68 Third Avenue, Heatherhouse Industrial Estate, Irvine.

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 centre for the servicing, assembly and sale of motor cycles and parts and the sale of accessories and clothing for motorcyclists and for no other purpose.

(2) That the internal display and sales area shall not exceed 80m².

(3) That there shall be no external display of motor cycles for sale outwith the premises.

(4) That the parking spaces shall not be used for the storage of motor cycles awaiting servicing or collection.

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

(6) That all servicing and repair of motorcycles shall take place within the building.

e) N/01/97/0501: Kilwinning: Blairafton Wynd: (site to the west of)

Bellway Homes, 813 South Street, Glasgow have applied for planning permission for the erection of 54 dwellinghouses together with associated roads and parking at Blairafton Wynd, Kilwinning. Objections have been received from K. Garry, 16 Blairafton Wynd, Kilwinning, D. Petherick, 35 Crannog Way, Kilwinning and A. Smith, 32 Blairafton Wynd, Kilwinning.

After discussion the Sub-Committee agreed to continue consideration of the application to allow the Chair, Vice-Chair, local member and Councillor Clements to inspect the plans in more detail and to visit the site.

f) N/01/97/0558: Kilwinning: Montgreenan: Montgreenan Estate (site to the north of hotel)

Montgreenan Mansion House Hotel, Montgreenan Estate, Kilwinning have applied for outline planning permission for the erection of a dwellinghouse at the site to the north of Montgreenan Mansion House Hotel, Montgreenan Estate, Kilwinning. An objection has been received from F. McCulloch, Mains Bungalow, Montgreenan, Kilwinning.

After discussion and 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 occupation of the dwelling shall be limited to a person solely or mainly employed by Montgreenan Mansion House Hotel and their dependants.

(3) That the septic tank and soakaway shall be designed and constructed in accordance with the current code of practice BS6297:1983.

(4) That the surface water drainage shall be excluded from the septic tank.

5. North Coast and Cumbraes Local Plan Area

a) N/01/97/0525: Fairlie: 15 Caldwell Road

Stuart Graham, 15 Caldwell Road, West Kilbride, has applied for planning permission to build up land to form a driveway at 15 Caldwell Road, West Kilbride. An objection has been received from J. H. Gemmill, 12 Milestone Drive, West Hagley, Worcs. (on behalf of the owner of the lower flat).

Having considered the terms of the objection, the Sub-Committee agreed to grant the application subject to the condition:-

That the applicant shall form a footway crossing to North Ayrshire Roads Guidelines to the satisfaction of North Ayrshire Council as Planning Authority.

b) N/01/97/0562: Largs: 6 Frazer Street

C. Strain, 8 Cathkin Place, Kilwinning has applied for a change of use for vacant shop to a fully manned tanning salon at 6 Frazer Street, Largs.

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

(1) That the premises shall be staffed at all times during opening hours.

(2) That the premises shall be used for the purposes of a tanning salon only and for no other purpose.

c) N/01/97/0565: Millport: 50 Glasgow Street

JMCJ Properties, Ashgrove No.2, Marine Parade, Millport have applied for planning permission to demolish existing outhouses and storage areas, erect one semi-detached cottage and convert an existing shop to form a ground floor flat at 50 Glasgow Street, Millport. A representation was received from M. Temprini, 49 Glasgow Street, Millport.

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

(1) That the proposed development would (a) result in an unsatisfactory form of backland development in that the house at the rear would have an unsatisfactory outlook, insufficient curtilage and no parking or means of vehicular access; and (b) establish an undesirable precedent for similar development.

(2) That the bedrooms of the flat would have an unsatisfactory standard of outlook.

d) N/01/97/0599: Largs: 82 Gallowgate Street

Helter Skelter Project, c/o McMillan and Cronin, 24 Main Street, Largs have applied for a change of use from garage showroom to drop-in centre for youths at 82 Gallowgate Street, Largs. An objection has been received from Café Blue, 84 Gallowgate Street, Largs.

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

That the premises shall be used as a drop-in centre for youths (ages 13-17 years) and for no other purposes.

The meeting ended at 12.15 p.m.