



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Planning Committee

A meeting of the **Planning Committee** of North Ayrshire Council will be held remotely on **Wednesday, 27 January 2021** at **14:00** to consider the undernoted business.

Arrangements in Terms of COVID-19

In light of the current COVID-19 pandemic, this meeting will be held remotely in accordance with the provisions of the Local Government (Scotland) Act 2003. Where possible, the meeting will be live-streamed and available to view at <https://north-ayrshire.public-i.tv/core/portal/home>. In the event that live-streaming is not possible, a recording of the meeting will instead be available to view at this location.

1 **Declarations of Interest**

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2 **Minutes**

The accuracy of the Minutes of meeting of the Committee held on 2 December 2020 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3 **Irvine**

Submit reports on the following applications:

3.1 **20/00975/PP: Site To North Of Tarryholme Pond, Irvine.**

Section 42 planning application to amend condition 9 of planning permission 19/00930/PPM (copy enclosed).

4 **North Coast and Cumbraes**

Submit reports on the following applications:

- 4.1 20/01084/PP: 12 Kirkton Crescent, Millport, Isle Of Cumbrae, KA28 0HJ**
Erection of detached dwelling house with associated parking and landscaping (copy enclosed).
- 5 Isle of Arran**
Submit reports on the following applications:
- 5.1 20/01108/PP: Katlin, Lamlash, Isle Of Arran, KA27 8JT**
Erection of timber garden shed (copy enclosed).
- 6 Scotland's Fourth National Planning Framework Position Statement**
Submit report by Executive Director (Place) on the preparation of National Planning Framework 4 and the response to the Scottish Government's latest Position Statement (copy enclosed).
- 7 Transforming Places Together: Scotland's Digital Strategy for Planning**
Submit a report by the Executive Director (Place) on the digital transformation of the Scottish Planning System (copy enclosed).
- 8 Planning Performance Framework**
Submit a report by the Executive Director (Place) on the Scottish Government feedback on the 2019/20 Planning Performance Framework (copy enclosed).
- 9 Urgent Items**
Any other items which the Chair considers to be urgent.

Webcasting - Virtual Meeting

Please note: this meeting may be recorded/live-streamed to the Council's internet site, where it will be capable of repeated viewing. At the start of the meeting, the Provost/Chair will confirm if all or part of the meeting is being recorded/live-streamed.

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If you are participating in this meeting by invitation, you are consenting to being filmed and consenting to the use and storage of those images and sound recordings and any information pertaining to you contained in the them live-streaming/recording or training purposes and for the purpose of keeping historical records and making those records available to the public. If you do not wish to participate in a recording, you should leave the 'virtual meeting'. This will constitute your revocation of consent.

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Planning Committee Sederunt

Tom Marshall (Chair)
Timothy Billings (Vice-Chair)
Robert Barr
Ian Clarkson
Robert Foster
Christina Larsen
Shaun Macaulay
Ellen McMaster
Ronnie McNicol
Donald Reid

Chair:

Apologies:

Attending:

**Planning Committee
2 December 2020**

Agenda Item 2

At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

J. Miller, Chief Planning Officer (Planning); A. Craig, Senior Manager (Legal Services); and D. McCaw and H. Clancy, Committee Services Officers (Chief Executive's Service).

Also In Attendance

A. Hume, Senior Development Management Officer, I. Davies, Senior Development Management Officer, K. Gee, Technician and L. Dempster, Technician (Planning).

Apologies

Shaun Macaulay.

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the meeting of the Planning Committee held on 4 November 2020 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. 20/00725/PPM: Site to NE of Littlestane Cottage, Lochlibo Road, Girdle Toll, Irvine

Dawn Homes Limited have applied for planning permission for a major residential development comprising the erection of 92 detached and semi-detached dwelling houses with associated infrastructure including the formation of vehicular access from Sourlie Roundabout, the realignment of existing roads, the formation of footpaths, provision of open space, SuDS and landscaping works. Two representations were received and summarised in the report.

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

1. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant following consultation with the West of Scotland Archaeology Service, and approved in writing by North Ayrshire Council as Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the commencement of the development, hereby approved, the applicant shall prepare a Remediation Strategy to address the remedial measures identified in the submitted site investigation report and addendum by Mason Evans. Thereafter, any required remediation measures shall be undertaken prior to the commencement of the development to the satisfaction of North Ayrshire Council as Planning Authority. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to the North Ayrshire Council as Planning Authority.
3. That, prior to the commencement of the development hereby approved, a statement containing details of the heat and power systems for the houses, which shall include low or zero carbon technologies to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall be implemented in accordance with such details as may be approved unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.
4. That, prior to the commencement of any building operations, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a finalised schedule of the proposed variety of external finishes to be used, including driveway and path surfaces. Thereafter, the development shall be implemented only in accordance with such details as may be approved, unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.
5. That prior to the commencement of the development hereby approved, the recommendations contained in the submitted Ecological Assessment (July 2020), including further survey work and the preparation of a biodiversity action plan shall be undertaken for implementation by the applicant during the course of the development under the supervision of the ecological consultant, all to the satisfaction of North Ayrshire Council as Planning Authority.
6. That the plot boundary treatments as illustrated on the approved plans shall be erected prior to the occupation of each house within the development to the satisfaction of North Ayrshire Council as Planning Authority.

7. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of soft and hard landscaping, which shall include details of the children's play area, tree and plant species, planting densities, soil treatment and aftercare, taking account of the required biodiversity action plan. Thereafter, all planting, seeding or turfing comprised in the details as may be approved shall be carried out in the first planting season and seeding seasons following the occupation of each successive phase of the completion of the development, including the provision of the play area. Any trees or plants which, within a period of five years from their planting 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.

4.1 20/00805/PP: Hullerhill Sand Quarry Kilwinning Ayrshire KA13 7QN

Hugh King & Co have submitted a Section 42 application to vary condition 1 of planning permission N/19/00542/PP to extend duration of consent. 1 objection was received and summarised in the report.

At the meeting on the 2 December 2020, the Committee agreed to continue consideration of the planning application to obtain more information on complaints received.

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

1. That no extraction, aggregate processing or despatch work shall be undertaken at the site outwith the hours of 06.00 to 19.00 Monday to Friday and 06.00 to 12.00 noon on Saturdays. The operation of the drying plant and mortar plant is permitted during the hours of 06.00 to 21.00 Monday to Friday, 06.00 to 20.00 on Saturdays and 07.00 to 20.00 on Sundays. Outwith these hours, activities shall be limited to maintenance, emergency works, dust suppression, pumping and testing of plant and equipment, all to the satisfaction of North Ayrshire Council as Planning Authority. This condition shall have effect for a temporary period and shall expire on 21st February 2042, unless otherwise agreed in writing.
2. That noise from the development during the hours 06.00 to 19.00 Monday to Friday and 06.00 to 16.00 on Saturdays shall not exceed 55dB LAeq, 1hour (free field) at any noise-sensitive premises, except noise from soil stripping or landscape operations. Noise from the development during the hours 19.00 to 21.00 on Mondays to Fridays, 12.00 - 20.00 on Saturdays and 07.00 to 20.00 on Sundays shall not exceed 45dB LAeq, 1hour (free field) at any noise-sensitive premises, all to the satisfaction of North Ayrshire Council as Planning Authority.

5.1 20/00388/PPPM: Site To East of Hillcrest Chapleton Road, Seamill, West Kilbride, Ayrshire

Hope Homes Scotland have applied for Planning Permission in Principle for a residential development with associated landscaping, access, engineering and other associated works at the site To East of Hillcrest Chapleton Road, Seamill, West Kilbride, Ayrshire. No representations were received.

The Committee agreed, Councillor Clarkson abstaining, to refuse the application for the following reasons:

1. The proposal is contrary to the Strategic Policy 1 of the adopted North Ayrshire Local Development Plan. The principle of the development does not accord with circumstances in which housing development in the countryside can be acceptable. There are no material circumstances which outweigh the LDP.
2. The proposal is contrary to Policy 1 of the adopted North Ayrshire Local Development Plan. The site does not form part of the Council's effective housing land supply and there is no need to add this site in order to maintain an effective land supply. There are no material circumstances which outweigh the LDP.
3. The proposal is contrary to Policy 15 of the adopted North Ayrshire Local Development Plan. The proposal would negatively impact on the countryside location including adverse visual impact on the character of the area, harming the setting of West Kilbride and Tarbert Hill. There are no material circumstances which outweigh the LDP.

6. Urgent Item

The Chair agreed to consider the undernoted item of business as a matter of urgency to allow the Committee to consider a site visit.

6.1 19/00609/PPM: North Arran Salmon Farm

The Committee was advised of a Planning Application for North Arran Salmon Farm - 19/00609/PPM that would be brought to a future Committee.

The Committee agreed to await consideration of the Officer's report at Committee to determine whether or not to proceed with a site visit.

The meeting ended at 3.25 p.m.

NORTH AYRSHIRE COUNCIL

27th January 2021

Planning Committee

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| Locality | Irvine |
| Reference | 20/00975/PP |
| Application Registered | 12th November 2020 |
| Decision Due | 12th January 2021 |
| Ward | Irvine South |

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| Recommendation | Approved subject to Conditions |
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| Location | Site To North Of Tarryholme Pond Irvine Ayrshire |
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| Applicant | Irvine Housing Association |
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| Proposal | Section 42 planning application to amend condition 9 of planning permission 19/00930/PPM |
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1. Description

The proposal relates to Phase 2 of the Tarryholme residential development by Irvine Housing Association (IHA) which was granted Planning Permission in August 2020 for the erection of 77 dwellinghouses (19/00930/PPM). The applicant wishes to amend the wording of Condition 9 of the Planning Permission under Section 42 of Town and Country Planning (Scotland) Act 1997.

Condition 9 currently reads:

"That notwithstanding the plans hereby approved, details of an all abilities pedestrian/cycle link leading from the northwest of the site to the adjacent public footpath network shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development. Thereafter, such details as may be approved shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation or completion of the houses within the development, whichever is sooner."

The proposal is to amend the wording to:

"That notwithstanding the plans hereby approved, details of an all abilities pedestrian/cycle link leading from the northwest of the site to the adjacent public footpath network shall be

submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development. Thereafter, such details as may be approved shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of the final five houses to be completed within the development."

Condition 9 was added by the Planning Committee to ensure that the site has a sufficient variety of routes for pedestrians to access the site. The main policy consideration for amending this condition with regards to the North Ayrshire Local Development Plan (LDP) is Policy 27: Sustainable Transport and Active Travel.

Relevant Development Plan Policies

Detailed Policy 27

Sustainable Transport and Active Travel

We will support development that:

contributes to an integrated transport network that supports long term sustainability

- o reduces inequality by improving the accessibility and connectivity of employment opportunities and local amenities
- o provides safe and convenient sustainable transport options and supports modal shift to sustainable transport and active travel.
- o reduces the need to travel or appropriately mitigates adverse impacts of significant traffic generation, road safety and air quality, including taking into account the cumulative impact.
- o takes a design-led, collaborative approach to street design to provide safe and convenient opportunities for integrated sustainable travel in the following order of priority: pedestrians, people on cycles, people using collective transport (buses, trains etc.) and people using private transport.
- o considers the potential requirements of other infrastructure providers, including designing for the potential development of district heat networks by for example incorporating access points into the transport network to allow for future pipe development or creating channels underneath the road/infrastructure to enable pipe development with minimal disruption to the networks.
- o enables the integration of transport modes and facilitates movement of freight by rail or water (in preference to road). This would include, for example, the provision of infrastructure necessary to support positive change in transport technologies, such as charging points for electric vehicles and the safeguarding of disused railway lines with the reasonable prospect of being used as rail, tram, bus rapid transit or active travel routes.
- o considers the impact on, and seeks to reduce risk to level crossings, including those located within Ardrossan, Stevenston and Gables.

Proposals are expected to include an indication of how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.

We will take account of:

- o the implications of development proposals on traffic, patterns of travel and road safety.
- o Significant traffic generating uses should be sited at locations that are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. Where this is not

achievable, we may seek the provision of subsidised services until a sustainable service is achievable.

- o the potential vehicle speeds and level of infrastructure provided for the expected numbers of trips by all modes.
 - o the relationship between land use and transport and particularly the capacity of the existing transport network, environmental and operational constraints, and proposed or committed transport projects.
 - o committed and proposed projects for the enhancement of North Ayrshire's transport infrastructure, including improved park and ride provision.
 - o specific locational needs of rural communities. We recognise that in rural areas we need to be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small scale park and ride facilities at nodes on rural bus corridors will be considered.
 - o The Council's adopted Local Transport Strategy, Core Paths Plan, Town Centre Parking Strategy and parking requirements.
 - o The need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.
 - o The provision of new and improved links to existing and proposed active travel routes which are integrated with the wider strategic network, including the National Walking and Cycling Network, core paths and the Ayrshire Coastal Path.
- Developments likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment, Air Quality Assessment and a Travel Plan. A Transport Statement will be required for smaller scale developments that will not have a major impact on the transport network, but are still likely to have an impact at a local level on the immediate transport network.

National Development:

The National Walking and Cycling Network (NWCN) was designated as a national development within the National Planning Framework (NPF3). This is an ambitious project which aims to grow Scotland's network of paths from 6,000 to 8,000 km by 2035. Key routes in North Ayrshire which will contribute to this network are detailed below. These are being developed in partnership with Sustrans and Scottish Natural Heritage as lead organisations for the delivery of the NWCN.

These include the development of an off-road alignment for:

- o National Cycle Network (NCN) Route 73 (North) between Brodick and Corrie on the Isle of Arran
- o NCN Route 753 between Skelmorlie and Ardrossan
- o While not explicitly referenced in NPF3, support will be given to development of an off-road alignment for NCN Route 7 between Kilwinning and Kilbirnie.

2. Consultations and Representations

Neighbour notification was undertaken in accordance with statutory procedures. There was no requirement to advertise the application. No letters of representation were received.

3. Analysis

Planning Circular 4/1998 states that conditions should only be imposed on planning permissions where they are:

- Necessary,
- Relevant to planning,
- Relevant to the development to be permitted,
- Enforceable,
- Precise, and
- Reasonable in all other aspects.

Condition 9 ensures that a pedestrian access route would be formed to the northwest of the site offering a direct route to Irvine town centre via Annick Road which will mean that the site has a variety of pedestrian access routes, which in turn would promote active travel. Active Travel is a factor covered by Policy 27 of the LDP, and therefore it was considered necessary to add a condition relating to forming an additional pedestrian access route within the context of the LDP. It is considered that the condition as detailed meets the six tests highlighted above.

The developer plans on developing the site starting in the southeast and working to the northwest. There is a long-established path connection leading southwest from Tarryholme across the Annick Water via a footbridge, from where it then leads to the footpath alongside the River Irvine towards the town centre. There are other path links available from this route. As such, the existing pedestrian link to the established path network in the area would be available immediately for use by new residents of the estate. In addition, the Council intend to provide a new footpath from Tarryholme eastwards to i3 during the coming year, with planning permission recently approved to form this link (ref. 20/00940/PP). This path would utilise an existing underpass below the A78.

The area designated for the new pedestrian link leading northwest would be the last part of the site to be developed. The proposed amended wording of the condition would allow IHA to occupy the majority of houses within the development while leaving the construction of the new footpath until the final stages of building works. It is considered that this is appropriate as it reflects that a major residential development such as this would be completed over a lengthy time period. As noted above, an existing footpath link to the town exists, and the additional new footpath would still be provided prior to the completion of the development. The proposed amended condition accords with Policy 27 of the LDP.

There are no other material considerations. Given that the proposal is in accordance with the relevant policies of the LDP, it is considered that planning permission can be granted. As is the case with Section 42 applications, the original planning permission would remain unaltered. Therefore, all conditions attached to the original grant of permission require to be attached to the proposed revision to condition 9 in order to establish a separate planning permission. These are set out below.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That, prior to the commencement of any building operations, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a detailed schedule of the proposed external finishes. Thereafter, the development shall be implemented only in accordance with such details as may be approved, unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.

Reason

In order to ensure that the external finishes are appropriate.

Condition

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 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.

Reason

In order to ensure that the site is appropriately landscaped.

Condition

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.

Reason

In order to ensure that the approved landscaping is carried out and maintained.

Condition

4. That prior to the commencement of the development hereby approved, the applicant shall submit full details of the localised regrading for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt, these details shall contain section drawings of the slope at appropriate intervals throughout its length, details of its construction and details of its finish. The development shall then progress in accordance with such details as may be approved.

Reason

In order to ensure that the appearance of the slope is acceptable, in the interest of amenity.

Condition

5. That the ecological mitigation measures set forth on pages 22-23 of the "Tarryholme (Phase 2), Irvine Preliminary Ecological Appraisal" (document no. 8882) prepared by McTaggart Construction and issued on the 24th of October 2019, shall be fully implemented prior to and maintained during the construction of the development hereby approved, to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In order to ensure that the development does not adversely affect protected animals or habitats.

Condition

6. That prior to the first occupation of the development hereby approved, a V-notch shall be cut into the detention basin to channel the flow into the large pond to the south of the basin in the event of the basin capacity exceeding the 1 in 200 years design flow, to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To prevent flooding in the event of the basin capacity exceeding the 1 in 200 years design flow.

Condition

7. That prior to the commencement of the development hereby approved, the applicant shall assess if a Detailed Air Quality Assessment is required to ensure that the development will not impact ambient air quality at any sensitive receptors and submit the findings to North Ayrshire Council. If required, a Detailed Air Quality Assessment will be submitted to the satisfaction of North Ayrshire Council prior to the commencement of the development.

Reason

In order to ensure that the air quality is acceptable; in the interest of amenity.

Condition

8. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of North Ayrshire Council Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In order to ensure that the site is not contaminated; in the interest of amenity.

Condition

9. That notwithstanding the plans hereby approved, details of an all abilities pedestrian/cycle link leading from the northwest of the site to the adjacent public footpath network shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development. Thereafter, such details as may be approved shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of the final five houses to be completed within the development.

Reason

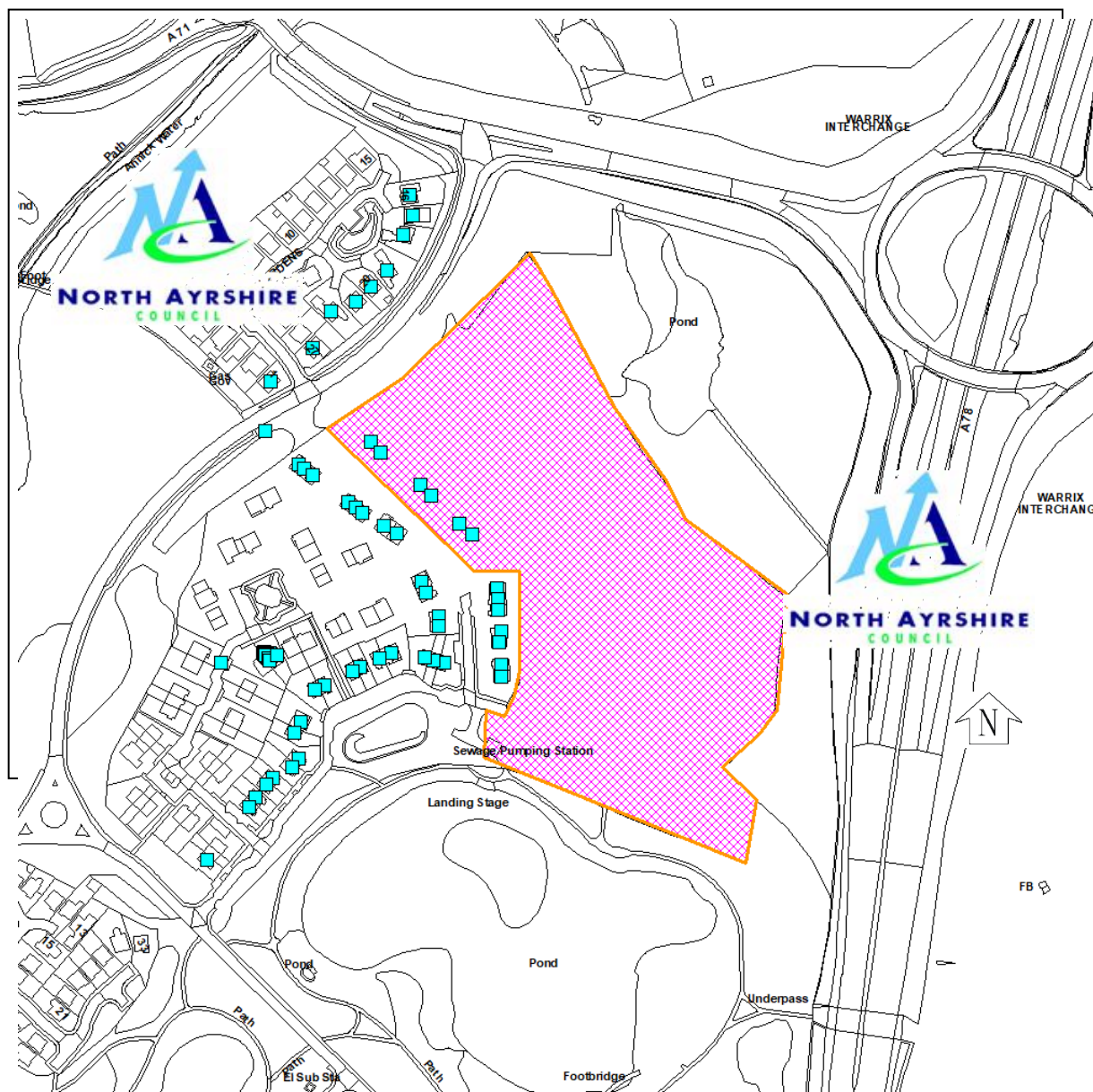
In the interest of providing a safe active travel link.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr John Mack on 01294 324794.

Appendix 1 – Location Plan

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NORTH AYRSHIRE COUNCIL

Planning Committee

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| Locality | North Coast and Cumbraes |
| Reference | 20/01084/PP |
| Application Registered | 26th November 2020 |
| Decision Due | 26th January 2021 |
| Ward | North Coast And Cumbraes |

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| Recommendation | Approved subject to Conditions |
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| Location | 12 Kirkton Crescent Millport Isle Of Cumbrae KA28 0HJ |
| Applicant | Mr Cameron Mclaws |
| Proposal | Erection of detached dwelling house with associated parking and landscaping |

1. Description

The site is located within the second phase of a plotted residential development in Millport. The first phase, 'Golf Road' was granted Planning Permission in 2005 for 22 residential plots (04/00684/PP) and is almost completed. The second phase 'Kirkton Crescent' was granted Planning Permission in 2007 and comprises of a further 15 plots (06/00854/PP). Kirkton Crescent has seen much less development and only a few plots are completed. The application plot, 12 Kirkton Crescent, lies to the south of the development with unoccupied plots on either side. The most recently finished house 16 Kirkton Crescent lies further to the east and 6 and 8 Kirkton Crescent lie to the west of the site. The plot is currently an open grass field.

It is proposed to erect a one and a half storey detached dwellinghouse on the site. The house would have a floor area of 86.24sqm and would be located in the centre of the plot. It would have a gabled roof design, with the gable ends oriented to the front and back of the building with a ridge height of approx. 9.25m to the rear and 8.75m to the front accounting for the slight slope of the plot. The majority of the fenestration would be located on the gable ends which would feature a metal standing seam perimeter, with horizontal timber cladding and large sections of glazing as the main finishing materials. There would be a small recessed first floor balcony on the front elevation. The roof and the side elevations of the house would be clad in natural slate. The site layout would feature a parking area for two

cars to the front of the house and a patio to the rear. There would be no boundary treatment to the front of the plot and 0.3m high hedging delineating the side boundaries of the front garden. The side boundaries of the rear garden and rear boundary would be demarcated by 2m high fencing. A single tree is proposed in the front garden and screen planting along the rear boundary.

In the adopted Local Development Plan the site lies within a General Urban Area allocation and therefore the Towns and Villages Objective of Strategic Policy 1: Spatial Strategy applies to this proposal. In addition, all development proposals require to be assessed in terms of Strategic Policy 2: Placemaking. A Design Brief was required to be prepared for the development under the original Planning Permission for the Kirkton Crescent development, and this is also a material consideration.

Pre-application advice was provided to the applicant in October 2020 (20/00938/PREAPP). This advice highlighted that the proposed finishing materials did not comply with criterion 6 of the Design Brief. The proposal initially included a first-floor balcony on the rear elevation, however, this was removed on the request of the case officer who concluded that such a balcony would have allowed for unacceptable overlooking of the neighbouring properties to the rear.

The application is supported by a Design Statement which summarises the design process and finished design.

Given the Covid-19 restrictions, a site visit was not undertaken. However, it is considered there is sufficient information to determine the application including that available through aerial photographs, photographs provided by the applicant and streetview resources.

Relevant Development Plan Policies

SP1 - Towns and Villages Objective **Towns and Villages Objective**

Our towns and villages are where most of our homes, jobs, community facilities, shops and services are located. We want to continue to support our communities, businesses and protect our natural environment by directing new development to our towns and villages as shown in the Spatial Strategy. Within urban areas (within the settlement boundary), the LDP identifies town centre locations, employment locations and areas of open space. Most of the remaining area within settlements is shown as General Urban Area. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal.

In principle, we will support development proposals within our towns and villages that:

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.
- b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting land for housing development to ensure we address housing need and demand within North

Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.

c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.

d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.

e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:

o regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).

o regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme.

f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Detailed Policy 29 - Energy Infrastructure Policy 29:

Energy Infrastructure Development

We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:

Environmental

- o Communities and individual dwellings - including visual impact, residential amenity, noise and shadow flicker;
- o Water quality;
- o Landscape - including avoiding unacceptable adverse impacts on our landscape designations;
- o Effects on the natural heritage - including birds;
- o Carbon rich soils including peat;
- o Impacts on the historic environment - including scheduled monuments, listed buildings and their settings.

Community

- o Establishing the use of the site for energy infrastructure development;
- o providing a net economic impact - including socio-economic benefits such as employment, associated business and supply chain opportunities;

- o Scale of contribution to renewable energy generation targets;
- o Public access - including impact on long distance walking and cycling routes and scenic routes identified in the National Planning Framework;
- o Impacts on tourism and recreation;
- o Specific locational opportunities for energy storage/generation.

Public Safety

- o Greenhouse gas emissions;
- o Aviation and defence interests and seismological recording;
- o Telecommunications and broadcasting installations - particularly ensuring that transmission links are not compromised; radio telemetry interference and below ground assets;
- o Road traffic and adjacent trunk roads;
- o Effects on hydrology, the water environment and flood risk including drinking water quality and quantity (to both the public and private water supplies);
- o Decommissioning of developments - including ancillary infrastructure, and site restoration and aftercare.

Proposals should include redundancy plans which will demonstrate how apparatus will be timeously removed as reasonably soon as the approved scheme ceases operation. There may be a requirement for financial bonds to ensure that decommissioning can be achieved. Taking into consideration the above, proposals for wind turbine developments should accord with the Spatial Framework (as mapped) and consider the current Landscape Capacity Study for Wind Farm Development in North Ayrshire. This study will be used as a point of reference for assessing all wind energy proposals including definitions of what small to large scale entails.

Buildings: Low and Zero Carbon Generating Technology

Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan.

This requirement will not apply to:

1. Alterations and extensions to buildings
2. Change of use or conversion of buildings
3. Ancillary buildings that stand alone and cover an area less than 50 square metres
4. Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.
5. Buildings which have an intended life of less than two years.

2. Consultations and Representations

The standard neighbour notification was undertaken and there was no requirement to advertise the application. One letter of objection has been received; the points raised in which are summarised below:

1. The proposal in contrary to the guidance previously approved for the site.

Response: The proposal is contrary to two of the six criteria of the Design Brief, criterion 1, building lines/zones and criterion 6, finishing materials, which are discussed in the analysis section of the report.

2. The property should be restricted to one and a half storeys in height.

Response: The proposed house is one and a half storeys in height. While the first floor would have the same floor area as the ground floor, the roof pitch begins part way through the first floor meaning that the ceiling would be sloped closer to the external walls. The proposed house is similar in height to other houses on the estate.

3. The rear windows and balcony of the proposed house overlook the back garden of the neighbouring house to the southeast.

Response: It is agreed that the balcony would have resulted in unacceptable overlooking and loss of privacy for the neighbouring property to the southeast, and thus it has been removed from the proposals. While the first storey rear facing windows will still allow for a degree of overlooking of this property, the distance to the boundary is 9.2m and the distance between the rear elevations of the two properties would be approx. 18m. Furthermore, there is existing boundary planting and it is proposed to plant additional screening planting which would increase privacy. Given the distance and the screening, it is not considered that the overlooking from the first-floor windows would lead to a significant loss of privacy for the neighbouring property.

Consultations:

North Ayrshire Council (NAC) Active Travel and Transportation: The developer for Phase 2 of the plotted development (Kirkton Crescent) did not apply for a Road Construction Consent and as such this section of road has not been constructed to an adoptable standard. The road therefore requires to be constructed to allow further house building. The applicant is required to construct an adoptable standard of road from the adopted section of road to the driveway access to this proposed property, and along the frontage of the site. A valid construction consent for this section will need to be submitted to North Ayrshire Council and a road bond to cover the work will be required. The proposed site plan shows 2 parking spaces; as the proposal is for a four-bedroom house three spaces are required.

Response: Noted, these issues could be addressed via condition.

3. Analysis

The erection of a dwellinghouse in a General Urban Area allocation is considered acceptable, in principle, in terms of the Town and Villages Objective of Strategic Policy 1, and the detail of the application therefore only requires to be assessed in terms of Strategic Policy 2: Placemaking and Policy 29: Energy Infrastructure Development. Strategic Policy 2 states that all applications for Planning Permission should meet the qualities of successful places. The Design Brief is also a material consideration, although it is of lesser weight than Strategic Policy 2.

Criterion 1 of the Kirkton Crescent Design Brief states that no house shall occupy more than 30% of the plot area. The area of the plot is 469sqm and the proposed house would be

86.24sqm., which amounts to approx. 18% of the plot area and therefore the size of the proposed development is considered acceptable. Criterion 1 also states that plots shall be developed within the building lines set in the development plan. In the development plan the application site (plot 8) is narrow and only allows for an 8m deep building footprint. The proposed house is in line with the front building line but extends beyond the rear building line by approx. 3m. Given the constrained building zone for this plot, it is considered that this slight breach of the rear building line would be acceptable. The proposed house is one and a half storeys in height, which complies with criterion 5 of the Design Brief. At 9.25m to ridge at the highest point to the rear it would be slightly higher than the other recently completed houses in the development, however, to the front it would appear similar in height to the other houses.

The proposed finishing material for the roof would be natural slate which accords with criterion 6 of the Design Brief. However, the proposed finishing materials for the walls (slate on the side elevations and timber/metal on the front and rear) do not accord with criterion 6, which states that walls should be finished in a mixture of render, stone and facing brick. The Design Statement produced by the applicant states that the Design Brief is quite prescriptive and that architecture for new houses in Scotland has moved on since it was produced in 2007. The Design Statement also states the precedent established by 6 and 8 Kirkton Crescent (two of the most recently constructed houses of the development) which use elements of timber and metal cladding. No. 8 in particular has a modern design utilising metal framed gables similar to that currently proposed. The Design Statement claims that this is evidence of changes to the design of domestic architecture in Scotland which have taken place since the Design Brief was drafted. This justification provided for the departure from the Design Brief is accepted; the proposed finishing materials are all high quality, robust natural materials which would give the house an attractive contemporary appearance. It is considered that any attempt to amend the materials to conform with the Design brief would compromise the design and have a negative impact on the appearance of the house. A condition could be used to secure further details of the finishing materials including colour and texture.

In terms of amenity, the proposed house would have vacant plots on either side, and thus the only neighbouring property would be the one to the rear. The neighbouring property to the rear has a relatively small back garden and thus is close to the boundary with the application site. While the existing boundary planting is likely to screen any overlooking between the gardens or ground floor windows of the two properties, the upper floor windows of the proposed dwellinghouse would allow for a degree of overlooking of the neighbouring properties back garden and rear windows. However, given the distance between the two properties and the boundary screening, it is not considered that this overlooking would lead to a significant loss of privacy for the neighbouring property.

NAC Active Travel and Transport (AT&T) has recommended a number of conditions relating to access, including one that requires that Kirkton Crescent is upgraded to adoptable standards to the access for the dwellinghouse. In addition, AT&T states that a further parking space is required in addition to the two displayed on the site plan. It is considered that there is sufficient space within the curtilage to accommodate another parking space without compromising the appearance of the garden.

Criterion 3 of the Design brief states that no boundary treatments shall be erected to the front of the dwellinghouses; none are proposed. It also states that 0.3m high hedges shall delineate the front garden; this is shown on the proposed site plan. Side and rear

boundaries are proposed to be 2m high fences which again conforms with Criterion 3. Criterion 4 states that every house shall have a tree in the front garden. One is shown on the proposed site plan; however, no details of species or maintenance has been provided. In addition, planting is shown along the rear boundary which will provide a screen between the proposed house and the houses to the north of Bute Terrace, however the plan does not show any further details. Details of landscaping can be secured via condition.

Policy 29 of the LDP states that proposals for all new buildings will be required to demonstrate at least 10% of the current carbon emissions reduction set by the Scottish Building Standards will be met through operation of low and zero-carbon technologies. A condition could be added to any permission, if granted, to require the exact detail of the low and zero carbon technologies to be provided. Subject to such a condition the proposal also accords with Policy 29.

The proposed development meets the qualities of successful places as highlighted above, and therefore it complies with Strategic Policy 2: Placemaking and the Towns and Villages Objective of Strategic Policy 1. While the proposal is contrary to two of the six criteria of the Design Brief, the justification provided for the departure from the Design brief is acceptable. Although the Design Brief is a material consideration, the main design policy consideration is Strategic Policy 2, which the proposal accords with. There are no other material considerations. Given that the proposal is in accordance with the relevant policies of the LDP, it is considered that planning permission can be granted.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That prior to the commencement of the development hereby approved, the applicant shall provide full details of the proposed finishing materials for the written approval of North Ayrshire Council as Planning Authority. The development shall then progress in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In order to ensure that the final choice of finishing materials is acceptable in terms of appearance and durability.

Condition

2. That prior to the commencement of the development hereby approved, the applicant shall obtain a valid construction consent, including Road Bond, for the upgrading of Kirkton Crescent to adoptable standards up to the driveway access to the dwellinghouse hereby approved. The road shall then be upgraded prior to the first occupation of the dwellinghouse to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In order to ensure that the dwellinghouse can be accessed by a road constructed to adoptable standards.

Condition

3. That prior to the commencement of the development hereby approved, the applicant shall provide details of an additional parking space to be provided on site, bringing the total number of on-site parking spaces to three, for the written approval of North Ayrshire Council as Planning Authority. The parking spaces shall then be provided in accordance with such details as may be approved prior to the first occupation of the dwellinghouse.

Reason

Dwellinghouses consisting of four or more bedrooms require a minimum of three in-curtilage parking spaces. In order to ensure that a sufficient level of car parking is provided.

Condition

4. That the first 2m of the driveway shall be hard surfaced to the satisfaction of North Ayrshire Council as Planning Authority. No water surface shall issue from the driveway onto the public carriageway.

Reason

In order to prevent loose material or water from issuing onto the public road; in the interest of road safety.

Condition

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 measures for their protection in the course of the development.

Reason

In order to ensure that the site is suitably landscaped; in the interest of amenity.

Condition

6. 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.

Reason

In order to ensure that the landscaping is suitably maintained.

Condition

7. That, prior to the commencement of the development hereby approved, details of the heat and power systems for the house, which shall include low and/or zero carbon technologies to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall be

implemented in accordance with such details as may be approved unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.

Reason

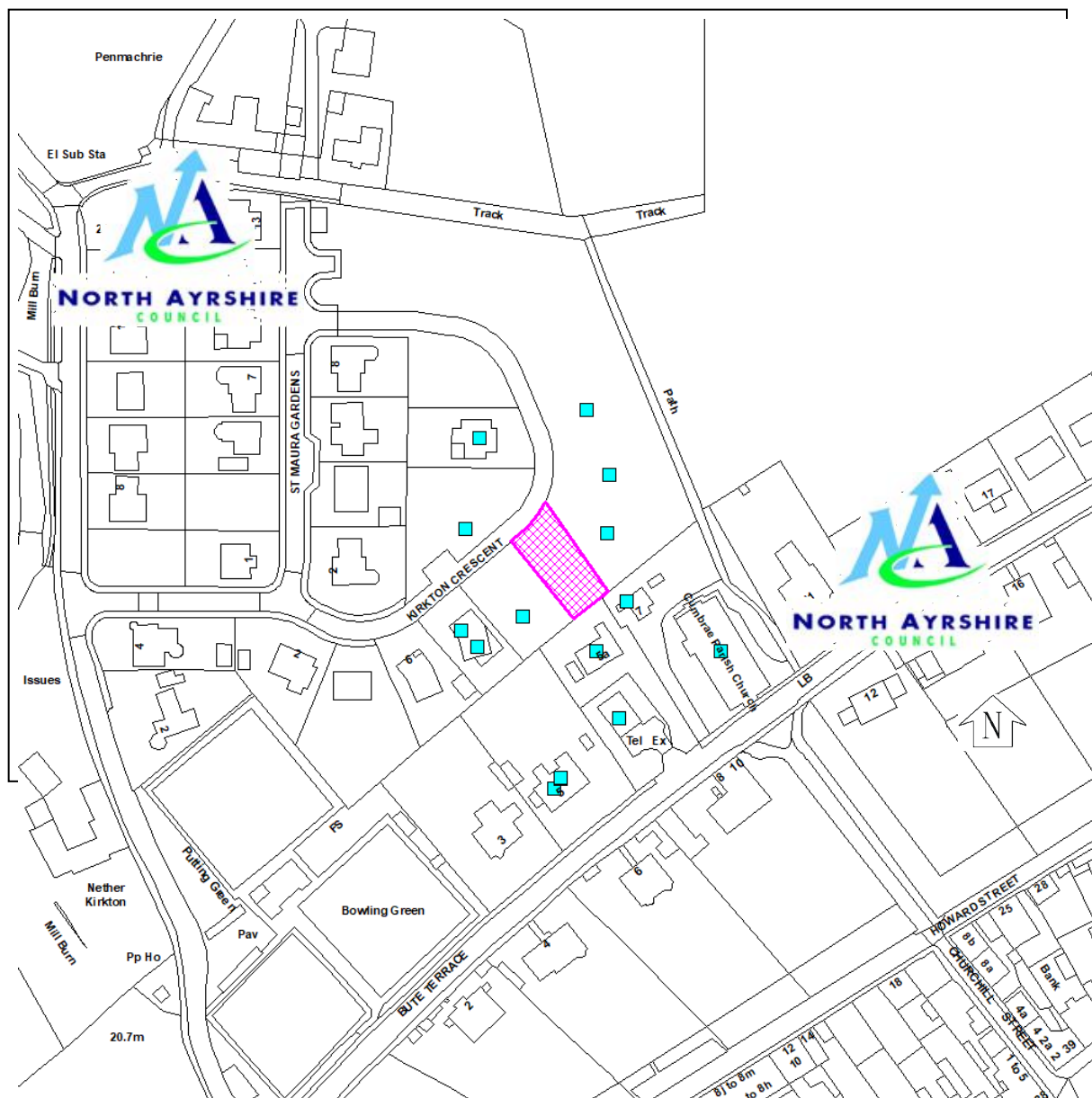
In the interests of environmental protection in accordance with Policy 29 of the adopted Local Development Plan.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr John Mack on 01294 324794.

Appendix 1 – Location Plan

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NORTH AYRSHIRE COUNCIL

27th January 2021

Planning Committee

| | |
|------------------------|---------------------|
| Locality | Isle of Arran |
| Reference | 20/01108/PP |
| Application Registered | 4th December 2020 |
| Decision Due | 4th February 2021 |
| Ward | Ardrossan And Arran |

| | |
|-----------------------|-----------------------------|
| Recommendation | Approved with no Conditions |
|-----------------------|-----------------------------|

| | |
|-----------------|--|
| Location | Katlin Lamash Brodick Isle Of Arran KA27 8JT |
|-----------------|--|

| | |
|------------------|---------------------|
| Applicant | Mr Timothy Billings |
|------------------|---------------------|

| | |
|-----------------|--------------------------------|
| Proposal | Erection of timber garden shed |
|-----------------|--------------------------------|

1. Description

Planning permission is sought for the erection of a timber shed in the garden of a detached bungalow. Applications for householder level developments would ordinarily be determined by Planning Officers under the Scheme of Delegation but as this application has been made by an Elected Member of the Council, it therefore requires to be determined by the Planning Committee.

A 14.4m² timber shed measuring 4.8m by 3m by 2.3m high would be erected at the north-west corner of the garden some 13m from the house. The shed would be constructed of timber and the mono pitched roof would be clad in green roofing felt. A detached flat roofed garage would also be removed as part of the same proposal and shrubs would be cleared to permit the siting of the shed. No mature trees would be affected. The garden is accessed directly from Blairbeg Lane to the north and the boundaries are enclosed by a high (c.3m) wall and hedges. The house shares a driveway with the detached neighbouring house, Rozelle to the east. There are detached houses to all sides.

The application site is within the settlement of Lamash, as identified in the Adopted North Ayrshire Council Local Development Plan ("the LDP"). As the proposal relates to an outbuilding within the curtilage of an existing dwellinghouse it is acceptable in principle and the detail only requires to be assessed against Strategic Policy 2: Placemaking in the LDP.

In terms of planning history, an application (ref. 17/00887/PP) for an extension and terrace was approved by the Planning Committee on 8th November 2017.

Relevant Development Plan Policies

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes

consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

2. Consultations and Representations

The statutory neighbour notification procedures were undertaken. No objections and one expression of support for the proposal were received. No consultations were necessary.

3. Analysis

As background information to the application, a domestic outbuilding of this scale could usually be erected as Permitted Development without requiring a planning application, if it was located within a rear garden. Katlin has a 'double aspect' with outlooks both to the coast at the south and to Blairbeg Lane at the north. In the previous planning permission (ref. 17/00887/PP), it was established that the elevation to Blairbeg Lane was the 'principal elevation' in terms of planning, primarily as it provided the main access and 'front door'. The proposed shed would therefore be sited forward of the principal elevation, would exceed the Permitted Development allowance and therefore requires planning permission.

Strategic Policy 2: Placemaking in the LDP requires that development should avoid unacceptable adverse environmental or amenity impacts and should meet the six qualities of successful places contained in the policy. The site is within the established garden of a private house and is not subject to any environmental protection designations.

Notwithstanding the planning reasons above for the need for a planning application to be determined by the Committee, it is considered that the proposal is for a minor garden building, of relatively standard appearance and would be sited against a high stone wall and not readily visible from outwith this property. Its appearance would be appropriate to its location and the siting would not adversely affect the residential amenity of any other properties.

The proposal would be consistent with the established residential identity of the existing place and it is not considered that the application raises any significant issues with regards to Strategic Policy 2: Placemaking. Given the foregoing, the proposal accords with the relevant provisions of the LDP and it is recommended that planning permission can therefore be granted. There is no need for any conditions.

4. Full Recommendation

Approved with no Conditions

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr Neil McAteer Planning Officer on 01294 324316.

Appendix 1 – Location Plan

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NORTH AYRSHIRE COUNCIL

27 January 2021

Planning Committee

Title: Scotland's Fourth National Planning Framework Position Statement

Purpose: To update Members on the preparation of National Planning Framework 4 and approve the Council's response to the Scottish Government's latest Position Statement.

Recommendation: It is recommended that the Planning Committee approves a response to the Scottish Government's NPF4 Position Statement, as set out in Appendix 1.

1. Executive Summary

- 1.1 The Scottish Government has published a Position Statement setting out its current thinking on a new National Planning Framework. The Position Statement signals a key shift towards a net zero agenda and sets out a proposed approach covering four key themes – net zero emissions, resilient communities, wellbeing economy and better greener places.
- 1.2 The identified key opportunities, as set out in the Position Statement include: 20 minute neighbourhoods, re-use existing buildings rather than new developments, redevelopment of vacant and derelict land, support for town centres, restricting out-of-town for retail and leisure, low carbon living, low and zero carbon design and heating solutions, support renewable energy, support rural development, and expanding green infrastructure.
- 1.3 There will be an emphasis to do more to ensure delivery of the strategy and policies. Alignment with the Infrastructure Investment Plan, and the Government's response to the recommendations of the Infrastructure Commission for Scotland, are noted to be key to achieving this.

2. Background

- 2.1 As part of a wider programme for implementing planning reform and the Planning (Scotland) Act 2019, the Scottish Government has begun the process of preparing a new National Planning Framework (NPF). NPF4 will have elevated status within the planning system as part of the development plan and, unlike previous versions, will contain detailed national policy on a wide range of planning topics, currently set out in Scottish Planning Policy (SPP).

- 2.2 On 3 April 2020, the Chief Executive on behalf of the Council agreed to approve a response to the Scottish Government's early engagement on the preparation of National Planning Framework 4 under the Emergency COVID-19 Governance Arrangements. This response to the 'Call for Ideas' stage focused on the themes of climate change, health and wellbeing, economy, place and infrastructure and promoted Hunterston as a national development.
- 2.3 On 26 November 2020, Scottish Government published a Position Statement setting out its current thinking. The Position Statement is not itself a document setting out policy but aims to inform further discussions. It reflects the wealth of information submitted through early engagement, including the 'Call for Ideas' stage and indicative Regional Spatial Strategies. Scottish Government has invited comment on the Position Statement by 19 February 2021.
- 2.4 The Position Statement sets out that NPF4 will be a new spatial plan for Scotland that looks ahead to 2050 to set out where future development can bring benefits for people, the economy and environment. It will provide a clear and coherent plan for our future development and inform day-to-day planning decisions.
- 2.5 NPF4 will be driven by the overarching goal of addressing climate change, acknowledging that a significant shift is required to achieve net-zero emissions by 2045. It states that "*we cannot afford to compromise on climate change*" and need to "*rebalance the planning system so that climate change is a guiding principle for all plans and decisions*". This is not about introducing restrictions on development but stimulating the green economy.
- 2.6 It is expected that NPF4 will focus on four key outcomes which will embed UN Sustainable Development Goals and Scotland's national outcomes within the planning system. There will be an emphasis on improving places and supporting delivery of projects and proposals on the ground, with a focus on: carbon reduction; housing (particularly elderly and disabled); health & wellbeing; equalities & diversity; biodiversity; and the repopulation of rural areas.
- 2.7 The four key outcomes proposed are:

Net-Zero Emissions: Prioritising emissions reduction by guiding long-term land use change, delivering infrastructure and facilitating design solutions and innovation in a way that helps to reverse patterns of behaviour that are already contributing to emissions.

Resilient Communities: Applying the 20-minute neighbourhood concept, creation of quality places and use of natural networks to strengthen resilience to climate change; deliver better health outcomes and actively planning for and supporting the delivery of new homes which meet diverse needs.

Wellbeing Economy: Supporting green economic recovery and inclusive growth so that development brings the most benefit to society, with a specific focus on a shift towards the circular economy; growing our food and drink sector and culture and the creative industries; supporting sustainable tourism development; and securing strategic transport and improved digital connectivity.

Better, Greener Places: A focus on the Place Principle to ensure all action and investment is place-based to secure multiple-benefits, including reimagining town centres; re-using vacant and derelict land and empty buildings; actively promoting working and living in rural Scotland and the islands; and protecting and enhancing our built and natural heritage, including the coast.

- 2.8 The Position Statement does not offer the Scottish Government's latest thinking on proposed national developments, including Hunterston. These remain under consideration as to how they would support the spatial strategy. The list of national developments that Ministers will propose to designate in NPF4 will be set out in the draft which will be laid in parliament in autumn 2021.

3. Proposals

- 3.1 It is recommended that the Committee notes the current 'direction of travel' of the new National Planning Framework as set out in the Scottish Government's Position Statement and approves a proposed response set out in Appendix 1.

4. Implications

Financial

- 4.1 None

Human Resources

- 4.2 None

Legal

- 4.3 Once adopted, National Planning Framework 4 will form part of the Development Plan for North Ayrshire. Decisions on planning applications and the next Local Development Plan will be required to accord with NPF4.

Equality/Socio-economic

- 4.4 NPF4 will be subject to a number of statutory and non-statutory impact assessments, which the Scottish Government aim to integrate where possible. To date, the Government has prepared an Integrated Assessment Scoping Report, setting out the Scottish Government's view on which impact assessments should be undertaken (known as 'screening') and information on the assessment method(s), and the baseline information on which the assessments will be based.

Environmental and Sustainability

- 4.5 See above.

Key Priorities

- 4.6 NPF4 will align with wider national priorities, programmes and strategies, including on infrastructure and economic investment. These align with many the Council's key priorities, including a sustainable environment; affordable, modern and well-designed homes; and effective infrastructure.

Community Wealth Building

4.7 The Position Statement states that national planning policies will refocus on community wealth building and sustainability.

5. Consultation

5.1 The Scottish Government remain committed to collaboration, consultation and the co-production of the national spatial strategy. A draft NPF4 will be laid in Parliament in autumn 2021 at which point there will then be a period of formal consultation that will run in tandem with parliamentary scrutiny of the draft. It is anticipated that the final approved NPF4 will be adopted by the summer of 2022.

RUSSELL McCUTCHEON
Executive Director – Place

For further information please contact **Alistair Gemmell, Strategic Planning Manager**, on **01294 324021**.

Background Papers

National Planning Framework 4 Call for Ideas - North Ayrshire Council Response (18 March 2020).

[Scotland's Fourth National Planning Framework Position Statement – November 2020](#)

Appendix 1

Scotland's Fourth National Planning Framework Position Statement

North Ayrshire Council Response

North Ayrshire Council welcomes the opportunity to comment on the Scottish Government's Position Statement which sets out its current thinking on the issues that will need to be addressed when preparing Scotland's fourth National Planning Framework (NPF4).

It is noted that there is no requirement to restate our comments from the Call for Ideas stage, approved and submitted in April 2020. It should be acknowledged, however, that at that point in time nobody could have anticipated the full implications and impact of the COVID-19 pandemic. Indeed, as the crisis continues to loom large in all aspects of our life, the true impact of the virus, lessons to be learned and required response from the planning system requires further consideration.

The Position Statement alludes to a step-change in our response to climate change and the way we think about planning and our places to achieve net-zero emissions by 2045. We strongly agree that we cannot afford to compromise on climate change and need to rebalance the planning system so that climate change is a guiding principle for all plans and decisions. However, this cannot be a single-focus plan. COVID-19 has created another significant challenge, the gravity of which – to support the recovery and renewal of our communities and economy out of this crisis – is arguably not adequately reflected in the Position Statement. We would expect a greater emphasis on planning's response to COVID-19 within Draft NPF4.

Other comments on the Position Statement:

Regional Inequality

Under the Wellbeing Economy theme, we welcome the aspiration to create healthier, fairer and more prosperous places and ensure future development contributes to a green, sustainable, and inclusive economic recovery. Focusing on the issue of inequality – in this context regional inequality – it is important that development in the parts of Scotland where quality jobs and investment are most needed is supported, as stated in the Position Statement.

As set out in the Position Statement, sustainable and inclusive growth will depend on a planned approach to ensure that development happens in locations that provide the greatest benefits for society – and Scotland – as a whole. Economic performance and access to employment varies across Scotland and spatial planning has the potential to close the gap between the highest and lowest performing areas by intervening to create opportunities which are accessible to everyone. There cannot just be focus in areas of 'future growth' – there needs to be deliberate policy and investment change to rebalance growth. This requires a policy change which doesn't appear to feature on the list at pages 27-28.

Population Decline

Linked to the issue of regional inequality is population decline. The Position Statement refers to depopulation and rural repopulation, however, depopulation is not only an issue for rural Scotland. North Ayrshire has the fourth highest predicted population decline in Scotland, with some mainland localities expected to suffer population decline of up to 7.4% between 2018-2030.

This calls for a national approach to economic development and housing policy, implemented by NPF4, that supports all areas suffering depopulation. Reflecting long-term population and household trends in the long-term view of where homes are required to meet our future needs should not serve to exacerbate the imbalance in Scotland's housing market and existing inequalities. Housing is a key component of supporting quality of life, health and wellbeing and housebuilding is an important part of any local economy. By distributing future infrastructure spending; increasing the attractiveness and de-risking sites in areas of depopulation, NPF4 can enable the benefits of the delivery of new homes to be shared more equitably across Scotland.

20-Minute Neighbourhoods and Community Wealth Building

As noted in our 'Call for Ideas' response, North Ayrshire Council is implementing a 'Community Wealth Building' approach: a people-centred approach to local economic development which redirects wealth back into the local economy and places control and benefits into the hands of local people. The Position Statement makes links between Community Wealth Building and localism and town centres, however, we consider there is great potential to link and consider the 20-minute neighbourhood concept in the context of Community Wealth Building. This would bring into focus the importance of local employment opportunities (i.e. more people working locally or remotely and a focus on local job density); maximising existing land and assets including town centres and vacant and derelict sites; and promoting and encouraging local supply chains, spend and circular economy approaches. Economic development will play a key role in the realisation of 20-minute neighbourhoods which should be recognised as this concept is developed, including through NPF4.

Town Centres

Strengthening support for development in town centres and restricting out-of-town retail and leisure to help a transition away from car-dependent developments towards those that enable walking, cycling, wheeling and public transport accessibility is identified as a key opportunity to achieve net-zero emissions by 2045. It is important that the NPF considers how the town centre first principle interacts with the concept of 20-minute neighbourhoods to ensure that the scale of development of, for example, new retail and leisure developments is appropriate to serve a '20-minute neighbourhood' without undermining town centres.

Climate Change

The Position Statement makes bold and welcome statements about NPF4 being driven by the overarching goal of addressing climate change and the need to rebalance the planning system so that climate change is a guiding principle for all plans and decisions. Potential policy changes to make it more difficult for new developments that generate significant emissions to gain planning permission and minimise the need to travel by unsustainable modes must be robust if this is going to be achieved as currently the planning system – and developers – are

falling short in delivering the roll-out of low-carbon technologies such as heat networks. This should be considered in the context of other approaches, including legislation, that may be more effective.

Tourism

We support the intention that the NPF strategy and supporting policies will include a renewed focus on enabling sustainable development that helps to strengthen and grow our tourism sector. Addressing the environmental impact of tourism; the relationship between tourism accommodation and the provision of adequate and affordable housing supply to support and retain existing communities and the provision of accommodation for the sector's workforce are all important issues on the Isle of Arran.

In addition, active travel opportunities and travel reliability on islands to enhance visitor experience are important issues; the connectivity of our islands will play a key determining role in their economic recovery.

NORTH AYRSHIRE COUNCIL

27 January 2021

Planning Committee

| | |
|------------------------|--|
| Title: | Transforming Places Together: Scotland's Digital Strategy for Planning |
| Purpose: | To update the Committee on the digital transformation of the Scottish Planning System. |
| Recommendation: | It is recommended that the Planning Committee notes the content of the report. |

1. Executive Summary

- 1.1 As part of the wider programme of planning reform and the ambition to build a 'Digital Scotland', the Scottish Government wishes to develop a "world leading digital planning system" that helps connect people with their places to deliver a prosperous, green and fair country. To achieve this vision, a Digital Strategy for Planning has been published.
- 1.2 The strategy defines a long-term strategic direction for how Scotland's planning system will digitally transform, embracing the opportunities new digital technologies and data present. Benefits arising from the digital transformation of planning will include: creating an accessible, next generation online portal that provides easy access, in one place, to all information about planning, enabling communities to actively shape their places; improve the planning system for business and industry by creating more consistent, streamlined and coordinated planning processes; and the potential for local planning authorities to avoid costs and generate greater income.

2. Background

- 2.1 In 2015 an independent review of the planning system recommended that innovative use of data and technology in the planning system should be explored, with the potential for this to provide significant benefits for the system. Following this the Scottish Government established a Digital Taskforce to guide and shape a programme of digital transformation which underpins the broader package of planning reform.
- 2.2 A key milestone in the digital transformation programme was reached at the end of November 2020 with the publication of Scotland's Digital Strategy for Planning, *Transforming Places Together*. The Strategy is structured in three main sections: the Vision – which sets out the ambition, aims and benefits of this transformation; the Opportunity – which explains the foundation and scale of possibility; and the Transformation – which sets out the goals and priorities for delivering transformation.

2.3 The vision is for Scotland to have a world leading digital planning system that helps connect people with their places to deliver a prosperous, green and fair country; facilitating a planning system that is more inclusive, efficient and which supports sustainable economic development both locally and across Scotland. The Strategy establishes a framework of five missions, each with five-year goals and priority actions which Scottish Government believes will digitally enable Scotland's planning system and achieve whole-system digital transformation of planning over the next 5 years. A comprehensive approach to transformation is proposed where new technology, data and innovation sit alongside wider change priorities including culture, skills and process change.

2.4 The five missions are as follows:

Mission 1: Unlock the value of planning data

Mission 2: Deliver an end-to-end digital planning experience

Mission 3: Create the conditions for digital to flourish

Mission 4: Use digital tools to drive collaboration and engagement

Mission 5: Embed a culture of digital innovation

2.5 Digital planning can help how we make best use of data, information and opinion to tackle the needs and challenges together and bring our future places to life. In numbers, the digital opportunity will create 1600 new construction and development jobs, provide an economic boost of up to £200m; enable a £25k-35k saving per application for large house builders and save 28% time for planners and planning staff – through streamlining processes and workflow, removing time-consuming manual handling tasks and a reduction in inbound calls savings to planning authorities of up to £20.4 million are estimated.

2.6 The digital strategy for planning is supported by a funding commitment of £35m and reflects the broader ambitions set out within Scotland's national Digital Strategy refresh: *Renewing Scotland's full potential in a digital world*. In order to deliver successful, joined-up, digital transformation the policy remains closely aligned to the national strategy, ensuring greater coherence and supporting the ambition to build a Digital Scotland.

2.7 Scottish Government intend to launch the programme early this year, with the immediate actions set out to achieve the five missions taken over the next 18-24 months. These include a mixture of quick-wins that will build on the success of the existing eDevelopment service whilst also building the foundations for the large-scale transformation of which will take place in the longer-term.

3. Proposals

3.1 It is recommended that the Planning Committee notes the content of the report.

4. Implications/Socio-economic Duty

Financial

4.1 None

Human Resources

4.2 None

Legal

4.3 None.

Equality/Socio-economic

4.4 Digital transformation seeks to deliver a forward-looking planning system that works for everyone and assists all sections of communities to engage with the process.

Environmental and Sustainability

4.5 Digital transformation has the potential to significantly improve the evidence base available to planners to promote 'good' planning that delivers sustainable development, connected places and ensure progress towards climate change targets.

Key Priorities

4.6 The digital transformation of the planning system in North Ayrshire will support many of our key priorities including active and strong communities; an inclusive, growing and enterprising local economy; affordable and well-designed homes; vibrant, welcoming and attractive places and a sustainable environment.

Community Wealth Building

4.7 Digital Planning can assist local communities and support the aspirations of Community Wealth Building, including through regeneration and maximisation of our land and assets.

5. Consultation

5.1 *Transforming Places Together* lays the foundation for a user-centric transformation of the Scottish planning system based upon a detailed period of research and stakeholder engagement. The Scottish Government is committed to working in partnership with local governments, businesses, industries and community sectors, to realise the vision.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact **Alistair Gemmell, Strategic Planning Manager**, on **01294 324021**.

Background Papers

[Transforming places Together: digital strategy for planning – gov.scot](https://www.gov.scot/publications/transforming-places-together/digital-strategy-for-planning/pages/2.aspx)

NORTH AYRSHIRE COUNCIL
27 January 2021**Planning Committee**

Title: Planning Performance Framework

Purpose: To report on the feedback from the Scottish Government on the 2019/20 Planning Performance Framework .

Recommendation: It is recommended that the Planning Committee notes the response.

1. Executive Summary

- 1.1 The Planning Performance Framework (PPF) was introduced in 2012, developed by Heads of Planning Scotland in response to the Scottish Government's planning reform agenda. PPF captures key elements of a high-performing planning service, giving a balanced measurement of the overall quality of the service while contributing towards driving continuous improvement.
- 1.2 All planning authorities, strategic development plan authorities and seven key agencies submit a PPF report on an annual basis to Scottish Government. PPFs also report on a set of agreed performance markers on which the Scottish Government provide feedback.
- 1.3 The Scottish Government (SG) PPF audit assesses the 15 performance markers through the RAG rating and provides commentary on each marker. The Government has given a Green rating for all of the relevant markers for North Ayrshire Council.

2. Background

- 2.1 Our latest PPF Report, the ninth to be prepared, covers the period April 2019 to March 2020. In his letter dated 17th December 2020 (Appendix 1), Kevin Stewart MSP, Minister for Local Government and Housing encloses feedback from the Scottish Government audit of our PPF. The PPF outlines case studies that demonstrate we are a high-quality planning service (Part 1); provides a performance update in relation to development management, development planning, planning enforcement and development land (Part 2); and considers our service improvement actions (Part 3).
- 2.2 Part 1 of PPF9 documents the qualitative story of the past year's performance, supported by a number of case studies, across four areas of activity in order to define and measure a high-quality planning service. The areas for performance assessment include 'quality of outcomes', 'quality of service and engagement', 'governance' and 'culture of continuous

improvement'. The SG commented on the success of early collaboration with the case study on pre-application engagement on Kilwinning Station which resulted in an enhanced design proposal, determined within 2 months, as all relevant issues were addressed in advance of the submission

- 2.3 Part 2 of the PPF9 is focused around National Headline Indicators – quantitative indicators which examine all aspects of the planning process, providing data on areas such as planning decision making timescales, the progress of the Local Development Plan, and the level of the housing land supply – and Official Statistics, which together provide an accurate and reliable account of performance over time. An update in respect to the performance markers is also provided. The SG commented on a further improvement in determination timescales for both Local and householder planning applications, and faster than Scottish average determination for Major applications.
- 2.4 Part 3 of the PPF reports on the delivery of service improvement actions committed in the previous year and planned service improvements for 2019/20. The focus of the Planning Service continues to be driving improved performance; positioning the Service to promote placemaking; promoting the plan-led system and the achievements of the Service, while meeting statutory requirements. SG commented that 5 of the 6 service improvements from PPF8 had been completed with some continued into next year; together with a range of tangible improvement commitments.
- 2.5 In addition, SG commented favourably on our publication of the timetable for the replacement of the LDP, our commencement of the review of our supplementary guidance, and our continued work cross-service on such workstreams as AGD, SHIP, and school capacity

3. Proposals

- 3.1 That the Committee notes the content of the latest Planning Performance Framework feedback report (Appendix 1).

4. Implications

Financial

4.1 None

Human Resources

4.2 None

Legal

4.3 None

Equality/Socio-economic

4.4 None

Environmental and Sustainability

4.5 None

Key Priorities

- 4.6 The Planning Performance Framework report contributes to increasing the levels of accountability and transparency within the Planning Service; promoting the role of the Service and continual improvement. This supports many of the support the Council Plan's Priorities including 'effective infrastructure and digital connectivity' and 'a sustainable environment'.

Community Wealth Building

- 4.7 None

5. Consultation

- 5.1 None

Click here to enter text.
Russell McCutcheon
Executive Director – Place

For further information please contact **James Miller, Chief Planning Officer**, on **01294 324315**.

Background Papers

N/A

Minister for Local Government and Housing
Kevin Stewart MSP



T: 0300 244 4000
E: scottish.ministers@gov.scot

Craig Hatton
Chief Executive
North Ayrshire Council

17 December 2020

Dear Craig,

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2019-20

I am pleased to enclose feedback on your authority's ninth Planning Performance Framework (PPF) Report, for the period April 2019 to March 2020.

Firstly, I would like to take this opportunity to thank you and your staff for enabling planning services to continue to operate during the Covid-19 pandemic. This has been a difficult year for so many, and our planning system has a vital role to play in Scotland's green recovery. The impact which the pandemic has had, has demonstrated how valuable planning is from ensuring that businesses can operate flexibly to the contribution that it can make to the Places that are so important for our communities in terms of having access to the services they need, to greenspace and other areas where families can walk, wheel and cycle safely.

Turning to the 2019-20 PPF reporting year, I believe that good progress continues to be made by Scotland's planning authorities. Overall, there has been an increase in the number of green ratings awarded this year, with a subsequent reduction in red ratings, however, there remains some variation across some authorities and markers. I have been particularly pleased to see improvements in the speed of determination of major planning applications in some authorities.

When I wrote about performance reporting last year, I indicated that a consultation on Planning Performance and Fees was underway, including preparations for the new performance arrangements being introduced through the Planning (Scotland) Act 2019; with our intention at that time being that the proposed changes would be implemented in Summer 2020. However, the Covid-19 pandemic has required a rethink about the timing and a wider reprioritisation of our work programme.

I would like to reassure you that, while we have paused the changes to the fees and performance legislation, I am committed to ensuring that planning authorities are properly resourced and that planning fee levels are proportionate. We will pick this up again when the timing is more appropriate.

Finally, although the Covid-19 pandemic will have impacted on the tail end of the 2019-20 reporting year, I appreciate the impacts on service delivery will show through more in the 2020-21 reporting year. The Planning statistics for the first 6 months of the reporting year are due to be published in January, which will provide the first indications of how the pandemic has affected the ability of authorities to determine applications. I would like to reassure you that I will consider, in liaison with the High Level Group on Planning Performance, how next year's reports will be assessed, so that authorities are not unfairly criticised due to circumstances outwith their control. It could also provide an opportunity to recognise the vital actions taken by planning authorities to maintain the planning system and its contribution to recovery.

If you would like to discuss any of the markings awarded below, please email chief.planner@gov.scot and a member of the team will be happy to discuss these with you.

Yours sincerely



KEVIN STEWART

CC: Jim Miller

PERFORMANCE MARKERS REPORT 2019-2020

Name of planning authority: **North Ayrshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

| No. | Performance Marker | RAG rating | Comments |
|-----|--|------------|--|
| 1 | Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4] | Green | <p>Major Applications Your timescale of 13.1 weeks is slower than last year but are faster than the Scottish average of 33.5 weeks and the statutory timescale. RAG = Green</p> <p>Local (Non-Householder) Applications Your timescale of 5.4 weeks is faster than the previous year and are faster than the Scottish average of 10.9 weeks. RAG = Green</p> <p>Householder Applications Your timescale of 4.3 weeks is the same as the previous year and faster than the Scottish average of 7.3 weeks. RAG = Green</p> <p>Overall RAG = Green</p> |
| 2 | Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website | Green | <p>Your report notes that processing agreements continue to be offered for all major applications and for complex local applications. RAG = Green</p> <p>Processing agreement information is publicised on your website. RAG = Green</p> <p>Overall RAG = Green</p> |
| 3 | Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information | Green | <p>Your report contains a number of examples of continuing positive pre-application engagement. RAG = Green</p> <p>Your case study on Kilwinning Station Case studies is used illustrate how pre-application discussion resulted in an enhanced design proposal being submitted and that the application was determined within the 2 month statutory timescale as all relevant issues were addressed in advance of submission. RAG = Green</p> <p>Overall RAG = Green</p> |

| | | | |
|----|---|-------|--|
| 4 | Legal agreements: conclude (or reconsider) applications after resolving to grant permission <ul style="list-style-type: none"> reducing number of live applications more than 6 months after resolution to grant (from last reporting period) | Green | You did not determine any applications which were subject to a legal agreement during 2019-20. |
| 5 | Enforcement charter updated / re-published within last 2 years | Green | Your enforcement charter was 10 months old at the end of the reporting period. |
| 6 | Continuous improvement: <ul style="list-style-type: none"> progress/improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report | Green | <p>Your key decision making timescales are faster than last year and your LDP and enforcement charter are both up-to-date. Elsewhere, you have a low number of legacy cases. RAG = Green</p> <p>You have completed 5 out of 6 of your service improvement commitments with some to be continued into the next reporting year. You identified a range of tangible improvements commitments. RAG = Green</p> <p>Overall RAG = Green</p> |
| 7 | Local development plan less than 5 years since adoption | Green | Your LDP was 4 months old at the end of the reporting period. |
| 8 | Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale | Green | You have published an indicative timetable for replacing your LDP however, work will only formally commence once regulations and guidance are in place to bring the Planning Act provisions into effect. It is expected that your LDP will be replaced within the required 5 year timescale. |
| 9 | Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> | N/A | |
| 10 | Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i> | N/A | |
| 11 | Regular and proportionate policy advice produced on information required to support applications. | Green | You have commenced a review of your supplementary guidance and you intend to develop advice on climate change in response to the council's declaration of the Climate Emergency. |
| 12 | Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice) | Green | You continue to work with other council services on workstreams such as the Ayrshire Growth Deal, the Strategic Housing Investment Programme and on school capacity. You have recently developed a protocol to provide support to Housing Services on the design and development of social housing. This sees proposals following the CLUD process rather than applying for full planning permission. |
| 13 | Sharing good practice, skills and knowledge between authorities | Green | Your report highlights participation in the West of Scotland planning benchmarking group and the topics discussed. You have also worked to align community and spatial planning to |

| | | | |
|----|--|-------|--|
| | | | focus on health which was subject to an article in Scottish Planner. |
| 14 | Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old | Green | One legacy case was cleared during the reporting year, with 1 case still awaiting conclusion. |
| 15 | Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions | Green | <p>You report states that you do not routinely require developer contributions as a means to encourage investment with most development directed to where there is existing infrastructure capacity. Where contributions are required your LDP policy sets out the requirements.</p> <p>RAG = Green</p> <p>You have provided some evidence to support the early consideration of developer contributions particularly for affordable housing.</p> <p>RAG = Green</p> <p>Overall RAG = Green</p> |

NORTH AYRSHIRE COUNCIL

Performance against Key Markers

| Marker | | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 |
|--------|--|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 | Decision making timescales | | | | | | | | |
| 2 | Processing agreements | | | | | | | | |
| 3 | Early collaboration | | | | | | | | |
| 4 | Legal agreements | | | | | | | | |
| 5 | Enforcement charter | | | | | | | | |
| 6 | Continuous improvement | | | | | | | | |
| 7 | Local development plan | | | | | | | | |
| 8 | Development plan scheme | | | | | | | | |
| 9 | Elected members engaged early (pre-MIR) | N/A | N/A | N/A | | | N/A | N/A | |
| 10 | Stakeholders engaged early (pre-MIR) | N/A | N/A | N/A | | | N/A | N/A | |
| 11 | Regular and proportionate advice to support applications | | | | | | | | |
| 12 | Corporate working across services | | | | | | | | |
| 13 | Sharing good practice, skills and knowledge | | | | | | | | |
| 14 | Stalled sites/legacy cases | | | | | | | | |
| 15 | Developer contributions | | | | | | | | |

Overall Markings (total numbers for red, amber and green)

| 2012-13 | 3 | 7 | 3 |
|----------------|---|---|----|
| 2013-14 | 2 | 5 | 6 |
| 2014-15 | 0 | 3 | 10 |
| 2015-16 | 2 | 5 | 8 |
| 2016-17 | 0 | 3 | 12 |
| 2017-18 | 0 | 0 | 13 |
| 2018-19 | 0 | 1 | 12 |
| 2019-20 | 0 | 0 | 13 |

Decision Making Timescales (weeks)

| | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 2019-20 Scottish Average |
|-------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------------|
| Major Development | 30.9 | 21.5 | 12.6 | 90.3 | - | 9.5 | 10.2 | 10.3 | 33.5 |
| Local (Non-Householder) Development | 8.7 | 6.8 | 6.2 | 5.8 | 5.9 | 5.9 | 5.9 | 6.5 | 10.9 |
| Householder Development | 6.6 | 5.7 | 5.1 | 4.7 | 4.6 | 4.7 | 4.3 | 5.7 | 7.3 |

