

**Planning Committee
2 December 2020**

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.