

Local Development Plan Committee
1 December 2011

IRVINE, 1 December 2011 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 2.00 p.m.

Present

John Reid, Robert Barr, Matthew Brown, Ian Clarkson, Margie Currie, Anthea Dickson, Alex Gallagher, William Gibson, Jean Highgate, Ruby Kirkwood, Peter McNamara, Ronnie McNicol, Pat McPhee, Elisabeth Marshall, John Moffat and David O'Neill.

In Attendance

D. Hammond, Team Manager (Development Plans) and A. Laurenson, Team Manager (Regeneration) (Corporate Services); C. Rowney, Communications Officer and P. Shiach, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Reid in the Chair.

Apologies for Absence

Tony Gurney, John Hunter and Alan Munro.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16.

2. Minutes

The Minutes of the previous meeting of the Committee held on 29 August 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Proposed Local Development Plan: Representations

Submitted report by the Solicitor to the Council on details of the first tranche of representations to the Proposed Local Development Plan and Officers' recommended response.

At its meeting held on 29 August 2011, the Local Development Plan Committee approved the presentation of responses to representations for approval in two tranches - to the meetings held in Autumn 2011 and March 2012.

Representations in respect of the following issues were detailed: -

- Public consultation on the Plan;
- Vision and Strategy;
- The General Policy and Auxiliary Policies;
- Town Centres and Retailing Policy;
- Employment Land Policy;
- Tourism Policy;
- Historic Environment Policy;
- Natural Environment Policy;
- Infrastructure Policy, and
- General text and mapping changes.

Remaining issues relating to Hunterston and the scale and distribution of housing land supply will be considered at the meeting to be held on March 2012.

The report indicated that all representations had been broken down into individual comments, which were then grouped into "issues". In responding to the representations, the Council is required to use a template specified by the Scottish Government - a Schedule 4 Form - with a different Form used for each issue. The Schedule 4 Form contains: -

- A description of the issue being dealt with;
- A list of all the representations which make comments pertaining to that issue;
- Summaries of all of those comments;
- The modifications to the Plan sought by objectors;
- The Council's response to the comments raised, and
- Space for the Reporter to insert conclusions and any recommendations.

Officers conducted a series pre-meetings with Elected Members in advance of the meeting to provide clarity on the first tranche of issues and the recommended response. Comments raised during these sessions were incorporated into the draft Schedule 4 Forms where appropriate.

The report detailed a selection of the key points raised by objectors.

The report indicated that it was hoped that all representations could be dealt with through the Schedule 4 Forms as part of the Examination process, however where the Council is minded to concede to an objection and made an amendment to the Plan, legislation dictates that where such changes are significant, these must be incorporated into a revised version of the LDP - a Modified Plan. The revised plan must be published in full and be the subject of consultation for a period of at least six weeks, and advertised in accordance with statutory procedures. Advice is being sought from Legal and Protective Services on whether the changes commended are significant enough to merit a Modified Plan, which would raise a number of procedural complexities as well as time and cost concerns.

Members sought, and received, clarification on a number of issues contained in the report, in particular the status of the proposed A737 Dalry Bypass Route and potential planning blight issues, the lack of suitable sites within North Ayrshire for viable and sustainable coal extraction, open space, developer contributions and wind turbine issues relative to Clyde Muirshiel Country Park. In terms of the A737 Dalry Bypass Route, the Committee was informed that discussions between the Chief Executives of both North Ayrshire Council and Transport Scotland are currently being organised. The Committee was also advised that the Solicitor to the Council will produce a briefing paper detailing the implications, including financial implications pertaining to the delineation of a specific by-pass route within the LDP.

The Committee agreed to (a) approve the recommended Council response to the first tranche of representations, with the exception of the comments made in relation to the A737 Dalry Bypass Route, for submission to the Scottish Government at a later date; (b) note that discussions are on-going between the Chief Executives of both North Ayrshire Council and Transport Scotland in relation to the Route; (c) receive a briefing paper prior to the next meeting on the implications, including the financial implications in relation to the A737 Dalry Bypass Route; and (d) delegate authority to Officers to make editorial changes prior to final submission to the Scottish Government.

4. LDP Action Programme

Submitted report by the Solicitor to the Council on the implementation of the Local Development Plan (LDP) Action Programme.

The publication of the proposed LDP was accompanied by a proposed action programme, a statutory requirement of the Planning (Scotland) Act 2006 and the new components of development planning.

While the LDP is still under preparation, there are a number of actions which can be progressed at this stage. A revised action programme was detailed in appendix 1 to the report. Many of the actions are deliverable over the long term. Significant areas of recent or current work, included:-

- The submission of an application for pilot project status to the Scottish Government for tax incremental finance to facilitate accelerated development and regeneration within North Ayrshire;
- The preparation of an investment framework document for a future funding application to the Nuclear Decommissioning Authority with five priority projects identified;

- The commencement of work on an Irvine town centre vision and regeneration framework, with an officer workshop due to take place in mid-December 2011, which will allow for work on five identified regeneration themes, and proposals to be presented to Members in early 2012;
- Co-ordination of information to GlaxoSmithKline to enable their consideration of a potential expansion of their Irvine operation, and
- The award of funding from Sustrans Scotland and the Central Scotland Green Network towards the implementation of the outdoor access strategy and Core Paths Plan.

Members sought, and received, clarification of various aspects of the report, including Hunterston, and the Irvine Bay Regeneration Company's plans in relation to the Irvine Beach Park development.

Noted.

The meeting ended 3.05 p.m.