

Planning Committee
5 February 2014

IRVINE, 5 February 2014 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bruce, Tom Marshall, Ronnie McNicol and Robert Steel.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) (Development and Environment); and J. Law, Solicitor (Contracts and Licensing) and M. Anderson, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Joe Cullinane and Jim Montgomerie.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 15 January 2014 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Irvine/Kilwinning

13/00705/PP : Gailes Farm, Gailes, Irvine

Dawn Developments, 220 West George Street, Glasgow have applied for planning permission for the demolition of the existing farm outbuildings, the refurbishment and extension of the existing farmhouse and the erection of seven executive houses with associated green space at Gailes Farm, Gailes, Irvine. One objection and one letter of representation have been received, as detailed in the report.

The Senior Manager (Planning, Transportation and Regeneration) circulated a revised Appendix 1 to the report, which contained an amendment to Condition 6 and the inclusion of a further condition.

The Committee, having considered the terms of the objection and representation, agreed to grant the application subject to the following conditions:-

1. That, prior to the commencement of the development, a detailed schedule and samples of the proposed external finishes to be used, including any additional materials not illustrated on the plans hereby approved, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. In addition, in the event of additional external finishes being proposed, amended elevation drawings shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
2. That, notwithstanding the plans hereby approved, the new build houses shall not include skews on the roofs. Prior to the commencement of the development, amended elevation drawings, omitting the skews, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
3. That, notwithstanding the plans hereby approved, finalised details of the access and parking arrangements, taking into account the principles of Designing Streets, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
4. That, prior to the commencement of the development, a revised scheme of landscaping, taking into account the advice of the Scottish Wildlife Trust's consultation response dated 19 December 2013, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
5. 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.
6. That, prior to the commencement of the development, the applicant shall undertake a desk study of the application site, (including the review of any previous site investigations) to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall meet the standard of BS10175:2011, be verified by a suitably qualified Environmental Consultant and submitted to the satisfaction of the Environmental Health Service of North Ayrshire Council. Thereafter 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 a remediation scheme acceptable to the Environmental Health Service of North Ayrshire Council. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to the Environmental Health Service of North Ayrshire Council.

7. That the precise siting, design and type of the sewerage treatment plant and associated soakaway serving the development shall be agreed in writing with North Ayrshire Council as Planning Authority prior to its installation. For the avoidance of doubt, the plant shall provide for the biological treatment of waste water prior to its discharge to the soakaway.

8. That no development shall take place until a soil porosity test for has been carried out on the site to the satisfaction of North Ayrshire Council as Planning Authority.

9. That, prior to the commencement of the development, the recommendations contained in the noise report with respect to noise mitigation shall be implemented, and a follow-up report detailing the precise measures to be carried out to mitigate the development against the effects of intrusive noise from the railway and pumping station shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the detailed measures identified in the follow-up report shall be undertaken as part of the development in accordance with such details as may be approved, all to the satisfaction of North Ayrshire Council as Planning Authority.

10. That the following external noise targets shall be achieved at the curtilage of the proposed residential properties:

- a. During daytime hours between 0700 and 2300hrs, the combined noise level (LAeq 16 hour) from transportation (rail and road traffic) shall not exceed 50 dB. As a minimum, if this external target cannot be achieved, the dwellinghouses shall be designed and constructed in such a way that an internal level of 35 dB can be achieved (inclusive of window open for ventilation);
- b. During night time hours between 2300 and 0700hrs, the combined noise level (LAeq 8 hour) from transportation (rail and road traffic) shall not exceed 40dB. As a minimum, if this external target cannot be achieved, the dwellinghouses shall be designed and constructed in such a way that an internal level of 30 dB can be achieved (inclusive of window open for ventilation); and
- c. The rated noise level (as defined in BS 4142) from plant associated with the operation of the existing pumping station to the south of the site and from the proposed sewerage treatment plant within the site shall not exceed the background noise level by 5dB or more.

The meeting ended at 2.20 p.m.