

Infrastructure and Environment Services Committee
30 April 1997

Irvine, 30 April 1997 - At a meeting of the Infrastructure and Environment Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, James Clements, John Donn, Elizabeth McLardy, Thomas Morris, Robert Reilly, John Sillars and George Steven.

In Attendance

The Director of Planning, Roads and Environment, J. McCorkell, Head of Planning and Environment, N. Buchan, Head of Roads (Planning, Roads and Environment), A. Herbert, Head of Accountancy (Financial Services) and S. Bale, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Ian Clarkson, Jack Carson, Margaret Highet and Pat Browne.

1. Minutes Confirmed

The Minutes of the Meeting held on 19 March 1997, copies of which had previously been circulated, were confirmed.

2. Ayrshire Joint Structure Plan Committee

Submitted the annexed report (Appendix I & E 1) of the Ayrshire Joint Structure Plan Committee, being the Minutes of their Meeting held on 21 March 1997.

The Committee agreed to adopt the report.

3. Argyll and the Islands Enterprise Company/North Ayrshire Council Liaison Committee

Submitted the annexed report (Appendix I & E 2) of the Argyll and the Islands Enterprise Company/North Ayrshire Council Liaison Committee, being the Minutes of their Meeting held on 14 March 1997.

Further to the meeting discussions have been held with the Objective One Programme Director, Dennis Malone on the recent unsuccessful outcomes of funding bids and his efforts to have the bids reconsidered in May.

The Committee agreed to adopt the report.

4. National Food Safety Week 1997: 9 - 15 June 1997

Submitted report by the Director of Planning, Roads and Environment on the proposed participation in National Food Safety Week during 9 - 15 June 1997.

The Foodlink National Food Safety Week was established in 1993 by the Food and Drinks Federation and the Institute of Environmental Health Officers to provide information and advice for consumers and to raise public awareness on safe food handling. The campaign provides an opportunity to promote food safety throughout locations such as supermarkets, leisure centres and canteens and the former Cunninghame District Council and North Ayrshire Council have participated previously.

The Committee agreed (a) to participate in the Foodlink National Food Safety Week 1997 at a cost of £290.00; and (b) to promote and raise the profile of the campaign.

5. Revision of National Planning Policy Guideline 8: Retailing

Submitted report by the Director of Planning, Roads and Environment on the proposed response to the draft revised National Planning Policy Guideline 8: Retailing. (N.P.P.G. 8)

On 5 June 1996, the Committee considered the implications of this Scottish Office document which set out the Government's commitment to town centres and advocated a sequential approach to the selection of sites for new retail developments. As a result the Committee agreed (a) that a retail strategy for North Ayrshire requires to be prepared and agreed within the context of the Ayrshire Structure Plan; and (b) to review the policies on retailing incorporated within the various Local Plans at the earliest opportunity and in particular to ensure that the content of the NPPG8 are reflected in the Policy Statement for operation to the Irvine/Kilwinning Local Plan.

The Scottish Office has now issued a draft revision of NPPG8 which sets out further guidance on the sequential approach. Overall the guidance seeks to strengthen and safeguard town centres taking account of their potential for change and improvement and recognising them as the preferred location for new retail development. Additionally, development plans are to provide for the important function of comparison shopping, such as fashion and specialist goods, to continue to be located in town centres. The revised guidance also recommends that only if it can be demonstrated that all town centres options have been thoroughly addressed and ruled out should less central sites be considered.

The preparation of a Retail Strategy for Ayrshire is being progressed within the context of the Ayrshire Structure Plan. The revised NPPG also recommends that Local Plans should "aim to safeguard and support existing town centres and other retail facilities such as village shops, where they are serving the community well". To achieve this however, may cause difficulties to Local Authorities. The NPPG, while highlighting the need for control of certain developments does not provide adequate guidance in development control terms and this will be an issue for Local Plans. The revised NPPG also states that local authorities should seek to establish whether public transport is "sufficiently frequent, reliable, convenient to shops, employment services and facilities", but no guidance is provided against which the level of services can be assessed.

After discussion, the Committee agreed (a) to note the proposed revision to the National Planning Guideline 8 Retailing; and (b) to advise the Scottish Office that whilst its principle points clarify the Government's commitment to town centres and will facilitate a more consistent interpretation of policies, the Council considers that further clarification is required in the document on ways in which planning policy can control aspects of retail development and in particular (i) how assessments to village or local shops can be carried out and how such shops can effectively be protected by planning policies; and (ii) how in the absence of transport regulation planning policy can secure public transport services to support retail development.

6. Strathclyde Structure Plan 1995: Draft Modifications by the Secretary of State

Submitted report by the Director of Planning, Roads and Environment on the outcome of objections lodged by Cunninghame District Council to the Strathclyde Structure Plan 1995 in January 1996 and highlighting further modifications recently presented by the Secretary of State to all Councils within the former Strathclyde Region, subsequent objections or representations on these modifications are sought by and has asked for any objections or representations to the proposed modifications by 2 May 1997.

Of the representations lodged by Cunninghame District Council, two were successful viz. (i) the Regional Development Strategy (Strat 5) was modified to include the North Ayrshire RP (Regeneration Programme Bid), which will help prioritise available resources for urban renewal towards North Ayrshire; and (ii) Lochshore Glengarnock was included in the Schedule of Sites listed under Policy R14 for improving the quality of the land supplied for business and industry, which means that this site will now be included in the portfolio being promoted by SEN and Enterprise Ayrshire and will now qualify for ERDF funding. Two representations were however unsuccessful viz. none of the four centres redesignated Tier 4 shopping centres (i.e. the weakest in the Regional Shopping Hierarchy) are within North Ayrshire and hence the lack of a policy which directs new investment opportunities towards centres in this area will render them more vulnerable. Local Plans will therefore require to address specifically the issues of rationalisation of retail floor space requirements and opportunities for diversification of land uses and buildings in the excluded centres, i.e. Stevenston, Ardrossan, Dalry, Kilbirnie and Beith; Modifications to policies REN1, REN2, REN3 (Renewable energy) and WD2 (Waste Disposal) take no account of Cunninghame District Councils representations to allow wind power proposals within the Council area.

The report also identified and outlined a number of proposed modifications to the plan and the implications which these may have for North Ayrshire.

The Committee agreed (a) to submit representations to the Secretary of State for Scotland in line with the report in relation to the proposed modifications to policies RES3, RES7, IND5 and IND7; and (b) to provide to the Ayrshire Joint Structure Plan Manager with a copy of the Council's response to the Secretary of State and to seek assurances that all issues which this raises in relation to the modifications will be clearly and properly addressed in the Ayrshire Structure Plan.

7. Electricity Supply for Street Lighting

Submitted report by the Director of Planning, Roads and Environment on the proposed supply of electricity for street lighting and furniture by Scottish Power.

On 13 March 1996, the Committee agreed to accept the offer from Scottish Power to supply electricity for street lighting and street furniture at a discount of 7.8% to 31 March 1998.

After 1 November 1998, customers will be able to purchase electrical power from any supplier and given this situation Scottish Power has now offered North Ayrshire an additional 2.2% discount (making a total discount of 10%) on condition that the contract covers the period of 1 April 1997 to 31 March 1999; (b) that in line with previous arrangements, the accounts are based on a total chargeable load derived from a mutually agreed inventory of street lighting and street furniture; and (c) that payment be made within 14 working days. The revised offer provides an annual saving of £9,368 in addition to the current reduction of £33,217 for this electrical power.

Under the Council's Standing Orders relating to contracts, this contract would normally require to be accepted by Committee, however, in order to take advantage of the offer of additional discount from 1 April 1997, the Chief Executive in consultation with the Chair and Director of Financial Services authorised acceptance of the offer from Scottish Power.

The Committee agreed to homologate this decision.

8. Service Delivery Plan

Submitted report by the Director of Planning, Roads and Environment reviewing performance against the service delivery targets set for 1996/97 and setting targets for 1997/98.

On 24 April 1996, the Committee approved the Service Delivery Plan for Infrastructure and Environment Services in North Ayrshire, including specific performance targets for each section. The range of services delivered comprises roads, environment, planning, business and economic development, building control and central and strategic services. The report detailed performance against targets set for 1996/97 and performance targets and action plans for 1997/98. All sections are in the main performing well against targets. In relation to building control, it is proposed to improve the percentage target achieved in relation to relaxation applications by submitting them in future to the Development Control Sub-Committee.

The Committee agreed (a) to note the performance of the Directorate of Planning, Roads and Environment against the targets set for 1996/97; (b) to approve the service delivery plan for 1997/98; and (c) to amend the Scheme of Delegation to Committees to allow applications for Relaxation under the Building (Scotland) Acts 1959/70 to be determined in future by the Development Control Sub-Committee.

9. Garnock Valley Local Plan Sub-Committee

Submitted the annexed report (Appendix I & E 3) of the Garnock Valley Local Plan Sub-Committee being the Minutes of their meeting held on 15 April 1997.

The Committee agreed to adopt the report.

10. Irvine/Kilwinning Local Plan Sub-Committee

Submitted the annexed report (Appendix I & E 4) of the Irvine/Kilwinning Local Plan Sub-Committee being the Minutes of their meeting held on 24 April 1997.

The Committee agreed to adopt the report.

11. Largs: Parking Provisions 1997

Submitted report by the Director of Planning, Roads and Environment on proposals for temporary public parking in Largs during summer 1997.

Following the sale of the former goods yard car park at Irvine Road, Largs to Safeway for a new supermarket, there will be a shortfall in parking provision during summer 1997, due to the closure of this car park over the construction period. The supermarket car park will eventually provide some 240 spaces and a new public car park at the former gas work site, Gateside Street 88 spaces but neither will be completed in 1997.

A number of temporary parking measures are therefore proposed for the summer period viz.: (i) the formation of a temporary surface on the Gateside Street site providing approximately 88 spaces; (ii) the use of staff parking areas at Largs Academy and Kelburn Primary School during the school holidays and possibly other weekends, providing approximately 90 spaces; and (iii) the use of the parking area at the Council offices, Moorburn House during weekends providing approximately 30 spaces; and (iv) the use of the public car park beside the Largs Marina for the parking of tourist coaches. Appropriate signing will be provided to direct the public to the new parking areas. Consideration will also be given to realigning the parking area next to the Safeway Store to make better use of the available space.

After discussion, the Committee agreed (a) to approve the additional parking arrangements for summer 1997; and (b) to instruct the Director of Planning, Roads and Environment to arrange for an appropriate press release publicising the measures being taken to

resolve parking difficulties.

12. Road Humps: Greenlees Court, Dalry

Submitted report by the Director of Planning, Roads and Environment on a proposed traffic calming measure for Greenlees Court, Dalry.

Planning permission has been granted to Acre Developments Ltd, 25 Main Street, Dreghorn for the erection of 68 dwellinghouses with associated roads and parking at Greenlees Court (site off) West Kilbride Road, Dalry. One of the conditions attached to the planning permission requires the applicant to submit detailed on and off-site traffic calming proposals together with a programme for their implementation for approval by the Council prior to commencing the development. One of the traffic calming proposals is the installation of road humps on the proposed access roads but in order to comply with Road Humps (Scotland) Regulations 1990 it will be necessary to install two additional road humps on the existing length of Greenlees Court. Such proposals require to be advertised and the costs of this advertising and all construction work will be met by the developer.

The Committee agreed (a) to approve the advertisement of the proposed road humps on the existing length of Greenlees Court; and (b) to instruct the Director of Planning, Roads and Environment to look at temporary measures for slowing down construction traffic.

13 Boundary Naming: West Kilbride/Seamill

Submitted report by the Director of Planning, Roads and Environment on options for road and boundary signing in the West Kilbride/Seamill area.

Since 1991, a member of the public, non-resident in the area but with family connections in West Kilbride, has been pursuing with the Scottish Office National Roads Directorate and the local roads authorities the issue of the correctness of the Seamill boundary signs on the A78. At present, Seamill is shown on the trunk road signs and there are a number of directional signs indicating the "B" class roads into West Kilbride. The Scottish Office National Roads Directorate has indicated that the matter should be resolved by the Council and that if there is a consensus of opinion in the local communities of Seamill and West Kilbride that the signing on the trunk road should be changed, they would be prepared to look at any recommendations put forward by the Council for changes to the existing trunk road signing. The local member expressed her support for alterations to the signage to incorporate West Kilbride onto the trunk road signs to improve awareness of the town centre and assist the local traders. There are, however, a number of local organisations, including West Kilbride Community Council who would oppose any changes to the existing signs.

After a full discussion and having heard the local member, the Committee agreed (a) that in the absence of a consensus amongst the local community, they were unable to recommend any alterations to the signs; and (b) to advise the Scottish Office National Roads Directorate accordingly.

14. Outstanding Application for Planning Permission for Determination: Irvine: Site to South of Existing Cottages in Castlepark Road

N/01/97/0074: Irvine: Castlepark Road: site to South of Existing Cottages: Outline planning permission for residential development.

North Ayrshire and Arran NHS Trust, Crosshouse Hospital, Kilmarnock have applied for outline planning permission for a residential development at the site to the south of existing cottages, Castlepark Road, Irvine. An objection has been received from Mr R Henry, 91 Hunter Drive, Irvine.

Having considered the terms of the objection, the Committee agreed to grant the

application subject to the following conditions:-

1) That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.

2) That the proposed houses shall be restricted to one storey in height.

3) That access to the proposed development shall be from the existing access to Cumbrae Lodge but with the junction to the existing houses redesigned to give priority to traffic generated by the proposed housing development.

4) That visibility splays of 4.5m x 90m to Castlepark Road shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning authority.

5) That 2m wide footways shall be constructed along the full length of the boundary with Castlepark Road and along both sides of the new access road to the site prior to the occupation of any houses.

6) A tree belt shall be planted and maintained along the Castlepark Road frontage, details of which shall be submitted with the landscaping proposals for the whole site.

7) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

8) That the treatment of the boundary enclosures or plot divisions shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.

9) That all site boundary fences or walls associated with any dwellinghouse shall be erected prior to the occupation of that dwellinghouse(s).

15. Building (Scotland) Act 1959/70: Determination of Application for Building Warrant: Charters Towers, West Mayish, Brodick, Isle of Arran

Submitted report on the following application:-

(a) Charters Towers, West Mayish, Brodick, Isle of Arran: BW/95/0774

The information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse the application on the grounds that it does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

16. Building (Scotland) Act 1959/70: Requests for Relaxation

Submitted reports on the following applications:-

(a) **Balgray Whisky Bond (Warehouses B C & D):** Regulation 9 as read with Technical Standard DS.1 requires that the maximum area of single storey buildings in purpose group 7A (High Hazard Storage) should be no greater than 2000 metres squared with an automatic fire

control system.

The Committee agreed to grant the application subject to the condition that the area of each warehouse shall be limited to 2320 metres squared, the cubic capacity restricted to 18000 cubic metres and the buildings fitted with an automatic sprinkler system complying with the rules for Automatic Sprinkler System Installation 1990 issued by the Loss Prevention Council.

(b) 29 Stevenston Road, Kilwinning: Regulation 9 as read with Technical Standard S2.06 requires the minimum width of a stair to be not less than 800mm.

The Committee agreed to grant the application subject to the condition that an adequate width of 670mm shall be maintained on the stair.

(c) 29 Stevenston Road, Kilwinning: Regulation 9 as read with Technical Standard S2.18 required a minimum width and length of landing to be not less than the width of the stair.

The Committee agreed to grant the application subject to the condition that a minimum width of 461mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

(d) 53 Kings Road, Beith: Regulation 9 as read with Technical Standard S2.06 required a minimum width of stair to be not less than 800mm.

The Committee agreed to grant the application subject to the condition that an adequate width of 576mm shall be maintained on the stair.

(e) 1 Frew Terrace, Irvine: Regulation 9 as read with Technical Standard S2.06 requires a minimum width of a stair to be not less than 800 mm.

The Committee agreed to grant the application subject to the condition that an adequate width of 655mm shall be maintained on the stair.

(f) 1 Frew Terrace, Irvine: Regulation 9 as read with Technical Standard S2.18 requires the minimum width and length of a landing to be not less than the width of the stair.

The Committee agreed to grant the application subject to the condition that a minimum width of 366mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

(g) 1 Glasgow Street, Millport: Regulation 9 as read with Technical Standard T3.1 requires a provision of sanitary facilities suitable for wheelchair users.

The Committee agreed to grant the application subject to the condition that the proposed ladies WC and the existing gents WC compartments in the public bar area be made suitable for the ambulant disabled in accordance with BS 5810.1979.

17. Irvine: Tree Preservation Order

Submitted report by the Director of Planning, Roads and Environment on a proposal to serve a Tree Preservation Order on land at Ayrshire Central Hospital and Redburn, Irvine.

One of the few areas of significant woodland remaining within the urban area of Irvine lies mainly within the boundaries of Ayrshire Central Hospital. This area is extended by mature tree groups throughout the hospital grounds and along both side of Kilwinning Road. In order to preserve the landscape and amenity value of the trees, it is proposed to serve two Provisional Tree Preservation Orders are served, one to the east and one to the west of Kilwinning Road. This will allow the Orders to be confirmed individually should any adverse representations be received.

The Committee agreed to authorise the Director of Planning, Roads and Environment to (a) serve Provisional Tree Preservation Orders at Ayrshire Central Hospital and Redburn, Irvine on

the areas delineated on the plans attached to the report; and (b) confirm the Tree Preservation Orders on expiry of the advertisement period, provided no objections are received.

The meeting ended at 3.30 p.m.

**Infrastructure and Environment Services Committee
30/04/97**

Appendix No
I & E3

APPENDIX I&E 3

IRVINE, 15 April 1997 - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 10.00 a.m.

Present

Samuel Gooding, David Munn, James Jennings, Robert Reilly and George Steven.

In Attendance

J. McCorkell, Head of Planning and Environment, M. Ferrier, Team Leader, K. McKelvie, Planning Officer, R. Henry, Planning Officer, A. Latimer, Planning Officer (Planning, Roads and Environment), W. Telford, Accountant (Financial Services) and S. Bale, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Thomas Dickie and Thomas Morris

1. Garnock Valley Replacement Local Plan: Key Issues

Submitted report by the Director of Planning, Roads and Environment on the key issues in connection with the Garnock Valley Replacement Local Plan.

The current Garnock Valley Local Plan was adopted on 29 January 1991. The Scottish Office recommends that Plans should be reviewed every five years. Furthermore, since the Local Plan was adopted, the reorganisation of local government in Scotland has taken place, government guidance has been issued on a number of topics and it is considered that the Plan has fulfilled its aims as far as possible to date. On 5 June 1996, the Committee agreed to authorise the Director of Planning, Roads and Environment (i) to commence preparation of the Replacement Local Plan; and (ii) to place the required notification in the local press. An advertisement giving notice of intention to start preparation of a Replacement Plan was therefore placed in the relevant local newspaper on 2 August 1996. Initial consultations have been carried out to assist in the identification of the key issues. The development of the Replacement Local Plan will proceed in parallel

with the development of the Ayrshire Structure Plan.

The aims of the current Adopted Local Plan are in summary:-

- 1) To encourage employment based development.
- 2) To attract people, businesses, residents and visitors to the area.
- 3) To press for upgrading of the A737 and encourage development.
- 4) To strengthen the economic and social base by encouraging private housing.
- 5) To improve the environment.

Key Issues

K. McKelvie and R. Henry, Planning Officers gave a presentation on each of the Issues papers identifying the key issues which require to be addressed by the Replacement Local Plan.

The Sub-Committee considered each of these in turn.

1. Housing

In the six year period since the adoption of the Local Plan, the construction of new housing has been the main mechanism for land use change with 356 private house completions. New house building activity has recently slowed from the peak of 120 completions in 1993/94 to fewer than 50 per annum. The Garnock Valley is still, however, a popular choice for commuters. The Council has a duty to allocate sufficient land for housing to meet estimated demand for seven years ahead. The land allocated allows for a total supply of 376 houses with the estimated demand being 350. The full range of demand may not, however, be covered by the sites identified at present.

With regard to social housing for rent and special needs housing, it is not envisaged that there will be a requirement for new build on greenfield sites. The Director of Housing Services is, however, working on the Housing Plan at present which will detail the extent of these needs. The Director of Housing is also currently investigating options for the Longbar housing estate in response to letting difficulties.

The condition of a small but significant element of the private sector housing stock in the Garnock Valley is poor, with 8% being below the tolerable standard, particularly in Beith town centre.

In the countryside, there is control of development of housing by restricting the erection of new housing to occupational need.

Key Issue

Is there a need to expand the range of housing sites?

There is a balance of supply and demand, but there may be a lack of flexibility in land supply to cater for the potential range of demand. The release of any greenfield sites would have to be justified. The reallocation of some surplus industrial sites could also be considered. The Plan will also have to take account of the Housing Plan with regard to social housing for rent and special needs housing.

Key Issue

What can be done to prevent the further deterioration of town centre housing in the absence of local government and other public sector funding?

This has a detrimental effect on the image of the area. The Local Plan can prioritise the main problem areas to assist in lobbying for resources from external agencies such as Scottish Homes, Historic Scotland, Enterprise Ayrshire etc.

Key Issue

Are existing policies appropriate to control development in the countryside?

At present applications are assessed on the basis of agricultural need, i.e. full time agricultural employment, or other occupational need. The control is intended to avoid isolated developments in the countryside, with subsequent increased infrastructure and social services costs, increased transport costs, redirection of resources away from brownfield sites etc.

In response to members questions, the Sub-Committee were advised that the identified housing sites represent those sites which are believed can be realistically achieved for future housing development during the Plan period. The site at Redheugh is not included in the seven year land supply, but is a site which could be looked at as part of the Plan process as it may well meet the criteria for an upper market site.

Members expressed their concern about the deterioration of Beith town centre and the lack of action in this area including that of some private owners and they welcomed the identification of this problem as a key issue which requires to be addressed.

2) Business and Industry

The Adopted Local Plan contains an ample supply of good quality of industrial land, mainly at Lochshore North. Over the Local Plan period, there has been provision of a number of new workshop units. There has, however, been a major sell-off by Scottish Enterprise of industrial units at Lochshore and Paddockholm to the private sector and these industrial estates now have a neglected appearance with tipping taking place and falling maintenance standards. A Special Initiative Area was identified for Lochshore, but there has been no real progress regarding this development. There has also been no interest in the Lynn site, Dalry. Scottish Enterprise have undertaken a comprehensive review of their land holding and have identified Lochshore West as the main focus for investment. There is therefore clear scope to review the allocation within the Local Plan. There is a perceived image problem with poor quality industrial units, lack of good connections to the motorway network etc. which are acting as a disincentive to investment.

Key Issue

How can the Local Plan secure realisable development?

There is a need to critically assess the land supply; to obtain investment at Lochshore West in partnership with Scottish Enterprise and Enterprise Ayrshire; alternative uses require to be investigated for Lochshore North; options for the Lynn site, Dalry require to be looked at including the possibility of rezoning it to countryside; the upgrading of the A737 requires to be progressed; the potential for tourism/leisure development at Lochshore North requires to be investigated along with the problems of tipping, ground conditions and contamination in this area; and the maintenance and enhancement of industrial sites and premises requires to be looked at.

In response to members' questions, the Sub-Committee were advised that discussions were being held with West of Scotland Water (Sewerage) regarding the ability of the present sewerage system to cope with further development. The Sub-Committee were advised also that the site contamination at Lochshore is likely to exclude the suitability of the site for housing.

Members considered that Lochshore North requires to be looked at for potential tourism development in conjunction with opportunities offered by the area's proximity to Clyde Muirshiel Regional Park. Concern was expressed by members about the length of time it is taking to resolve the situation concerning Lochshore pavilion.

3) Shopping and Commerce

There has been very little change or investment over the past six years of the Local Plan and the town centres are barely holding their own in terms of viability.

Key Issue

What measures can be taken to maintain and enhance the viability of the three

town centres in the Garnock Valley and thereby maintain and enhance their fabric?

The aim is to have vibrant town centres, but the viability of retail activity is marginal and whilst major investment is needed, it is unlikely to be in the retail sector. The policy options are either (i) to protect the core shopping area or (ii) flexibility of uses in the town centre, i.e. inclusion of offices, hot food shops etc. which might be a more appropriate approach. Further measures which can be investigated include traffic management, convenient parking, townscape enhancement etc. in partnership with Enterprise Ayrshire and other agencies. There is also a need to attract funding for improvements to housing.

Key Issue

Is there scope for edge of town centre shopping?

Edge of town shopping can complement an existing town centre or can impact adversely by offering a one-stop shopping facility. There is scope at Smith Street, Dalry for a small supermarket development, although possible traffic impact will require to be investigated before progressing this idea further.

The Convenor expressed his concern about the condition of some of the shops in Kilbirnie and regarding the apparent lack of progress on the Gateway Town status of Kilbirnie.

The Sub-Committee (i) asked that the pedestrianisation of the Main Street in Beith be looked at as the street is narrow and is frequently blocked by parked cars and this is acting as a disincentive to shoppers; and (ii) suggested that the clean air in the Garnock Valley be used as a marketing feature of the area.

4) *Tourism and Leisure*

There is a good provision of Council run leisure facilities in the Garnock Valley.

Around half a million day trippers pass through the Garnock Valley and there is potential for developing this market. Kilbirnie has been approved as a “Gateway Town” to Ayrshire, an initiative by Ayrshire and Arran Tourist Board, which is being progressed in Kilbirnie by the Community and Recreational Services Directorate.

Outdoor pursuits are increasing on a national level and there is potential for development of Clyde Muirshiel Regional Park, angling in the lochs and reservoirs in the area, watersports on Kilbirnie Loch, Sustrans National Cycle Network which runs through the Garnock Valley and Dalgarnen Mill. The Ayrshire and Arran Tourism Strategy has identified the need to develop tourist facilities and address the lack of tourist accommodation in the Garnock Valley.

Key Issue

How can the Local Plan encourage the development of facilities for tourists and day visitors?

The Local Plan can identify suitable opportunities for development including the Clyde Muirshiel Regional Park and Lochshore recreational area, diversification of farm use such as farm parks, craft workshops etc and off-road cycle route opportunities. There are, however, physical problems at Lochshore of ground conditions and contamination both on the surrounding land and in the loch which will require to be addressed.

Key Issue

How can the Local Plan help to rectify a lack of tourist accommodation in the Garnock Valley?

The Local Plan can promote the development of camping, caravanning and self catering tourist accommodation.

Members expressed concern about the lack of co-ordination from external agencies including Ayrshire and Arran Tourist Board in developing the tourism potential of the Garnock Valley. They considered there was a need for investment in tourism development including the potential of private investment and investment from Scottish Enterprise and Enterprise Ayrshire and that examples of other successful tourism enterprises elsewhere could be looked at.

The Sub-Committee were in agreement with the development of Lochshore for tourism.

Farming and Forestry

Outwith the three Garnock Valley Towns, the primary land use is agriculture. In the main, farming and forestry are outwith planning control.

Key Issue

What can the Local Plan do to assist the appropriate development and diversification of the countryside?

The Plan could establish acceptable diversification uses and define criteria for assessing proposals.

Key Issue

Proposals for afforestation will require careful environmental assessment particularly in sensitive areas like Clyde Muirshiel Regional Park.

Each proposal can be assessed against set environmental criteria. An indicative forestry strategy can be prepared for Clyde Muirshiel Regional park and fringe tree planting can be encouraged around towns.

The Sub-Committee were advised that SEPA are monitoring the situation regarding the algae in Kilbirnie loch and whether there is any connection with run-off from

agricultural land.

The suggestion was made that the former Pitcon Brickworks near Dalry would benefit from some tree planting.

6) Minerals

Mineral extraction in the Garnock Valley consists of hard rock and limestone quarries. There are deposits associated with the northern outcrop of Ayrshire Bauxitic clay which are currently protected.

Key Issue

Should the Ayrshire Bauxitic clay and limestone deposits identified in the approved Plan and in the Strathclyde Structure Plan continue to be safeguarded?

The area has significant deposits of limestone, particularly in Beith and there is potential for future development of a major cement industry at Beith.

7) Transportation

The journey times to the Glasgow conurbation have been reduced by the improved A737 road links outwith North Ayrshire. The major schemes to upgrade the A737 promoted by the Adopted Local Plan have not been implemented. Currently a route action plan is in preparation for the A737.

Key Issue

Improved road links are required to make the Garnock Valley more attractive to commuters and incoming investors. How can the Local Plan reconcile this with issues of sustainability?

The Local Plan requires to have a balanced transport strategy for the Garnock Valley. The Local Plan can (i) promote road improvements which contribute to the upgrading of the A737 and provision of the Dalry by-pass; (ii) promote town centre traffic management plans; (iii) request Strathclyde Passenger Transport to continue to support bus services in the area and links to Glasgow and Irvine; (iv) recommend increased frequency of rail services, particularly for Dalry; (v) consider the option of a rail link to the Lochshore industrial area and reserve the site required for a possible link on the Plan; and (vi) enhance footpath and cycle links to town centres and between settlements.

8) Infrastructure and Services

Flood Risk

A duty may be placed on local authorities under the proposed Flood Prevention and Land Drainage Act to identify areas at risk of flooding. The Local Plan will therefore have

to carefully consider land use allocations.

Sewerage Provision and Sewage Treatment

West of Scotland (Sewerage) are currently investigating the effectiveness of all their combined sewer systems and will prioritise work on a needs basis. The sewer network north of Dalry and town sewer networks may require some upgrading in the future.

Renewable Energy

The government requires energy generation companies to provide an increasing proportion of their supply from renewable sources such as wind, hydro and bio-mass crops. Wind farms represent one such source of particular relevance in the Plan area.

Waste Disposal

A Council-wide strategy for waste disposal is being prepared and the Local Plan will require to have regard to this Council strategy, as well as the Scottish Environment Protection Agency's National Waste Strategy and National Planning Policy Guideline 10 on Planning and Waste Management.

Key Issue

To identify potential development areas at risk of flooding and ensure they are not allocated for development and that appropriate flood prevention and mitigation measures are initiated.

A number of local areas are known to suffer from flooding eg. Lynn West, Dalry.

Key Issue

The need to upgrade the Garnock Valley sewer north of Dalry and to improve the town sewer networks of Kilbirnie, Beith and Glengarnock.

Clarification will be sought from West of Scotland Water (Sewerage) on this matter to ensure that foreseeable development can be accommodated.

Key Issue

Should wind farms be permitted on the uplands of the Garnock Valley subject to environmental safeguards?

The modifications to the Strathclyde Structure Plan will allow wind farms potentially to be developed outwith identified sensitive areas. This will enable the Council to prepare appropriate policy guidance to consider proposals for wind farms in the Garnock Valley.

Key Issue

Are there suitable sites in the Garnock Valley for the deposit of waste?

At present there are a number of existing landfill waste disposal sites at worked out quarry holes. It is considered that the disposal of inert waste should be directed towards existing disused mineral operations or be incorporated into the after-care/treatment proposals with any mineral development proposal and that disposal facilities should incorporate facilities for energy recovery. Policy guidance will be prepared on standards for infill site restoration, after-care and after use to control the environmental impact of any development pressure arising from possible import of waste to the area.

The Sub-Committee agreed that quarries should be looked at as waste disposal sites.

9) Community Facilities

During the period of the adopted Local Plan, a new primary school has been built in Glengarnock and the health centre at Holmhead, Kilbirnie, both of which sites were reserved in the Local Plan.

Key Issue

Does provision have to be made in the Plan for the siting of any additional Community Halls or Centres?

This matter is being further investigated with the Director of Community and Recreational Services.

10) Natural Environment and Heritage

The Garnock Valley is characterised by small towns set in attractive countryside. The area is still perceived, however, as suffering dereliction from past industrial uses and this continues to detract from a positive image of the area. Environmental improvements have been undertaken during the adopted Local Plan period and the Landfill Tax may be a possible source of funding for further environmental projects. The area contains a number of Sites of Special Scientific Interest, Ancient Monuments and archaeological remains.

Key Issue

How can the Local Plan improve the image and environment of the Garnock Valley?

The Local Plan can (i) prioritise resources; (ii) identify key areas for environmental enhancement such as Lochshore North; (iii) investigate potential use of the Landfill Tax for funding environmental projects; and (iv) give priority to improving town centres, particularly Beith.

The designation of conservation area status for Beith might assist in securing additional resources but such a proposal would have to be considered carefully as it can lead to more bureaucracy and restrictions on property owners in the area. It may be

appropriate to protect and promote rehabilitation of historic buildings and environments through a local “buildings at risk” register and through design guidance.

Conclusion

The Sub-Committee agreed with the overall thrust of the Issues Papers and agreed to recommend to the Infrastructure and Environment Services Committee (a) that the Director of Planning, Roads and Environment be authorised to draw up a Consultative Draft Local Plan; (b) that the comments made by members of the Sub-Committee and Key Issues as detailed above be taken into consideration in the preparation of the Consultative Draft document; (c) that the Consultative Draft Local Plan be submitted to the Sub-Committee at a future meeting, prior to being made available for public and statutory consultation.

The meeting ended at 12.15 p.m.

Infrastructure and Environment Services Committee
30/04/97

Appendix No
I & E 4

APPENDIX I&E 4

IRVINE, 24 April 1997 - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 10.00 a.m.

Present

Samuel Gooding, David Munn, Jack Carson, James Clements, Stewart Dewar and Elliot Gray.

In Attendance

J. McCorkell, Head of Planning and Environment, M. Ferrier, Team Leader, J. Smith, Planning Officer, I McQuaker, Planning Officer and D. Donoghue, Planning Officer (Planning, Roads and Environment) and S. Bale, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

Thomas Barr, Jane Gorman and George Steven.

1. Irvine and Kilwinning Replacement Local Plan

Submitted discussion paper by the Director of Planning, Roads and Environment on key issues in connection with the Irvine and Kilwinning Replacement Local Plan.

The current Irvine/Kilwinning Local Plan was adopted in 1989. Since its adoption, many changes have occurred which necessitate a full review of the plan, including local government reorganisation, the wind up of Irvine New Town and new government guidance on a number of planning issues. It is considered that the Plan has fulfilled its aims as far as possible to date. Initial consultations have been carried out to assist in the identification of the key issues. The current Strathclyde Structure Plan remains relevant, but the development of the Replacement Local Plan will proceed in parallel with the preparation of Ayrshire Structure Plan.

The Replacement Local Plan has to be considered against a background of key changes in the population of the area and in the national and local economy. There has

been a slight decrease in the population since 1989 from 58,025 to 57,780, but the number of households has increased from 19,467 to 23,338 in 1995. Unemployment has been consistently higher than the national average and remains at 13%, compared to a national rate of 8.7%.

Key Issues

J. Smith, D. Donoghue and I McQuaker, Planning Officers gave a presentation on each of the Issues Papers identifying the key issues which require to be addressed by the Replacement Local Plan.

The Sub-Committee considered each of these in turn.

1) *Business and Industry*

There is a large supply of undeveloped sites allocated for business and industry including 88 hectares at Riverside Business Park. There are also a number of prominent vacant buildings e.g. Bridgend Mill, Kilwinning, the former B & Q building, Irvine and Wilson Foods, Eglinton Park, Kilwinning. Certain industrial areas have changed in character e.g. The Harbourside area, the Caberboard site and the Springbank industrial estate and the future of such sites requires to be reviewed.

Key Issue

Is the industrial land currently allocated within the former new town area suitably located? Is there an oversupply of industrial land?

Some allocations may no longer be appropriate. The relocation of B & Q and the likely retail development at Caberboard will have implications for the future of the Springbank area consideration has to be given as to whether this area should remain for industrial use or whether a more flexible approach should be taken. The Harbourside area of Irvine also requires to be looked at as it may not be appropriate any more for the needs of industry and the Local Plan may need to encourage more tourism, housing and leisure in this area.

Key Issue

Can the range of industrial sites be allocated in a more targeted way to ensure that take up and development potential are maximised?

The Riverside Business Park has significant potential for strategic development and the Council is working with Locate in Scotland, Scottish Enterprise National and Enterprise Ayrshire to improve transport access and the marketing of the site.

Opportunities for additional workshop and yard facilities for small businesses should be explored including further development at Cunninghame Road and Thornhouse Avenue, Irvine; Corsehill Mount Road, Dreghorn; and the possible subdivision of the B & Q unit at Springbank

There is also a continuing demand for low amenity sites for businesses such as scrap, recycling and vehicle repair. These sites require to be carefully located. Oldhall West is reaching its capacity and there are two possible sites which could be pursued, namely the backland at Wilson Pipe Fittings, Portland Road, Irvine and the site previously zoned for workshops at Watercut Road, Kilwinning.

Key Issue

Can the Local Plan assist in attracting new office based jobs to Irvine and Kilwinning?

More flexible units with secretarial and office support are required. Planning consent has been granted for a business centre at the former Irvine Royal Academy building and other suitable locations could be looked at such as Annickbank and Ravenspark Hospital.

Concern was expressed by members about the high unemployment in the area and the need to encourage new types of industry e.g. High tech industry, was emphasised. The Head of Planning and Environment explained that the Local Plan in itself was only one aspect in the efforts to encourage employment, as sites required to be allocated for industry etc. in order to press for investment in these areas.

In relation to the Caberboard site, it was confirmed that it would be the responsibility of the developer to undertake any necessary decontamination of the site.

The Sub-Committee asked that the following issues be looked at: (i) the possibility of the Wilson's Food factory being used as a business centre if it becomes vacant, although the priority was to retain the manufacturing jobs; (ii) the preparation of a development brief for housing for the Matthew Wright woodyard site, Montgomerie Street, Harbourside, if the site becomes vacant; and (iii) alternative low amenity business sites, as the site suggested at Watercut Road, Kilwinning was considered unsuitable, due to it being on the main entrance into Kilwinning.

2) Housing

Between 1995 and 2001 Irvine is projected to have the highest percentage increase in young single households (34%) and other single households (47%) throughout North Ayrshire. The overall projected household growth for Irvine is 8.2% compared with 5.8% for North Ayrshire. It is predicted that there will be 25,839 households by 2003. There is a projected requirement for additional rental housing, as well as houses to buy, and there are a total of 4,671 applicants currently on the Council housing waiting list for the Irvine New Town area comprising 1,226 transfers and 3,445 waiting list applicants.

Key Issue

How can the Local Plan help to ensure that the correct land allocations for

housing are brought forward through the Local Plan?

The Local Plan is required to assess the demand for additional housing for the next seven years. Sites which can be looked at are the Greyhound Stadium, Matthew Wright, Springbank and possibly Ravenspark Hospital.

Sustainable development is increasingly being promoted through Government guidance and the Local Plan requires to ensure that housing sites are adequately accessed, serviced and capable of accommodating developments sustainably. The existing 6.1 approvals, such as Foreshore and Montgomerie Park have been inherited by the Council from IDC and consideration has to be given as to whether they are still appropriate to accommodate projected demands sustainably.

In the rural hinterland, e.g. Springside, some small sites could be allocated for housing.

Key Issue

How can the Local Plan ensure that all sectors of housing demand are accommodated?

In the light of continued financial restrictions on public sector housing building policies require to be produced to ensure an appropriate level of housing for rent. The site at Tarryholme should be considered as a possible site for low cost housing to be provided with the assistance of Scottish Homes.

The Sub-Committee asked that the following issues be looked at; (i) the former Irvine Development Corporation records should be checked in relation to the ground conditions on the Hume Pipe site which was allocated for housing. It is understood that IDC had investigated this area and had ascertained that there are problems including a high water table; (ii) the need for more single and elderly person housing required to be addressed, with suitable sites identified and supported by appropriate development briefs and Development Control policies; (iii) Ravenspark Hospital site be reallocated for Countryside/public open space. There was no support for a general housing allocation; (iv) the land at Montgomerie Park should still be allocated for housing; and (v) small sites in Springside should be considered for housing.

3) Retailing

The existing shopping facilities in Irvine and Kilwinning comprise a wide choice of supermarkets and local convenience shops, although there is a lack of convenience shops at Woodside, Kilwinning and Tarryholme and Perceton, Irvine. There is also a good range of electrical goods, furniture, floor coverings etc. shops at Riverway Retail Park. There is, however, a lack of comparison shopping facilities i.e. a lack of good quality clothing and shoe shops and this area has potential for development.

Key Issue

How can the Local Plan help to reverse the continuing loss of comparable shopping expenditure from Irvine/Kilwinning and North Ayrshire in general?

The High Street/Bank Street area is considered unsuitable for further development due to the small size of the shops, limited access and the major disruption which any redevelopment would cause. It is proposed therefore that the Caberboard factory site be looked at for retail development. This would enable major commercial expansion and would improve access to the town centre. Whilst it is not envisaged that there would be any growth in food shopping, an anchor shop in such a development would be a food store, requiring the relocation of an existing food store. Planning conditions could be considered to limit impact on the town centre. There would be no need for an out of town site to be identified. The Council must work closely with Land Securities to promote Rivergate as a location for good quality comparison goods development also. Kilwinning will continue to maintain an important role as a local shopping centre and the proposed development of a College will benefit shopping in the area.

Key Issue

What can the Local Plan do to assist the active promotion and marketing of Irvine town centre as an attractive location for retail development?

Irvine requires to be promoted as the principal shopping centre in North Ayrshire and endeavours made to recapture some of the business being lost to other towns outwith North Ayrshire. The development of the Caberboard site must complement the other parts of the Irvine Town Centre and all must be marketed in a comprehensive manner. This will require a partnership with commercial and community interests and encouragement must be given to small retailers in the High Street and Bank Street.

Key Issue

How can the Local Plan ensure that the environment of Irvine Town Centre is improved and enhanced to make the area an attractive shopping destination?

Factors in promoting shopping require to be addressed such as good signage, with a number of new signs having already been erected by the Roads department; and good pedestrian links to bus stops and car parks.

Whilst there may be an impression that the public are seeking out of town shopping centres, in fact, there is only one major out of town shopping centre in Scotland and new national planning policy guidelines support existing town centre shopping. It was explained also, in response to members questions, that whilst there is a need for some of the “big name” retail stores to locate in Irvine, endeavours to attract them in the past have been unsuccessful as Irvine does not meet their criteria in terms of catchment figures.

The Sub-Committee asked that the following issues be looked at: (i) the possible

development of the Fulton and Wyllie site in Irvine town centre for shopping; (ii) the requirement to bring quality clothing and shoe shops to Irvine; (iii) working with Land Securities to ensure that appropriate types of shops are brought into Rivergate; and (iv) that the wishes of local people are taken into account as well as a needs assessment, when determining locations of local convenience shops.

4) Transport

Irvine and Kilwinning have inherited a good network of internal roads, but the traffic congestion in Dalry Road/Howgate Kilwinning with the increased traffic using the A737 to Paisley/Glasgow highlights the major requirements to press for the upgrading of the A737 and provide the Kilwinning western by-pass. Other requirements include the replacement of the Bailey Bridge on the Southern Approach Road, Irvine and a direct link from Ayrshire to the M74.

Key Issue

How can the Local Plan ensure that necessary improvements to the local road network are committed in expenditure programmes?

Preliminary work on a Route Action Plan for the A737 trunk road is in hand. The upgrading of the road and the construction of the Kilwinning western by-pass must, however, be pursued. The Council must also look for the necessary funding for the replacement of the Bailey Bridge.

Key Issue

What can the Local Plan do to support the development of the public transport network in the area?

Over 40% of the population do not have a car and the Council therefore requires to continue to support Strathclyde Passenger Transport to maintain and improve rail links and to work with SPT and the bus operators to maintain and improve bus services, particularly to the new development site at Caberboard.

Key Issue

How can priorities for walking and cycling be promoted and developed through the Local Plan?

Cycling must be encouraged as an alternative form of travel and appropriate provision made and walking should also be encouraged for short trips.

Key Issue

What can the Local Plan do to encourage and promote the transfer of freight from road to rail?

The proposal to establish a rail freight depot at Meadowhead Irvine should be kept under review.

Members emphasised the importance of obtaining a link to the motorway system and assurances were given by the Chair that he would be seeking the support of other Councils, such as North and South Lanarkshire who would benefit also by alleviating the flow of traffic through their areas.

The Sub-Committee asked that the following issues be looked at: (i) the provision of secure lockers for bicycles and shopping in any new retail developments; and (ii) the lack of buses going to the Harbourside area in the evenings and the requirement for a bus interchange at Irvine railway station, which could be looked at in terms of any new development.

5) *Tourism and Leisure*

The natural features of the area such as the Beach Park, the harbour and the Clyde can be further developed for tourism. The Magnum Leisure Centre and the Scottish Maritime Museum offer a local focus at the Harbourside area. There are a range of outdoor playing fields available throughout the Local Plan Area and a good provision of well maintained parkland.

Key Issue

How can the Local Plan help to ensure that the tourism potential of the areas natural and built features is maximised to improve the economy?

The Harbourside area requires to be looked at to assess what further opportunities exist in this area. There is a continued demand for golf and related leisure facilities and the former Hume Pipe yard on Ayr Road, Irvine could be looked at for golf related or other sports development.

Key Issue

How can the Local Plan ensure that the appropriate level of recreation and open space facilities are available for the residents of Irvine and Kilwinning?

The Local Plan requires to assess in terms of National Planning Policy Guideline 11, the recreation needs of the residents of the area, produce a framework for protection of existing facilities and identify shortfall in provision. The provision of playing fields in the area therefore has to be assessed and these cannot be disposed of, unless fully justified. Accessibility and use of Council facilities, including school playing fields will be looked at, along with the Education and Community and Recreational Services Directorates.

The Sub-Committee asked that the following issues be looked at: (i) the requirements for a quality 80 - 100 bed hotel, possibly at the Harbourside area and a travel lodge development at an appropriate location; (ii) the development of the proposed caravan park at the Beach Park, which is under discussion with the Camping and Caravanning Club at present; and (iii) an assessment to be undertaken in association with the Director of Community and Recreational Services on the requirement for more football pitches.

6) Community Facilities

There are a range of community halls and churches serving the area. In the Education sector, there are opportunities to develop further education with the present Kilmarnock College Annexe and the proposed James Watt College in Kilwinning. There is also expected to be a growth demand for nursery places in the private as well as public sectors. A primary school site has been reserved at Lawthorn. In terms of Police facilities, the Police station at Irvine High Street is seeking to relocate.

Key Issue

How can the Local Plan help to ensure that the correct land allocations for community facilities are brought forward through the Local Plan?

The Local Plan requires to assess issues such as whether the community facilities are in the best locations and accessible to the less mobile elements of the community, particularly the elderly; the relocation of Irvine Police station and the provision of cemeteries and crematoria.

Key Issue

Is there an adequate range of educational facilities available at all levels of provision?

The Local Plan requires to look at whether there is a need for additional land allocations for new educational facilities. The primary school site at Lawthorn will be protected through the Local Plan.

Key Issue

How can the Local Plan assist in ensuring that health facilities are maintained

and if appropriate improved?

The Local Plan requires to look at ensuring an appropriate level of provision of community health services and whether it can assist the Community Health Care Trust in identifying a site for a modern health facility for Kilwinning.

Key Issue

How can the Local Plan address specific locational problems associated with surplus community buildings?

When community buildings or churches become surplus to requirements, the Local Plan needs to assess the right after use.

The Sub-Committee asked that the following issues be looked at: (i) the provision of nursery facilities for staff who will be employed at any new Commercial Development; and (ii) the provision of play and community facilities in terms of planning gain at each new development site where there is an identified need.

7) Infrastructure and Services

The Government has set targets for increasing the amounts of waste recycled and has imposed a tax to discourage landfilling. The likely introduction of the Flood Prevention Act will place significant duties on the Council to identify flood risk and bring forward proposals to mitigate flooding. The sewerage works at Meadowhead Irvine will require to be upgraded before the year 2000 in order to provide improved treatment to meet European directives.

Key Issue

How can the Local Plan assist in implementing a comprehensive waste strategy for Irvine and Kilwinning?

The Local Plan must identify sites which can deal with waste locally and in an environmentally sensitive way. Accessible sites should be identified for recycling facilities. The main site identified at present for landfill is at Bogside.

Key Issue

How should the Local Plan identify areas of flood risk and where flooding places a constraint on development?

The Local Plan requires to take flood risk into account when designating areas for development.

Key Issue

How can the Local Plan ensure that the quality of sewerage treatment is

improved significantly and that discharges do not blight the coastal environment?

The Local Plan must ensure that the level of treatment provided at Meadowhead is of the highest practical standard so that the available sewerage capacity for the Local Plan area is not jeopardised by the pumping of sewerage from South Ayrshire. Further land will require to be allocated at Meadowhead if there is to be secondary treatment.

Members expressed their concerns about the level of treatment to be provided at Meadowhead. The Chair gave assurances that the Council's concerns had been made clear to West of Scotland Water. The current position is that West of Scotland Water are still involved in technical discussions on derogation and will have to submit to SEPA their justification for not providing secondary treatment.

8) *Natural Environment*

The Government is committed to promoting sustainable development through planning policy and guidance. Within the Local Plan area, there are a number of Sites of Special Scientific Interest as well as listed wildlife sites.

Key Issue

Can the Local Plan deliver a sustainable growth strategy for Irvine/Kilwinning whilst retaining a quality natural environment?

The Local Plan will require to look at balancing sustainable growth and environmental protection. The landscape capacity for new growth will require to be assessed, along with which areas of prime agricultural land require to be protected and the implications of agricultural diversification on the rural environment. Priorities for environmental improvements will require to be determined.

Key Issue

How can the Local Plan best deliver the global commitment to protecting and improving biological and habitat diversity?

The Local Plan must protect and improve designated habitat sites. The Bogside habitat will require to be protected in the light of landfill proposals and visitor attractions on nearby sites. The Local Plan will also require to identify suitable uses for contaminated sites such as the former shooting range at Portland Road, Irvine.

9) Heritage

The Council has a statutory duty to protect listed buildings. The list for Irvine/Kilwinning includes currently 100 buildings and is likely to increase as it is being updated at the moment. There are also five Conservation Areas in Irvine designated in 1974 when Irvine Development Corporation was proposing major new works. Irvine and Kilwinning are recognised as settlements of archaeological significance and there are four scheduled ancient monuments in the Irvine/Kilwinning area. Eglinton Park is identified as a “Designed Landscape in Scotland” and is adequately protected by the Local Plan.

Key Issue

How can the Local Plan secure the necessary action to conserve and enhance the important features of the built environment?

The Council should keep the situation regarding the condition of listed buildings under review and consideration should be given to a local “buildings at risk” register to encourage owners of listed buildings to maintain them in a reasonable condition.

Key Issue

Should the Local Plan include an assessment of the boundaries of the Conservation Areas in the area?

With the wind up of Irvine Development Corporation, the boundaries and designations of the Conservation Areas will require to be reviewed.

Key Issue

How can the Local Plan protect other historic features from development pressures?

The Local Plan requires to recognise the statutory protection of Scheduled Ancient Monuments and look at protecting certain sites in Irvine and Kilwinning due to their archaeological significance.

Concern was expressed about the condition of Seagate Castle, Irvine. The Sub-Committee were advised that this building is the responsibility of the Community and Recreational Services Directorate who are at present considering a study undertaken by a firm of Architects, financed by Enterprise Ayrshire, which details the measures which require to be taken in relation to this building.

Conclusion

The Sub-Committee agreed with the overall thrust of the Issues Papers and agreed to recommend to the Infrastructure and Environment Services Committee (a) that the Director of Planning, Roads and Environment be authorised to draw up a consultative draft Local Plan; (b) that the comments made by members of the Sub-Committee and key issues as detailed above be taken into consideration in the preparation of the Consultative Draft

document; and (c) that the Consultative Draft Local Plan be submitted to the Sub-Committee at a future meeting prior to being made available for public and statutory consultation.

The meeting ended at 1.10 p.m.