

Planning Committee
26 August 2015

Irvine, 26 August 2015 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bell, Ian Clarkson, Joe Cullinane, Ronnie McNicol, Tom Marshall and Robert Steel

In Attendance

C. McAuley, Head of Service (Economic Growth) and J. Miller, Senior Manager (Planning) (Economy and Communities); and A. Craig, Team Manager (Litigation) and A. Little, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bruce.

1. Declarations of Interest

In terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors, Councillor Barr, as the Chair of a local committee with an interest in the work of Community Windpower Ltd, declared an indirect, non-pecuniary interest in application 15/00200/PPM from Community Windpower Limited for the erection of six wind turbines at Blackshaw Farm, West Kilbride, submitted under Agenda Item 6.1, and left the meeting for that item of business.

2. Minutes

The Minutes of meeting of the Committee held on 24 June 2015 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Ardrossan Saltcoats and Stevenston

15/00279/MDPO: Coalhill Farm, Ardrossan

Mr Allan Kerr Reid, Coalhill Farm, Ardrossan has applied for the removal of Section 75 obligation for agricultural occupancy restriction. No objections or representations were received and no consultations were undertaken.

The Committee agreed to grant and discharge the associated Section 75 Agreement in respect of the property at Coalhill Farm, Ardrossan.

4. Garnock Valley

15/00319/ALO: Site to north of Ford Wood, Kilbirnie

The Committee noted that the application submitted by Gatehouse Property Services, 43 Portree Avenue, Kilmarnock for the removal of Section 75 obligation attached to planning permission N/04/00552/PP relating to occupancy restriction at the site to the north of Ford Wood, Kilbirnie had been withdrawn by the applicant.

5. Irvine/Kilwinning

15/00344/PPPM: Menzies Hotel, 46 Annick Road, Irvine

Topland Hotels (No. 14) Limited, c/o Savills (UK) Ltd, 8 Wemyss Place, Edinburgh have applied for planning permission in principle for a residential development and refurbishment works to the hotel, including alterations to access, parking, landscaping and infrastructure at the Menzies Hotel, 46 Annick Road, Irvine. One representation and one objection have been received, as detailed in the report.

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

1. That prior to the submission of the first application for the approval of matters specified in conditions (MSC), a programme of archaeological works in accordance with a written scheme of investigation, the results of which shall inform the layout of the detailed masterplan required by Condition 4, shall be submitted for the approval of North Ayrshire Council as Planning Authority. Thereafter, the developer shall ensure that the approved 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 submission of the first application for the approval of matters specified in conditions (MSC) a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", (March 2007), the results of which shall inform the layout of the detailed masterplan required by Condition 4, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the scheme as may be approved shall be implemented during the course of development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

3. That prior to the submission of the first application for the approval of matters specified in conditions (MSC), an updated flood risk assessment (FRA) which identifies the areas of the site at risk of flooding, taking into account the impact of the development on flood risk elsewhere, shall be submitted for the approval of North Ayrshire Council as Planning Authority. Thereafter, the FRA as may be approved shall inform the layout of the detailed masterplan required by Condition 4. For the avoidance of any doubt, no built development or infrastructure should be located within the 1 in 200 year functional floodplain.
4. That prior to the submission of the first application for the approval of matters specified in conditions (MSC), a detailed masterplan for the site and a development brief shall be submitted for the approval of North Ayrshire Council as Planning Authority. The detailed masterplan shall take into account the findings of the archaeological investigations, the detailed SuDS scheme and flood risk assessments required by conditions 1, 2 and 3 respectively, and shall indicate:
 - the means of access to the site, including multi-user link(s) to public transport at Annick Road and the retention of the Core Path (National Cycle Network Route 73) along the edge of the Annick Water on its present alignment;
 - the street layout;
 - structural landscaping including earthworks to mitigate road noise from the A78;
 - areas of open space; and
 - areas for children's play.

For the avoidance of doubt, the housing development area shall be limited to the land generally to the east of the Menzies Hotel.

In addition, the detailed masterplan and development brief shall take into account the principles of the Scottish Government's 'Designing Streets' and 'Designing Places' policy documents to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter, the details contained in the MSC application(s) shall accord with the detailed masterplan and development brief as may be approved, to the satisfaction of North Ayrshire Council as Planning Authority.

5. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping, means of access to the proposed development and affordable housing contribution shall be obtained before the development is commenced.
6. That application(s) for the approval of matters specified in conditions (MSC) shall include details of the noise mitigation measures identified in the Noise Impact Assessment prepared by Bureau Veritas UK dated 29th May 2015. Thereafter, the development shall be implemented only in accordance with the approved scheme of noise mitigation measures unless North Ayrshire Council as Planning Authority gives written consent to any variation.

7. That the improvement works to the Menzies Hotel, as indicated in paragraph 4.17 of the 'Planning Supporting Statement' prepared by Savills and dated June 2015, shall be undertaken to the satisfaction of North Ayrshire Council as Planning Authority prior to the commencement of the housing development hereby approved, unless otherwise agreed in writing.

6. North Coast and Cumbraes

6.1 15/00200/PPM: Blackshaw Farm, West Kilbride

Community Windpower Ltd, First Floor, 2 Parklands Way, Maxim Business Park, Motherwell have applied for planning permission for the erection of six wind turbines each with a maximum blade to a height of up to 125m and associated infrastructure including access tracks, hard standings, substation and control room, 80m meteorological masts, temporary construction of storage compound and borrow pits on a site at Blackshaw Farm, West Kilbride. A total of 55 letters of objection have been received, 10 of which were of a pro-forma style and which also included a petition of 66 signatures. Fifty seven letters of support were also received, including two styles of pro-forma letters, 51 of which were collected and submitted by the applicant. A further letter was received neither objecting to or supporting the application but indicating matters requiring consideration in the determination of the application.

The Committee was advised of additional representations received, comprising one letter of objection, one letter of support and a submission from the applicant of 51 pro-forma letters of support. The letters re-state points already received and considered by the Planning Authority.

The Committee was further advised that the applicant has requested that the determination of the application be postponed until the next meeting to allow an opportunity to consider further issues in respect of the internal landscape consultation regarding the scheme, a response from Environmental Health in relation to noise and private water supplies and outstanding aviation issues.

The Committee agreed to continue consideration of the application to the next meeting, to allow Members to undertake a site familiarisation visit .

6.2 15/00371/PPPM: sportscotland National Centre Inverclyde

sportscotland, The Doges, Templeton on the Green, 62 Templeton Street, Glasgow have applied for planning permission in principle for the construction of a 60 bedroom, fully inclusive accommodation building with associated dining and conferencing facilities and the partial demolition and re-building of sports facilities to form a new gym and changing rooms, reconfiguration of road with associated car parking and landscaping works at sportscotland National Centre Inverclyde, Burnside Road, Largs.

The Committee was advised of the late submission of a letter of support for the application.

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 further application(s) required under the terms of Condition 1 above shall include a Travel Plan and any measures detailed therein to reduce car trips, shall be implemented and thereafter monitored to the satisfaction of North Ayrshire Council as Planning Authority. The needs of walkers, cyclists and public transport users should also be considered, with reference to the criteria in Policy PI 1 of the adopted North Ayrshire Local Development Plan.
3. That the further application(s) required under the terms of Condition 1 above shall include a Flood Risk Statement to address the medium 1:200 year flood risk to the satisfaction of North Ayrshire Council as Planning Authority.
- 7. Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997: land at site of former, Ardeer Primary School, Garven Road, Stevenston**

Submitted report by the Executive Director (Economy and Communities) on the proposed serving of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 requiring proper maintenance of land for the abatement of the adverse impact on the local area, in relation to land at the site of the former Ardeer Primary School, Garven Road, Stevenston.

The land has been used for dumping of what appears to be primarily household items and waste. There has also been an accumulation of litter on the land. The land is enclosed by a brick wall to the north and south and a metal palisade fence to the east and west; however, the land is highly visible from the adjacent streets and residential properties. The condition of the land due to the accumulation of refuse and litter has a significant adverse impact on the amenity of the local area. It is proposed that a Notice be served under Section 179 of the Town and Country Planning (Scotland) Act 1997 to secure the removal of the refuse and litter from the land.

The Committee agreed to approve the serving of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 to abate the adverse impact of the land on the local area, in relation to the land at the site of the former Ardeer Primary School, Garven Road, Stevenston.

The meeting ended at 2.40 p.m.