

Planning Committee  
20 January 2016

**Irvine, 20 January 2016** - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

**Present**

Matthew Brown, John Bruce, Ian Clarkson, Joe Cullinane, Ronnie McNicol and Robert Steel.

**In Attendance**

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**

Robert Barr, John Bell, John Ferguson and Tom Marshall.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Councillors Code of Conduct.

**2. Minutes**

The accuracy of the Minutes of meeting of the Committee held on 2 December 2015 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

**3. 15/00639/PPM: Harbour Industrial Estate, Montgomerie Street, Ardrossan**

Cunninghame Housing Association have applied for planning permission for the erection of a residential development comprising of 70 units, associated parking and landscaping at Harbour Industrial Estate, Montgomerie Street, Ardrossan.

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

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details and samples of the proposed external finishes of the dwellinghouses, brick boundaries and the proposed surface treatment of roads and other areas of hardstanding within the site. Thereafter any such details, which may be agreed, shall be implemented in full prior to the occupation of the last property and thereafter maintained all to the satisfaction of North Ayrshire Council as Planning Authority.
2. That unless otherwise agreed in writing all boundary treatments shall be implemented in full and in accordance with approved drawings, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. Prior to the commencement of development a noise impact assessment must be undertaken in accordance with BS:4142:2014. The noise impact assessment should measure existing noise levels from any activities within the adjacent transport business and outline potential remediation to ensure that the rated noise level, as defined in BS:4142:2014, from any activities within the adjacent transport business does not exceed the background noise level by 5dB(A) or more at the curtilage of any noise sensitive property. Any recommendations outlined within the assessment should be implemented prior to occupation of the development and be maintained in perpetuity.
4. That unless otherwise agreed in writing the proposed drainage layout shall be implemented in full and in accordance with approved drawing J3120-SK041, all to the satisfaction of North Ayrshire Council as Planning Authority.
5. All recommendations contained within the report titled Report on Supplementary Site Investigation at Montgomerie Street, Ardrossan for Cunninghame Housing Association by Scott Bennett Associates (Group 2) Ltd Project ID: J3120.19 and dated September 2015 shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.
6. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority. On completion of the proposed works written verification, detailing what was done by way of any remediation shall be submitted. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to the satisfaction of North Ayrshire Council as Planning Authority.

7. That prior to the completion of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the proposed pedestrian links and future links to phases 5a, 5b, & 5c of the wider North Shore PPP Area. The details shall include plans and sections as well as temporary site security for those links leading out of the north-west boundary. Thereafter any such details, which may be agreed, shall be implemented in full prior to the occupation of the first property and thereafter maintained all to the satisfaction of North Ayrshire Council as Planning Authority. For the avoidance of doubt in the event of phases 5a, 5b, & 5c of the wider North Shore PPP Area being implemented any temporary site security shall be removed and all links maintained in perpetuity.
8. That all planting, seeding or turfing indicated in the plan (ref. C1542.001), hereby approved, 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.
9. That all internal junction radii shall be designed to accommodate general service vehicles including vehicle tracking, to the satisfaction of North Ayrshire Council as planning authority.

**4. Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997: land at former Johnston Castings site, Drakemyre, Dalry**

Submitted report by the Executive Director (Economy & Communities) seeking approval to serve 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.

The site is a former industrial site which has been vacant for over 5 years. The Council has received several complaints regarding the site and an inspection of the land on the 10 September 2015, revealed that refuse had been dumped on site and that there had been an accumulation of litter. The gate at the north-west corner of the site was not secure and appears to have allowed vehicles to access the site and dump refuse. The owner of the land, Auchans Ltd, was requested in writing to clear the site and confirm their intentions for the site. Following further correspondence the owner stated that they would clear and secure the site by the middle of December 2015. An inspection of the property on the 6 January 2016 revealed that the land had not been cleared.

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.

The meeting ended at 2.15 p.m.

