

Infrastructure and Environment Services Committee
13 August 1997

Irvine, 13 August 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, Jack Carson, Ian Clarkson, James Clements, John Donn, Margaret Highet, Elizabeth McLardy, Thomas Morris and Robert Reilly.

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

John Sillars and George Steven

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 11 June 1997, copies of which had previously circulated, were confirmed.

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

Submitted the annexed report (Appendix I & E 1) of the Argyll and the Islands Enterprise Company/North Ayrshire Council Liaison Committee, being the Minutes of their Meeting held on 6 June 1997.

The Committee agreed to adopt the report.

3. Landfill Tax and Potential Environmental Project Funding

Submitted report by the Director of Planning, Roads and Environment on the proposed scoring system for related environmental improvement projects, the appropriate environmental bodies to implement the projects and the optimum use of the 1996/97 landfill tax credits.

On 11 June 1997, the Committee agreed that the Director of Planning, Roads and Environment should submit a report setting out a strategy and criteria for project evaluation; establishing priority projects for implementation; and prepare an annual programme of works using the available landfill tax credits for the operational year October 1996 to October 1997.

The development of the strategy is still ongoing, but the underlying principle will be to improve the environment of North Ayrshire and use the landfill tax credits to the maximum benefit. The current landfill tax project assessment criteria have been drawn up on the basis of satisfying scrutiny by the national agency Entrust, who determine final acceptance of the projects. The criteria incorporate the key elements of (i) implementation and timing; (ii) environmental benefits; (iii) land regeneration; (iv) job creation; (v) training potential; (vi) multiplier impact; (vii) partnership

value; and (viii) policy support. The future revenue implications of each project have also been taken into account. The projects which have been identified to utilise the credits, of £140,000 within the period October 1997 to October 1998, have to be notified to Entrust by the end of September and any projects receiving approval will require to be implemented by October 1998. A list of prioritised projects has therefore been drawn up on the basis of the criteria and a description of the prioritised projects was provided to the Committee. It was also noted that the Council is at present endeavouring to obtain funding from a variety of sources for improvements to listed buildings viz. the Garrison, Millport, Trinity Church, Irvine and Seagate Castle, Irvine where statutory obligations may require to be met. Since full funding may not be obtained from external sources it is proposed to hold the landfill tax credits for the period October 1997 to March 1998 in reserve to set against these buildings, until the overall funding position for these becomes clearer.

The Council can only implement the projects through approved bodies registered with Entrust and three of these bodies have therefore been interviewed and are considered appropriate to deal with the particular projects.

The list of projects has had to be drawn up to meet the timescale for submission, a more comprehensive consultation exercise will be undertaken in future involving members and other Directorates, to allow further projects to be considered.

After discussion, the Committee agreed (a) to approve the landfill tax project assessment criteria for current projects as detailed in the report; (b) that the following prioritised projects be submitted to Entrust to determine their eligibility for landfill tax credit expenditure:-

Dubbs Quarry, Stevenston	£ 30,000
Beith Town Centre	£ 8,000
Arran Footpaths	£ 20,000
Beachpark, Irvine	£ 40,000
Eglinton Park, Irvine	£ 15,000
North Ayrshire Cycle Network	£ 27,000;

(c) that Score Environment Limited, Scottish Conservation Projects Trust and Sustrans be appointed to implement the projects as appropriate; and (d) that the landfill tax credits for the period October 1997 to March 1998 be reserved meantime to set against the Garrison Millport, Trinity Church and Seagate Castle if required.

4. Review of Development Planning in Scotland

Submitted report by the Director of Planning, Roads and Environment on the proposed response to the Review of Development Planning in Scotland consultation document.

In September 1996, the Scottish Office Development Department commissioned a review of the development planning system in Scotland and an interim consultation document has now been circulated, which reflects the views of the researchers although not necessarily the views of the SODD.

The document makes a number of general conclusions, including that Structure Plans take too long to approve and the period between the submission of Structure Plan and final approval needs to be substantially reduced. One area of concern in the overall recommendations, however, is the suggestion that the Public Local Inquiry Reporter's findings in relation to Local Plans could be binding on the local planning authority. Whilst the majority of planning authorities adhere to the Reporter's recommendations, the current position gives the local authority discretion on whether to accept all of the Reporter's recommendations.

After discussion, the Committee agreed to respond to the SODD (a) stressing the

Council's concern about any proposal to alter the current system to make the Reporter's findings on a Local Plan Inquiry mandatory and that the planning authority's discretion should be maintained; and (b) otherwise welcoming in general the conclusions of the consultations document.

5. Food Standards Agency: Report by Professor Philip James

Local Authorities had been invited by the Cabinet Office (Office of Public Service) and by COSLA to comment on the report submitted to the Prime Minister by Professor Philip James of the Rowat Research Institute on the function and structure of a Food Standards Agency and in order to meet the deadline for submissions a response had been prepared by the Director of Planning, Roads and Environment, and submitted to the Cabinet Office and to COSLA following its approval by the Chair and Vice-Chair.

Submitted report by the Chief Executive confirming details of the Council's response which in general terms supports the establishment of an independent Food Safety Agency and emphasises the need for local authorities to receive sufficient funding to implement the proposals thereby ensuring that adequate resources and training are available to provide consistent enforcement.

The Committee agreed to homologate the action of the Chair and Vice-Chair in approving the terms of the response to the consultation document on the Food Standards Agency.

6. Office for National Statistics: Review of Travel To Work Areas

Submitted report by the Director of Planning, Roads and Environment on the results of the recent consultation by the Office of National Statistics on Travel To Work Areas.

On 5 February 1997, the Committee agreed to respond to a consultation on the Review of UK Unemployment Statistics for Travel to Work Areas and smaller areas being undertaken by the Office for National Statistics, stressing the importance of the travel to work area geographies and pressing for them to be revised using the 1991 Census of Population Journey to Work Data. The Office for National Statistics has recently announced that it intends to revise the Travel to Work Area map using the journey to work data from the 1991 Census of Population and has produced a draft map for discussion. This shows the majority of North Ayrshire being included in a travel to work area along with East Ayrshire and north of South Ayrshire, but with Largs and Cumbrae being included in an area along with Inverclyde. Travel to work areas are used when the Government is seeking to define areas which require assisted status. Having a travel to work area coterminous with the North Ayrshire boundaries would be administratively convenient, assist in the labour market process and provide a more accurate reflection of the unemployment statistics for the area. North Ayrshire satisfies the accepted statistical criteria used to define a travel to work area.

After discussion, the Committee agreed to respond to the Office for National Statistics (a) welcoming the revision of the travel to work area geographies; (b) pressing for the amendment of the travel to work area boundaries to define North Ayrshire within a single travel to work area; and (c) requesting that when the final travel to work area map is redrawn, information be made available on the self-containment levels (both demand-side and supply-side) for each new travel to work area in the UK along with the 1991 estimate of residents both living and working in each travel to work area.

7. North Ayrshire Voluntary Population Survey: Results 1995/96

Submitted report by the Director of Planning, Roads and Environment on the result of the first in a series of three reports providing detailed analysis of the Voluntary Population Surveys for North Ayrshire undertaken in 1995/96.

On 4 April 1996, the Committee agreed to support the continuation of regular

demographic surveys, including the Voluntary Population Surveys, thus ensuring the reliability of small area population estimates. The Voluntary Population Survey is an annual survey carried out by the Divisional Assessor in conjunction with the electoral canvass in October. Information can now be produced on the age structure and household composition and further reports will be submitted to the Committee providing such an analysis.

The report circulated shows Ward population change over the period 1995 to 1996. The most significant increases in population at Ward level occurred in Irvine, with an increase also in the Three Towns area and a decrease in the Garnock Valley. The population of the North Coast remained fairly static and there was an increase in the population on Arran.

The Committee agreed that the small area population estimates as detailed in the report be adopted as the Council's corporate data source and used for determining resource allocation where population distribution is a major criterion.

8. Arran Access Initiative and Arran Footpath Development Study

Submitted report by the Director of Planning, Roads and Environment on the proposed formation of an Arran Access Initiative Trust and opportunities identified by the Arran Footpath Development Study.

Under the Countryside (Scotland) Act 1967, the Council are responsible for public rights of way on Arran. On 6 November 1996, the Committee approved terms of reference for the Council's participation for the Arran Access Initiative Steering Group, which was set up to investigate solutions to secure and maintain access for visitors and study groups on Arran. Funding was also obtained in 1996/97 from Argyll and the Islands Enterprise to complete Phase 2 of the Arran Footpath Study which looked at 15 low level footpaths for possible upgrading. The study has been presented to AIE and to Scottish Natural Heritage. The total cost of improvements to the 15 footpaths is in the region of £350,000.

SNH has now invited the Council to co-propose the formation of the Arran Access Initiative Trust, which will be a company limited by guarantee with charitable status, to continue the work of the Steering Group in order to obtain funding from various bodies including ERDF and the Lottery. The Trust's running costs will be met from membership subscriptions and there will be three categories of membership viz. the public sector, landowners and managers, and community and user groups.

In order that the Trust can proceed with the ERDF and other funding bids, a commitment of capital funding is required from the Council of £12,500 per annum for 1998/99, 1999/2000 and 2000/2001. Walking is the most popular activity on Arran and there is considerable public support for the formation of the Arran Access Initiative Trust.

The Committee agreed (a) to co-propose the formation of the Arran Access Initiative Trust; (b) to nominate Councillor John Sillars as a Director of the Trust; (c) to authorise the Director of Planning, Roads and Environment to (i) prepare a prioritised list of footpaths in conjunction with Argyll and the Islands Enterprise; and (ii) investigate sources of funding, in conjunction with AIE and SNH, to be considered by the Arran Access Initiative Trust; and (d) to refer to the Corporate Strategy Committee to consider allocating £12,500 in the capital programme each year for 1998/99, 1999/2000, 2000/2001, towards the implementation of works to footpaths in Arran.

9. Saltcoats: Rennie Place: Business Units (Glenhusky Project)

Submitted report by the Director of Planning, Roads and Environment on the recent award of European funding assistance towards the reclamation and redevelopment of the former textile factory site for business purposes.

An award of £423,637 has been approved to redevelop the former "Glenhusky of Scotland" factory at Rennie Place, Saltcoats to provide business premises, and training and work experience placements for 24 unemployed people living in the Three Towns area. The project is

being jointly funded by the Council and Enterprise Ayrshire.

The Committee agreed (a) to welcome the European funding award; and (b) that a press release be prepared, in conjunction with Enterprise Ayrshire, outlining the innovative nature of the project and its role in helping to regenerate the Three Towns area.

10. Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments

On 11 June 1997, the Committee agreed to adopt a number of interim measures in relation to the maintenance of open space in housing developments and to continue consideration of a comprehensive planning policy on the provision and maintenance of landscaping open space and play areas in new housing developments.

Submitted report by the Director of Planning, Roads and Environment presenting a comprehensive policy for consideration.

After a full discussion, the Committee agreed to defer consideration on this pending a further report to the next meeting by the Legal Services Manager on the terms of the policy, in particularly in relation to Section 75 Agreements.

11. Irvine: Bailey Bridge

Submitted report by the Director of Planning, Roads and Environment on proposals for the refurbishment of the Bailey Bridge, Irvine.

Following an inspection by the Roads Section staff, emergency works were undertaken to the Bailey Bridge in Irvine to maintain its safety. The bridge was also inspected by Mabey & Johnston, specialist bridge constructors who confirmed that further work was required and that this was likely to cost between £120,000 and £145,000. There is an allocation of £80,000 in the capital programme for 1997/98 for refurbishment works, which require to proceed as soon as possible. The long term replacement of the bridge with a permanent structure would have to be the subject of a future bid in the capital programme. It is considered, however, that the work currently proposed would give the current structure a lifespan of around 10 years.

The Committee agreed (a) to approve the adoption of the best options for refurbishment of the bridge, taking into account its future lifespan and the capital funding available; (b) to refer the proposals to the Corporate Strategy Committee to consider the implications of the additional funding required; and (c) to approve the retention of Mabey and Johnston as specialist advisors to the Council and supervisors of any works.

12. Business Development Support Programmes: Proposed Use of Contracted Students for Research and Development

Submitted report by the Director of Planning, Roads and Environment on the proposed use of contracted students for research and development.

On 19 March 1997, the Committee approved the proposed Business Development Measures Programme for 1997/98. Included in the programme are the new three part Employment Grant Scheme; the Ayrshire Operational Skills Improvement Scheme; and the Youth Employment Training Grant. These programmes are all supported by the European Union and have included within them budgeted elements for administration and development. It is proposed to use these budgeted elements to appoint undergraduate and graduate students to assist with the administration and development of these programmes, with the students being employed on temporary short term or consultancy contracts lasting up to one year. The proposal would benefit the programme by providing additional support to companies, research data etc and the students would also benefit by gaining valuable work experience.

After discussion, the Committee agreed to approve the appointment of short term contracted students, to assist in the implementation of the Business Development Measures Programme as detailed.

13. Proposed Business and Economic Development Receptions: Palace of Westminster

Submitted report by the Director of Planning, Roads and Environment on the proposed Business and Economic Development receptions at the Palace of Westminster.

The Business Development Measures Programme for 1997/98 referred to at Item 12 also included provision of resources to address the Economic Development Strategy for North Ayrshire. One of the aims and objectives of the Strategy is to promote inward investment. With a view to achieving this aim, it is proposed to hold two receptions on one day at the Palace of Westminster for Directors of current and potential inward investment companies, to increase the visibility of North Ayrshire and to provide an opportunity for members to lobby central Government on economic and business development issues. The receptions would utilise existing promotional material and would be formally hosted by Brian Wilson, MP and the Marquis of Bute on behalf of the Council. The costs will be met from the Business Development Measures Programme for 1997/98. Enterprise Ayrshire has also been consulted on the proposal and have indicated that whilst they wish to be as supportive as possible, no formal decision has yet been taken regarding their participation.

After discussion, the Committee agreed to approve proposals in relation to the receptions.

14. Traffic Calming Measures

Submitted reports on proposals for traffic calming at the undernoted locations:-

a) Dalry: Courthill Street

Following representations from the residents of Courthill Street, Dalry, it is proposed to prohibit driving between the western and eastern lengths of Courthill Street by introducing a road closure adjacent to the junction of Courthill Street with Green Bank. To avoid any delay on this proposal the Chair had approved the requisite advertisement of this measure and initiation of the necessary consultation process. A further report will be submitted to the Committee on the outcome of the consultations.

The Committee agreed to homologate the Chairman's action.

b) Dreghorn: Perceton Row

Following representations by the residents of Perceton Row, Dreghorn, it is proposed to introduce a package of gateway and carriageway narrowing measures. To avoid any delay on this proposal the Chair had approved the requisite advertisement of the proposal and initiation of the necessary consultation process. A further report will be submitted to the Committee on the outcome of the consultations.

The Committee agreed to homologate the Chairman's action.

c) Springside: Overtoun Road

Following representations by the local member and discussion at the Kilwinning, Dreghorn and Springside Area Committee, a report was submitted to the Area Committee on 8 January 1997 on proposals for a package of gateway and carriageway narrowing measures at Overtoun Road, Springside. To avoid any delay on this proposal the Chair had approved the requisite advertisement of the proposal and initiation of the necessary consultation process. A

further report will be submitted to the Committee on the outcome of the consultations.

The Committee agreed to homologate the Chairman's action.

15. Traffic Regulation Order: Unclassified Road between Smithstone Terrace and the A737 at Dalgarven, Near Kilwinning

Submitted report by the Director of Planning, Roads and Environment on a proposed Traffic Regulation Order for the unclassified road between Smithstone Terrace and the A737 at Dalgarven, near Kilwinning.

Following representations by the residents of the area around Smithstone Terrace and Dalgarven, Kilwinning, it is proposed to introduce a Prohibition of Driving, with the exception of agricultural vehicles between Smithstone Terrace and the A737 at Dalgarven.

After a full discussion, the Committee agreed (a) to continue consideration of this matter for a further report on the options for improvements to the roads network generally in the Whitehirst Park area particularly the links between Whitehirst Park and Dalry Road; and (b) that in future local members be consulted on roads proposals generally before a report is submitted to the Committee.

16(a) West of Scotland Water Authority: Water Quality Report 1996

Submitted report by the Director of Planning, Roads and Environment on the Quality Report for West of Scotland Water 1996.

The staff of the Directorate of Planning, Roads and Environment work closely with the Water Authority in investigating public water supply problems and in dealing with private water supplies. A number of areas in Arran are being looked at regarding the possibility of bringing new supplies to them and in the more isolated mainland areas, a number of supplies have been connected to mains water.

The Committee agreed to write to the Chief Executive of West of Scotland Water (a) advising that the Council recognises the high standards achieved by West of Scotland Water; (b) confirming an ongoing commitment to co-operate with the staff of the Water Authority to ensure the safety of public water supplies; and (c) requesting that he considers all measures to ensure the introduction of mains water to all parts of North Ayrshire where this is not currently available.

(b) EC Directive 91/271/EEC Urban Waste Water Treatment: Bathing and Seawater quality within North Ayrshire

Submitted report by the Director of Planning, Roads and Environment on the results of bathing water samples taken from North Ayrshire beaches.

The EC Directive on bathing water quality requires water samples to be taken from designated bathing beaches to ensure compliance with the Directive. Saltcoats South Beach and Irvine Beach are designated beaches and so far this year, Irvine Beach has failed the standards. The Council has invested considerable funding in improving the beach areas to encourage tourism and there is therefore concern that the water quality at Irvine Beach does not meet requirements. It is considered that every effort must be made to bring the bathing water up to standard and there is therefore concern regarding the proposal by West of Scotland Water to seek a derogation from the requirement to install secondary treatment at the sewage treatment works at Meadowhead, Irvine and Stevenston Point. As the enforcement authority, the Scottish Environment Protection Agency must certify that they are satisfied that such lesser treatment will not adversely affect the environment.

After discussion, the Committee agreed (a) to advise SEPA (i) of the Council's concern about the failure of Irvine Beach to meet the bathing water quality standards in view of the

implications for tourism and the recreational use of Irvine Bay; and (ii) request that the sewage treatment works at Meadowhead, Irvine and Stevenston Point proposed by West of Scotland Water be of the highest standard, in order to prevent any additional pollution to the beaches and water; and (b) to write to the two local MPs and MEPs in similar terms.

17. Review of Neighbour Notification

Submitted report by the Director of Planning, Roads and Environment on the Scottish Office Consultation paper setting out proposals to amend neighbour notification procedures.

The Scottish Office Development Department sought comments by 11 August 1997 on various options which are being considered in relation to changes to neighbour notification procedures. Whilst some of the proposals are welcomed, concern remains about others such as the suggestions that local authorities should be responsible for neighbour notification and for advertising all planning applications. Both measures would incur additional costs and would not necessarily be more effective.

In view of the timescale, the Chair and Vice-Chair had agreed that the detailed response presented in the report be submitted to the SODD.

The Committee agreed to homologate the action of the Chair and Vice-Chair in approving the response.

18. Nut Allergy: Information to Food Manufacturers, Caterers and Retailers

Submitted report by the Director of Planning, Roads and Environment on the proposed distribution of an information leaflet to caterers and appropriate food manufacturers and retailers within North Ayrshire.

There is an increasing number of people who suffer severe allergic reactions to peanuts or other nuts and nut products which in some cases has resulted in fatalities. An information leaflet has therefore been prepared to alert food manufacturers and retailers to the problem of nut allergy and the need for clear labelling of foods or meals containing nuts or nut products.

The Committee agreed to the information leaflet on nut allergies being sent to all caterers and appropriate food manufacturers and retailers within North Ayrshire.

19. Outstanding Applications for Planning Permission for Determination

Submitted reports on the following applications:-

(a) N/01/97/0049: Kilbirnie: Dipple Road, Redheugh House (land surrounding)

The Salvation Army Trustee Company, Property Depot, 101 Queen Victoria Street, London have applied for outline planning permission to erect a residential courtyard development on site (a) and outline planning permission to erect a residential development on site (b). A representation has been received from Mr A Campbell, Langlands Farm, Kilbirnie.

Having considered the terms of the representation, the Committee agreed to grant the application, subject to the Secretary of State being notified under the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997 and the applicants entering into an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 to ensure that the conversion works to the listed building progress in tandem with the development approved by this permission, and also to secure the long term management of the woodland and open space within the estate, to grant 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 boundary enclosures, landscaping and means of access

to the proposed development shall be obtained before the development is commenced.

(2) That a single application shall be submitted for the approval of all the reserved matters.

(3) That no trees or hedges on the site shall be felled or lopped without the prior written approval of North Ayrshire Council as Planning Authority.

(4) That prior to the occupation of the dwellinghouse hereby approved the applicants shall carry out improvement works to Dipple Road, between the existing access to Redheugh House and the proposed new access to site (a), including increasing its running surface to a minimum 5.5m wide; providing a 2.0m wide footway along the west side of Dipple Road; kerbing the carriageway edge; installing drainage and street lighting and providing and maintaining a forward visibility dimension of 60m at the bend on Dipple Road opposite Nos 32 and 33 Dipple Court all to the satisfaction of North Ayrshire Council as Planning Authority.

(5) That visibility splays of 2.5m x 90.0m for junctions serving sites (a) and (b) shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05m measured about the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

(6) That the access radii shall be 7.5 metres.

(7) That the existing access road to Redheugh House shall be permanently closed to vehicular traffic prior to the occupation of any of the dwellings hereby approved.

(b) N/01/97/0043: West Kilbride: Broomlands Farm

On 11 June 1997, the Committee agreed to continue consideration of an application by Mr R Pettigrew, Broomlands Farm, West Kilbride for planning permission for the erection of a large detached garage at Broomlands Farm, West Kilbride to allow the Chair, Vice-Chair and local member to visit the site.

Objections have been received previously from West Kilbride Community Council and M. Dench, 26 Kilruskin Drive, West Kilbride.

Having considered the report of the site visit held on 24 June 1997 and the terms of the objections and having heard the local member, the Committee agreed (a) to refuse the application on the following grounds:-

(i) That the proposed development would be contrary to Policy SOC8 in the adopted North Coast and Cumbraes Local Plan in that it would introduce a non-leisure use into an area allocated for leisure purposes.

(ii) That the proposed development would be detrimental to the amenity and appearance of the area in that the proposed building would be out of character with the existing buildings and the surrounding area;

(b) To serve an Enforcement Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997 requiring removal of the steel framework which had already been erected;

(c) To serve an Enforcement Notice under Section 127 of the Town and Country Planning (Scotland) Act 1997 requiring the unauthorised use of the site for the storage of tractors and the storage and servicing of commercial road sweeping vehicles to cease;

(d) To serve a breach of condition notice under Section 145 of the Town and Country Planning (Scotland) Act 1997 requiring:-

(i) The sightline strip to be completed and the staff car parking proposals to be

implemented under Condition 1;

(ii) The use of the part of the site outwith the steading building for uses other than tree planting, open space, staff car parking and circulation road to cease (as required by Condition 8);

(iii) The use of the steading outbuildings for uses other than offices, storage and manufacturing of sweeper brushes to cease (as required by Condition 9); and

(iv) The removal of the diesel generator which is in breach of Condition 11, all the above conditions being attached to planning permission CH/01/94/0285.

(c) N/03/96/0034: Irvine: Portland Place, Units 1 - 4

Scotlee Transport, have applied for planning permission to erect 3 non-illuminated signboards at Units 1 - 4 Portland Place, Irvine.

The Committee agreed (a) to refuse the application on the following grounds:-

(i) That the proposed signs by reason of their siting and scale would be detrimental to the visual amenity of the area.

(ii) That the proposed signs would set undesirable precedents; and

(b) To serve an Enforcement Notice under Article 24 of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984 to secure the removal of signs 1 and 3.

20. Enforcement Notice: Kilbirnie: Burnside Farm Steading

Submitted report by the Chief Executive on the proposed Enforcement Notice to be served at Burnside Farm Steading, Kilbirnie.

On 24 June 1997, the Development Control Sub-Committee agreed (a) to refuse an application by Mr J Hepburn, Burnside Farm, Kilbirnie for outline planning permission for the erection of a dwelling house for an agricultural worker at Burnside Farm, Kilbirnie on the grounds that the proposed development would be contrary to Policy EC3 of the adopted Garnock Valley Local Plan and CAT1 of the Strathclyde Structure Plan in that there is no identified occupational need for the applicant to live on the site; and (b) to recommend to the Infrastructure and Environment Services Committee that enforcement proceedings be initiated to secure the removal of two caravans from the site.

The Committee agreed to serve an Enforcement Notice on Mr J Hepburn, Burnside Farm, Kilbirnie requiring the removal of the two caravans from the site at Burnside Farm, Kilbirnie as detailed in Appendix 1 to the report.

21. Building (Scotland) Act 1959/70: Determination of Applications for Building Warrant

Submitted reports on the following applications:-

(a) 57 Raise Street, Saltcoats: RFS/5/BW/96/1271

(b) 6 Adams Avenue, Saltcoats: RFS/5/BW/97/0019

(c) 7 Ardoch Court, Stevenston: RFS/5/BW/96/1135

(d) 17 Eglinton Street, Beith: RFS/5/BW/96/1174

(e) 1 Castle Keep Gardens, Irvine: RFS/5/BW/96/1030

- (f) 115 High Street, Irvine: RFS/5/BW/96/1080
- (g) 22 Baillieston Avenue, Kilbirnie: RFS/5/BW/97/0154
- (h) 61 Blacklands Crescent, Kilwinning: RFS/5/BW/97/0155
- (i) 117 Bank Street, Irvine: RFS/5/BW/96/0750

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

The Committee agreed to refuse the applications on the grounds that they do not comply with the Building Standard (Scotland) Regulations 1990 as amended.

The meeting ended at 4.00 p.m.