

Planning Committee
Wednesday, 17 January 2018

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ronnie McNicol and Donald Reid.

In Attendance

J. Miller, Senior Manager (Planning) (Economy and Communities); and J. Law, Solicitor (Contracts and Licensing) and M. Anderson Committee Services Team Leader (Chief Executive's Service).

Also in Attendance

Karen Wallace and Claude Nelson (representing Tarryholme residents) and Andrew Easton (Robert Potter and Partners), Janice Russell (McTaggart Construction) and Mark Rinkus (White Young Green) (representing the applicants) (Agenda Item 3).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Ellen McMaster.

1 Declarations of Interest

In terms of Standing Order 10 and Section 5 of the Code of Conduct, Councillor McNicol, as the spouse of the applicant, declared an interest in Agenda Item 4 (17/01214/PP - 35 Caledonia Road, Saltcoats) and left the meeting for that item of business.

2 Minutes

The Minutes of the meeting of the Committee held on 6 December 2017 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3 17/01096/PPM - Site To North Of Tarryholme Pond, Irvine

Irvine Housing Association have applied for planning permission for the erection of 87 dwellinghouses to include the provision of associated infrastructure and landscaping at the site to the north of Tarryholme Pond, Irvine. Seventy-three representations were received and were detailed in the report.

Ms Wallace, accompanied by Mr Nelson, representing residents of Tarryholme, addressed the Committee in support of the objections.

Ms Wallace referred to increased traffic volumes and road safety concerns associated with the proposed development. She questioned the traffic volume forecasts prepared on behalf of the applicants; raised the issue of increased CO2 emissions relating to extra vehicles idling at the estate's exit during busy periods; and expressed concern about road safety in the vicinity of the access road to the new site. In addition, Ms Wallace made reference to increased flooding risks and the potential for the proposed development to affect the water table at this location. The capacity of local schools and health services to absorb the additional residents associated with the proposals was also called into question, particularly given the new development at the nearby Hallmark Hotel. Ms Wallace questioned the measured distance to public transport and highlighted the applicant's failure to meet the Scottish Planning Policy guidance on travel distances to bus stops. Access to public transport and walking route provision were, the objectors considered, key considerations in the context of a likely increase in the number of residents with mobility issues.

Mr Easton, of Robert Potter and Partners, and Mark Rinkus, of White Young Green, accompanied by Janice Russell of McTaggart Construction, then addressed the Committee, on behalf of the applicants, in response to the objectors. In a presentation, the applicants' representatives highlighted the longstanding allocation of the site for residential development within the Adopted Local Plan and the stated capacity of the Education Authority to meet the needs of the proposed development. Mr Rinkus, the applicant's transport consultant, then outlined the scope and findings of the transport assessment undertaken, asserting that the proposed development would generate relatively low traffic flow. He indicated that the development had been designed to promote and support public transport access and referred to proposed road crossing improvements. Mr Rinkus made reference to planned road safety measures, including a proposed change to the junction onto the A71 to prohibit vehicles from turning right. Mr Easton then addressed the objectors' concerns about potential flooding, advising that no objections had been expressed by the Council's flooding officer or by SEPA.

The objectors then had an opportunity to make brief final comments. Ms Wallace referred to significant changes in traffic volumes since the site was originally allocated and queried the accuracy of forecasting. Ms Wallace also challenged assertions about road safety at this location, referring to a previous accident on the main route into the estate.

Members then asked questions of the objectors and applicants' representatives in respect of traffic volumes forecasting, the nature of the development proposed,

the planned provision of two access roads to the new development, the road safety improvements proposed, and GP service capacity in the area.

The Senior Manager then outlined the terms of the planning report, including a recommended further condition relating to parking provision to reflect the schedule of off-street parking requirements for each plot.

Members had the opportunity to ask further questions and received clarification on the following:-

- an existing sewerage system in the area and its capacity;
- safe walking routes and the availability of a public path crossing beneath the A71; and
- the nature of the new development, in terms of housing mix.

Councillor McNicol, seconded by Councillor Barr, moved that the application be granted, subject to the conditions set out in the report and the additional condition referred to by the Senior Manager (Planning). There being no amendment, the motion was declared carried.

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

1. That, prior to the commencement of development hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details of the pedestrian crossing improvements between Milgarholm Roundabout and junction of the Tarryholme site access road with the A71, together with all other road improvement works as may be deemed necessary by North Ayrshire Council as Roads Authority. Thereafter, all road and pedestrian crossing improvements as may be approved, including those illustrated on drawing no. A104936 SK001, shall be fully implemented prior to the occupation of the first dwellinghouse within the application site to the satisfaction of North Ayrshire Council as Planning Authority.

2. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

3. 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.

4. That, prior to the occupation of any of the dwellinghouses and where Council adoption of open space and landscaped areas is not to be pursued, details of the proposed factor or management agency for all areas of open space, landscaping and SuDs area within the site shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the areas of open space and landscaping shall be maintained and managed in accordance with the details as may be approved under the terms of Condition 2 above.

5. That, prior to the commencement of the development, hereby approved, the applicant shall undertake a desk study of the application site, (including the review of any previous site investigations) to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment as advocated in BS10175: 2011. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to North Ayrshire Council as Planning Authority. Any required remediation measures shall be undertaken, prior to the commencement of the development to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to the North Ayrshire Council as Planning Authority.

6. That, prior to the commencement of the development, details of phasing shall be submitted for the written approval of North Ayrshire Council, which shall incorporate phasing details for off-site infrastructure works, SuDS, tree planting and open space provision. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with North Ayrshire Council as Planning Authority, unless otherwise agreed in writing

7. That, prior to the commencement of the development, hereby approved, the developer shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation for submission by the applicant and approved by North Ayrshire Council Planning Authority in consultation with the West of Scotland Archaeology Service. Thereafter the developer shall ensure that the 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 Planning Authority in consultation with the West of Scotland Archaeology Service.

8. That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.

9. That, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in 'The SuDS Manual' (CIRIA report C753, published November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

10. That the recommendations/mitigation measures contained within the Ecological Report and Flood Risk Assessment, submitted with the application, shall be implemented during the course of the development to the satisfaction of North Ayrshire Council as Planning Authority. During the course of the development, details demonstrating the implementation of the recommendations in each report shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

11. That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of North Ayrshire Council as Planning Authority.

12. That the first 2 metres of the driveways, measured from the heel of the footway or shared surface roadway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.

13. That, prior to the commencement of the development, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority further details in relation to the storage volume of the proposed basin, including calculations, drawings, etc. that demonstrate that the basin will not be overtopped up to and during the 1 in 200 year flood event for all relevant sources of flooding. Thereafter, the development shall be implemented only in accordance with such

details as may be approved, all to the satisfaction of North Ayrshire Council as Planning Authority.

14. That, prior to the commencement of the development, comprehensive details of all site levels, including existing ground levels, proposed ground levels and finished floor levels, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

15. That, notwithstanding the plans hereby approved, the parking provision for Plot 13 shall be 2 spaces within the curtilage of the plot and 3 spaces each within the curtilages of Plots 47 and 48. Prior to the commencement of the development, an updated site plan reflecting the above requirements shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such details as may be approved.

4 17/01214/PP - 35 Caledonia Road, Saltcoats

Mrs Martha McNicol, 35 Caledonia Road, Saltcoats has applied for planning permission for the erection of a single storey extension to the rear of the semi-detached dwelling house at that address.

Councillor Barr, seconded by Councillor Foster, moved that the application be granted. There being no amendment, the motion was declared carried.

5 1701206ALO - Townend Of Shutterflat Farm, Beith

Mr and Mrs J Lamont, Townend of Shutterflat Farm, Beith have applied for a discharge of Section 75 obligation in respect of planning permission 03/00011/PP for the tipping of inert material and land improvement at that address.

The Committee agreed to approve the application.

The Meeting ended at 3.05 p.m.