

Infrastructure and Environment Services Committee
29 April 1998

Irvine, 29 April 1998 - 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), M. Hewitt, Corporate Policy Officer and M. McKeown, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies for Absence

George Steven.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 18 March 1998, copies of which had previously been circulated, were confirmed.

2. Trunk Roads Management Agency Contract 1999/2001

Submitted report by the Director of Planning, Roads and Environment on the position regarding the 1996/99 Trunk Roads Management Agency Contract and the pending contract for 1999/2001.

In the 1990s The Scottish Office introduced competitive tendering into this Trunk Road maintenance. Scotland was divided up into geographical areas for trunk roads administration. The South West Scotland area, which includes North Ayrshire, runs from the Clyde to the Solway Coast and includes the Lanark Sub-Region of the former Strathclyde Regional Council.

A Consortium for the management of the trunk roads within the South West Scotland area was formed between authorities from the former Strathclyde Region and Dumfries Galloway Council and, in due course the Consortium won the management contract against competition from the private sector. The contract was timed to commence after local government reorganisation and thus from April 1996 the active partners in the Consortium became Inverclyde, Renfrewshire, East, South and North Ayrshires, South Lanarkshire and Dumfries and Galloway, with the latter acting as the 'Lead Authority'.

The Scottish Office has now indicated that it intends to issue competitive tenders for a two-year Trunk Road Management Agency Contract, which will commence at the end of the present contract in March 1999. Members were advised that the South West Consortium is

planning to bid for the contract and it was recommended that the Council should continue as a member of the South West Consortium and assist with the bid. It was noted that there would be benefits to the Council if the Consortium's bid is successful.

After discussion the Committee (a) agreed that North Ayrshire Council should continue as a member of the South West Scotland Consortium; (b) that Dumfries and Galloway Council should continue to be the Lead Authority in the Consortium; and (c) that the Council should indicate its willingness to assist in the provision of staff and resources necessary for the pricing of the tenders for the new Trunk Roads Management Agency Contract.

3. Road Traffic Reduction Act 1997 (RTRA)

Submitted report by the Director of Planning, Roads and Environment on the proposed Council response to the Scottish Office consultation on draft guidelines to accompany the Road Traffic Reduction Act 1997.

The Scottish Office has recently issued for comment a draft of a circular providing guidance on the implementation of the provisions of the new legislation which applies only to local authority roads, excluding motorway and trunk roads which are the responsibility of the Secretary of State for Scotland, and requires Councils to prepare by 31 July 1999, a report forecasting traffic growth and setting standards for a reduction in traffic or a reduction in the rate of growth within their boundaries.

Draft guidance indicates that action in respect of the RTRA must be linked with other transport and planning objectives such as the Integrated Transport Policy, planning policy on town centres and retail developments, and the National Air Quality Strategy.

The Scottish Office is seeking comments on the draft circular by 15 May 1998. The terms of the proposed Council response were set out. Concerns were expressed about the omission of trunk roads from the RTRA given that overall traffic levels are influenced by those on the strategic road network, the burden that the RTRA's consultation requirements will have on local authorities, the lack of a role for the Strathclyde Passenger Transport Authority, and response timescales.

Implementation in line with the draft guidance will require the diversion of staff resources from other activities and additional expenditure on data collection, forecasting and consultation which has not been provided for in current budget allocations.

After discussion the Committee (a) agreed that suitable representations should be made to The Scottish Office and to the local MPs regarding the provision of additional funding to cover these works; and (b) otherwise agreed that the terms of the Council's response should be as indicated in the report.

4. Water Supply (Water Quality) (Scotland) Regulations 1990: Water (Scotland) Act 1980: West of Scotland Water Authority: Temporary Relaxations and Undertakings to the Secretary of State for Scotland

Submitted report by the Director of Planning, Roads and Environment on the submission by West of Scotland Water Authority to the Secretary of State for Scotland of revised undertakings and applications for relaxation in accordance with the Water (Scotland) Act 1980 in respect of water supplies in North Ayrshire which do not fully comply with EC standards.

Under the legislation a Water Authority must supply domestic water which complies with

the prescribed standards of wholesomeness set down in the Regulations. Where an existing water supply fails to comply with any of the standards, the Water Authority must give a formal undertaking to the Secretary of State as to the action it intends taking to comply with the Regulations and the timetable for such course of action. Where any of the chemical standards specified in the legislation cannot be met as a result of the nature or structure of the ground in the area from which water supply is abstracted, the Water Authority may apply to the Secretary of State for relaxation of the standard. No relaxation can however be granted where the failure is in respect of a health related parameter.

Details of the relaxations and undertakings currently in force within North Ayrshire were provided for members' information. In previous years the Ardeer supply and the Saltcoats and North Stevenston supplies were subject to undertakings as the supplies failed the aluminium standard, and from time to time the bacteriological standard. However the new treatment works to replace Greenhead are now in place and these supplies have now been removed from the list of undertakings. The only supplies now subject to undertakings within North Ayrshire are the smaller supplies on Arran and these will eventually be removed from the list of undertakings as new and improved supplies are provided.

The Committee agreed that a letter should be sent to West of Scotland Water Authority advising them that the Council (a) is pleased to note that the Ardeer and the Saltcoats/North Stevenston supplies no longer require statutory undertakings; and (b) requesting details on its progress and timetable for new and improved supplies on the island of Arran in order that the supplies are brought up to the EC standards.

5. Development Brief

a) Irvine, Ravenspark Hospital

Submitted report by the Director of Planning, Roads and Environment on the development brief to guide conversion of the historic core of buildings at Ravenspark Hospital, Irvine, with limited supportive new-build.

The Committee approved the development brief.

b) Dalry, Smith Street

Submitted report by the Director of Planning, Roads and Environment on the proposed development brief to guide residential or alternatively a supermarket development off Smith Street, Dalry.

The Committee approved the development brief.

6. Roads Improvements for Access to Rivergate Centre and Adjoining Areas

Submitted report by the Director of Planning, Roads and Environment on the proposed joint project by the Council and Land Securities Properties Limited to improve access to the Rivergate Centre and adjoining areas.

The extension of the Riverway Retail Park by Dawn Developments will provide a new road link to distributor road standard between Merryvale Roundabout and the town centre one-way system at Irvine Railway Station. However because of the one-way traffic pattern, there remain restrictions on full accessibility between the retail park and the town centre facilities.

Land Securities Properties Ltd, the owners of the Rivergate Centre, have expressed an interest in working with the Council to further improve accessibility and circulation across the joint

area of the town centre and the car park. Subject to them obtaining formal approval from their Board for their part in any roads project, Land Securities Properties Ltd will provide the funding and any land outwith the public road boundaries, and the Council will provide design and contract management service.

After discussion the Committee (a) agreed in principle to the improvement of the road access and circulation layout around the town centre and agreed to set up a Study Group (comprising the Chair and Councillors Carson, Clements, Donn and O'Neill) to consider the options; and (c) agreed to the provision by the Roads Division of a design and contract management service as the Council's contribution to the Land Securities Properties project.

7. Roads Infrastructure at Woodside, Kilwinning

Submitted report by the Director of Planning, Roads and Environment on possible options to improve road access to Woodside, Kilwinning.

On 13 August 1997 the Committee asked the Director of Planning, Roads and Environment to investigate the possibility of improved road access to the northern end of the residential development at Woodside, Kilwinning. Various options have been investigated, either as separate road schemes or as potential advance works for the intended Kilwinning Western By-pass. Consideration was also given to the possible linkage of such road works with further development potential in the Woodside area. From the initial feasibility investigations three main options emerged:-

- a) Upgrading of private road and bridge to North Woodside and Woodlodge;
- b) New road between A737 at railway Bridge and Woodside Road;
- c) Re-alignment of proposed by-pass.

The backgrounds to, and implications of pursuing, each of these options were outlined. It was noted that if any of these options were promoted by North Ayrshire Council either on its own or in partnership with a developer the capital funding requirement would be substantial in relation to current allocations and would have to be considered against other Council priorities.

After discussion, the Committee agreed that the Council should not promote any new road links in advance of the proposed Kilwinning Western By-pass trunk road improvement.

8. Proposed Confirmation of the North Ayrshire Council (Irvine No. 2) Tree Preservation Order 1998

Submitted report by the Director of Planning, Roads and Environment on the North Ayrshire Council (Irvine No. 2) Tree Preservation Order 1998.

On 30 April 1997 the Committee agreed to serve a provisional Tree Preservation in respect of land to the west of Kilwinning Road at Redburn, Irvine, known as 'Irvine No. 2'. This order was made provisional on 3 December 1997.

Under the legislation owners, occupiers and lessees affected by the Order may submit objections and representations in respect of the Order for consideration by the Planning Authority which may, within 6 months of the order coming into effect provisionally, confirm it in its provisional form, or confirm it subject to modifications.

An objection to the proposed Order was received from Mr F Calistri, Managing Director of the Redburn Hotel Limited, Kilwinning Road, Irvine. The terms of the objection were outlined.

Having noted the terms of the objection the Committee agreed to confirm the order in its provisional form.

9. Outstanding Applications for Planning Permission for Determination

(a) N/01/96/0585: Beith, Loanhead Quarry

Submitted report by the Director of Planning, Roads and Environment on the application submitted by Tarmac Heavy Building Materials UK Limited, Loaninghill, Broxburn, Edinburgh, to extend existing hard rock quarrying operations for the winning and working of basaltic lavas at Loanhead Quarry, by Beith.

Objections to the application have been received from Mr J Bell, Knowes, Lochwinnoch; Mr J Dobbie, Lowhouse Cottage, Threepwood Road, Beith; Mr and Mrs Douglas, North Kaime, Lochwinnoch; Mr and Mrs Hughes, Bigholm Farm, Threepwood Road, Beith; Dr McCormick, Knowes Mill, Lochwinnoch; M Day, 8 Janefield Place, Beith; Mr J Rae, Cauldhame, Beith; Beith Golf Course; and Mr H Forbes, Knowes Mill, Lochwinnoch. Additional representations were received from Beith Community Council and Mr B Wilson MP.

The Committee, after consideration of the terms of the objections and representations, agreed to grant the application subject to the following conditions:

- (1) That prior to the commencement of work on the extension site the roundabout and access road shown on the plans submitted shall be constructed in accordance with the planning permission granted by Renfrewshire Council.
- (2) That no development shall commence on the extension site until a Footpath Diversion Order is confirmed to re route the right of way.
- (3) That prior to the commencement of work on the extension site works to divert the footpath shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) Prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of perimeter ditches to prevent the ingress of clean surface water.
- (5) That there shall be no stockpiling of materials within the extension site without the prior written approval of North Ayrshire Council as Planning Authority.
- (6) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the type, number and location of plant on the site and no fixed processing plant shall be sited without prior written approval.
- (7) That within eighteen months from the date of this permission the applicant shall repaint or re clad the external faces of the existing processing plant to the satisfaction of North Ayrshire Council as Planning Authority
- (8) The hours of operation shall be restricted to 0700-1900 Monday to Friday and 0700-1300 Saturday except for essential maintenance work, and no work shall be undertaken on Sundays or Public Holidays, within the extension site.
- (9) That the noise from the quarry shall not exceed 55dBL_{aeq}, 1h (60mins) during the agreed working hours measured at least 3.5m in front of the most exposed facade of any existing noise sensitive property except during periods of overburden removal where prior written approval shall be obtained from North Ayrshire Council as Planning Authority to exceed this limit.
- (10) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the measures to be taken to monitor noise from the site and to record the findings in reports which shall be submitted to North Ayrshire Council every three months, or as otherwise agreed, for monitoring.
- (11) That blasting shall be restricted to weekdays between 1000 and 1600 hrs.
- (12) That there shall be no more than 3 blasts in any day.
- (13) That each blast shall be designed and controlled so that the air overpressure is minimised and the acceptable magnitude of ground vibration of 8.5mm per second is not exceeded on more than 10% of the blasting occasions at the nearest existing vibration sensitive property.
- (14) That surface detonating cord and plaster blasting shall not be used on the site unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.
- (15) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the

measures to be taken to monitor blasts on the site and to record the findings in reports which shall be submitted to North Ayrshire Council every three months, or as otherwise agreed, for monitoring.

(16) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the wheel washing facilities to be installed on the site which shall be used at all times to ensure that no loose material/ mud is carried onto the public road.

(17) That all loaded lorries carrying aggregate materials 75mm and under leaving the site shall be sheeted.

(18) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the measures to be taken to control dust on the haul road, stockpiles and transfer points.

(19) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the measures to be taken to monitor the dust on the site and to record the findings in reports which shall be submitted to North Ayrshire Council every three months, or as otherwise agreed, for monitoring.

(20) That no development shall take place in the extension site until there has been submitted to and approved by North Ayrshire Council as Planning Authority full details of the proposed progressive restoration of the site and these details shall include timing of the scheme.

(21) That no development shall take place on the extension site 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 operations.

(22) That all planting seeding or turfing comprised in the approved details of landscaping and restoration details shall be carried out in the first planting season and seeding seasons following the commencement of operations on the extension site; and any of the trees or plants which 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.

(23) That during the life of the quarry operations the applicant shall retain the services of the South Strathclyde Raptor Study Group whose recommendations shall be followed unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

(24) That prior to the commencement of work on the extension site the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the measures to be taken to ensure that no employee from the site visits the nest of either the Peregrines of the Ravens at any time.

(25) If it becomes necessary or expedient during the continuance of the operations hereby permitted to amend or abandon the operations, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority proposals, plans and statement of intentions.

It was further agreed that the Director of Planning, Roads and Environment should discuss with the developer the possibility of restricting blasting to the regular times during the day.

(b)N/01/97/0655: Largs, Crawford Street, Largs Station

Submitted report by the Director of Planning, Roads and Environment on the application submitted by Railtrack plc, 58 Port Dundas Road, Glasgow for the construction of a replacement station to provide (i) a new ticket office, waiting area, public toilet, retail unit and ancillary accommodation; (ii) the formation of a new access road and ramp to a new car park within the existing railway siding to provide twenty spaces; (iii) the installation of two new waiting shelters within the existing platform area; and (iv) new hard landscaping to the existing platform area incorporating two disabled car parking spaces.

Objections to the application were received from R Broadfoot, 53c Walkerston Avenue; Mrs F V Morris, 39 Gogo Street; and Mr and Mrs E Hermanson, 8 Brisbane Glen Road, all Largs.

The Committee, after considering the terms of the objections, agreed (a) to refuse the

application on the following grounds:-

(1) that the proposed replacement station would be out of keeping with surrounding properties by reasons of its siting, design and external appearance which would be detrimental to the character and amenity of the area;

(2) that the access to the proposed car park would be detrimental to pedestrian safety in that it would create potential for vehicular/pedestrian conflict; and

(3) that the form of the development proposed would prejudice the proper planning of the area; and

(b) to seek a meeting with Railtrack and other interested parties to discuss new proposals for the replacement of Largs Station.

(c) N/01/98/0053: Barrmill, 6-8 Beith Road (site to the north east of)

Submitted report by the Director of Planning, Roads and Environment on an application submitted by Mr and Mrs S Miller, 17 Grahamston Avenue, Glengarnock, for outline planning permission for the erection of a house and garage at that address.

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 prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of a landscaped strip to be formed along the proposed access road;

(3) that in relation to Condition 1 above the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the measures to be taken to alleviate the potential for flooding due to existing land drainage problems.

(d) N/01/98/0063: Arran: Lamlash: Park Avenue Caravan Park

Submitted report by the Director of Planning, Roads and Environment on an application submitted by John Crawford Holdings Limited, 77 Torrisdale Street, Glasgow for planning permission for the extension of the existing caravan park by 17 holiday private-owned static caravans and associated car parking, access and landscaping at park Avenue Caravan Park (land to north of), Lamlash, Isle of Arran.

A total of 48 representations were received in connection with the application, 8 objecting to the grant of planning permission and 40 in favour of the application.

After consideration of the terms of the objections and representations the Committee agreed to refuse the application on the following grounds:

a) That the proposed development would be contrary to Policy TOU 6 in the adopted Isle of Arran Local Plan in that it would constitute a large scale caravan development on a site which is not physically and environmentally acceptable and for which it has not been demonstrated that an exception to the policy should be made.

10. Building (Scotland) Act 1959/70: Determination of Applications for Building Warrants

Submitted reports by the Director of Planning, Roads and Environment on application for Building Warrants under Section 6(8) of the Building (Scotland) Act 1959-70.

The Committee agreed to refuse each of the following applications on the grounds that "the proposed development does not comply with the Building Standards (Scotland) Regulations 1990 as amended".

- (a) 20-22 Ballot Road, Irvine: RFS/5/BW/97/1004;
- (b) 6 Adams Avenue, Saltcoats; RFS/5/BW/97/0019; and
- (c) 2 Skelmorlie Castle Road, Skelmorlie: RFS/5/BW/97/0809.

11. Street Naming: Operational Procedures

Submitted report by the Director of Planning, Roads and Environment on operational changes and actions which are necessary as a consequence of the reduction in funding for street naming.

Until 31st March 1998 the Council funded the erection of new and replacement street nameplates using a combination of revenue and capital expenditure. For 1998/99 the bid to the Capital Programme of £12,000 was however unsuccessful and this means that funding this work is restricted to the £3,600 provided in the Revenue Budget.

Members were advised that this sum will not meet demand and it was therefore suggested that in relation to new developments developers may, at their own expense, erect street nameplates. In relation to established areas it was proposed that the available revenue funds should be used to deal with essential cases.

After discussion the Committee agreed (a) that in relation to new developments the erection of street nameplates may be carried out by the developer as an agent of the Council at the developer's expense and in accordance with North Ayrshire Council's specification and siting criteria; (b) to advise the emergency services of the Council's restricted ability to maintain and replace street nameplates; and (c) to prioritise the remaining budget to essential cases.

12. Irvine: Bank Street: Traffic Regulation Order

Submitted report by the Director of Planning, Roads and Environment on the current situation of the proposed waiting restrictions at Bank Street, Irvine.

At its meeting on 4 February 1998 the Committee approved the investigation and preparation of a traffic regulation order for waiting and loading restrictions on Bank Street, Irvine.

To facilitate the passage of traffic and increase road safety, it is intended to introduce full waiting restrictions on the south side of Bank Street between numbers 54 and 76 with additional loading restrictions along the frontage of number 54 to Kilmarnock College.

The Committee approved the implementation of the Traffic Regulation Order.

13. West Coast Rail 250 Campaign

Submitted report by the Director of Planning, Roads and Environment on the action undertaken by West Coast Rail 250 Campaign and the proposed financial support for the Campaign.

North Ayrshire Council has actively supported the West Coast Rail 250 Campaign to secure the provision of a high quality rail link from the West of Scotland to London and into Europe via the Channel Tunnel, the development of which is considered essential for the economic well being of the South west of Scotland.

The recent announcements by Railtrack and Virgin setting out in some detail their plans for the upgrading of track and signalling, and the introduction of new tilting trains indicate that many of the aspirations of the WCR250 Campaign are being achieved. As the projects move towards implementation it is essential that the Campaign, and other interested parties, continue to exert pressure on Railtrack and Virgin. It was therefore recommended that the Council should continue to support the WCR250 campaign and to make a financial contribution towards the campaign in 1998/99.

The Committee agreed to contribute £250 to the Campaign.

14. Hunterston Local Liaison Committee

Submitted report by the Chief Executive on the outcome of the meeting of the Hunterston Local Liaison Committee held on 13 March 1998.

Noted.

15. Urgent Items

The Chair agreed that consideration be given to the following urgent item.

16. A Vision for Ayrshire - Ayrshire Economic Development Strategy Consultation

Submitted report by the Director of Planning, Roads and Environment on the consultation exercise being carried out by Enterprise Ayrshire to develop its long term strategy for the economic development of Ayrshire.

Members were advised that consultation meetings will be held in North Ayrshire at 5.45 p.m. in the Hospitality Inn on Monday 18 May 1998 and at the same time in the Town Hall, Saltcoats on Wednesday 20 May. The Council will be formally invited to attend both these meetings and to participate in the initial discussions on the 'Vision for Ayrshire' and members are automatically invited to attend the meetings if they so wished to do so.

Noted.

The meeting ended at 3.35 p.m.