

Planning Committee
23 October 2013

IRVINE, 23 October 2013 - 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, John Bruce, Ronnie McNicol, Tom Marshall and Robert Steel.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) and R. Middleton, Planning Officer (Development and Environment); A. Craig, Team Manager (Litigation) and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Joe Cullinane and Jim Montgomerie.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of (i) the ordinary meeting of the Committee held on 4 September 2013; and (ii) the special meeting held on 4 October 2013 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Isle of Arran

13/00558/PP: Lamlash: Site to the West of 35 Margnaheglish Road

Lamlash Golf Club, Lamlash, Isle of Arran has applied for planning permission for the erection of a detached dwellinghouse on a site to the west of 35 Margnaheglish Road, Lamlash. 1 objection and 1 representation have been received, as detailed in the report. An additional objection was emailed to Members prior to the meeting.

The Senior Manager (Planning, Transportation and Regeneration) advised the Committee on the terms of a statement by Councillor Bruce in response to comments attributed to him within an article in the Arran Banner newspaper in relation to the call in of this planning application.

He further advised that Policy E2 of Alteration No. 1 to the Local Plan was relevant to consideration of this application in terms of enabling development proposals within rural areas, subject to the submission of a detailed and robust business plan. As the procedure in terms of the call in of an application required the planning report to come to the next meeting of the Committee, this matter has not been fully discussed with the applicant.

The Committee agreed to continue consideration of this item to its next meeting to allow officers to progress discussions with the applicant in relation to Policy E2 and on the submission of a detailed business plan in that regard.

4. Ardrossan, Saltcoats and Stevenston

13/00545/PP: Stevenston: Ardeer: Ardeer Golf Club

John Boyle, 17 Muir Drive, Stevenston has applied for planning permission to vary planning permissions CH/85/6/S and CH/85/255/S to remove conditions restricting occupation of the dwellinghouse at Ardeer Golf Club, Stevenston.

The Committee agreed to grant the application.

5. Irvine / Kilwinning

13/00408/PPPM: Irvine: Marine Drive: North Gailes Country Club

Gailes Sports and Leisure Ltd, Marine Drive, Gailes, Irvine has applied for planning permission in principle for an extension to the golf course and leisure facilities, the building of a residential development and the upgrading of the nature reserve at North Gailes Country Club, Marine Drive, Irvine. 7 objections have been received, as detailed in the report.

The Committee agreed to grant the application subject to (i) a Section 75 legal agreement relating to the implementation of improvements to North Gailes (including but not limited to extension to the golf course and environmental mitigation measures), affordable housing provision and contributions to strategic transport improvements, all as referenced within a revised business plan to be agreed; and (ii) 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. The proposed development shall be designed in accordance with the principles of the Scottish Government's "Designing Streets" and "Designing Places" policy documents and North Ayrshire Council's Neighbourhood Design Guidance to the satisfaction of North Ayrshire Council as Planning Authority.
3. That prior to the commencement of the development, hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, a Strategy for Open Space which shall include proposals for (i) the

provision of open space and play provision, in accordance with the North Ayrshire Council policy "Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments" together with proposals for the management and maintenance thereof.

4. 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 North Ayrshire Council as Planning Authority.

5. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant in consultation with the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. 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 as Planning Authority.

6. That a detailed drainage plan shall be submitted for the development, including full details of SUDS in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. The SUDS scheme shall be self certified by a suitably qualified person, a copy of which shall be submitted to North Ayrshire Council as Planning Authority. Thereafter, the certified scheme shall be implemented prior to the development becoming operational and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

7. That a noise impact assessment in accordance with the Technical Advice Note of PAN 1/2011 shall be undertaken to identify any noise control measures which may be required to ensure that the following noise levels are not exceeded at the curtilage (closest to Ayr Road) of any of the proposed noise sensitive properties:

L_{Aeq}, 16 hour (0700-2300) (day) : 50 db
L_{Aeq}, 8 hour (2300-0700) (night): 40 db.

8. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a phasing plan. For the avoidance of doubt, the residential

element of the development shall be the final phase unless North Ayrshire Council as Planning Authority gives written consent to any variation.

9. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a detailed Flood Risk Assessment, taking into account the recommendations of PAN 69 (paragraphs 85-100) in relation to flood resistant and resilient materials.

6. North Coast and Cumbraes

13/00483/PP: Largs: Lade Street: Carpark Site

North Ayrshire Council, Perceton House, Irvine has applied for planning permission for the erection of a Day Care Centre at a car park site at Lade Street, Largs.

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 exact details of all external finishes, boundary treatment and hard surfaces including parking and manoeuvring areas.

2. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for the provision of disabled parking bays within the car park layout; the car park hereby approved including disabled parking bays shall be formed prior to the commencement of the use of the Day Care Centre hereby approved.

3. That notice shall be given to Development Planning Services (Roads) prior to the closure of the existing car park.

4. That visibility splays of 2.5m x 35m at the junction of the site access with Lade Street shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

5. That no development shall take place within the development site as outlined in red on the approved plan until the applicants have secured the implementation of a programme of archaeological works in accordance with a written Scheme of Investigation which has been submitted by the applicants, agreed by the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the applicants shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery or archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority in agreement with the West of Scotland Archaeology Service.

6. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for

the provision of a bin storage and refuse collection facility for the day care centre; the approved details shall be implemented prior to the commencement of the use of the Day Care Centre hereby approved.

7. 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.

8. 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.

7. Millport Conservation Area Appraisal and Management Plan

Submitted report by the Corporate Director (Development and Environment) seeking approval to publish draft Supplementary Guidance on Millport Conservation Area Appraisal and Management Plan for public consultation for a 6 week period commencing in October 2013.

A funding application to operate a Townscape Heritage Initiative in Millport Conservation Area has been submitted to the Heritage Lottery Fund on 29 August 2013. As part of the production of this application, a Conservation Area Appraisal and Management Plan has been prepared to assess the value of the Millport Conservation Area. The appraisal defines and evaluates the character and appearance of the Millport Conservation Area, identifies its important characteristics and ensures that there is a full understanding of what is worthy of preservation.

The outcome of the consultation will be reported to Members to revise, if required, and adopt the documents as non-statutory guidance to the North Ayrshire Local Development Plan.

The Committee agreed to approve for public consultation the publication of the Millport Conservation Area Appraisal and Management Plan, as detailed at Appendix 1 and 2 to the report, for public consultation.

The meeting ended at 2.30 p.m.