

Planning Committee  
6 March 2012

**IRVINE, 6 March 2012** - At a Meeting of the Planning Committee of North Ayrshire Council.

**Present**

Elizabeth McLardy, Margie Currie, Robert Barr, Matthew Brown, John Ferguson, William Gibson, Ronnie McNicol and Ryan Oldfather.

**In Attendance**

J. Miller, Chief Development Management Officer, and J. Law, Solicitor (Contracts and Conveyancing) (Corporate Services); and A. Little, Committee Services Officer (Chief Executive's Service).

**Chair**

Councillor McLardy in the Chair.

**Apologies for Absence**

Pat McPhee.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 16.

**2. Minutes**

The Minutes of the previous meeting of the Committee held on 14 February 2012 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

**3. Ardrossan, Saltcoats and Stevenston**

**11/00771/PP: Ardrossan: 1A Park Road**

A.E. Car and Van Hire, 1A Park Road, Ardrossan, have applied for planning permission for the proposed change of use from vacant buildings and yard to form a vehicle hire business at that address. One objection has been received, as detailed in the report.

Councillor McNicol, seconded by Councillor Brown, moved that the application be refused on the grounds that application would be contrary to the Local Plan and detrimental to the residential amenity of the area.

As an amendment, Councillor McLardy, seconded by Councillor Currie, moved that the application be approved, subject to the conditions contained in the officer's report.

On a division, there voted for the amendment 2 and for the motion 6, and the motion was declared carried.

Accordingly, the Committee agreed to refuse planning permission on the grounds:-

1. That the proposed development represents a non-conforming use within a residential area as identified in the Adopted North Ayrshire Local Plan (excluding Isle of Arran) which would be detrimental to residential amenity.
2. That the proposed development fails to satisfy Criteria (b) and (d) of the Development Control Statement of the Adopted North Ayrshire Local Plan (excluding Isle of Arran) in that it would adversely affect residential amenity by reason of noise, disturbance and on-street parking.

#### **4. Irvine/Kilwinning**

##### **12/00014/PP: Irvine: Montgomerie Park: Site to East of Turnpike Way**

North Ayrshire Council (Educational Services), Cunninghame House, Irvine, have applied for planning permission for the formation of a multi use games area on a site to the east of Turnpike Way, Montgomerie Park, Irvine. One objection and one representation have been received, as detailed in the report.

The Committee, having considered the terms of the objection and representation, agreed to grant the application subject to the following condition:-

1. That prior to the commencement of the development, hereby approved, self certified details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to, and approved by North Ayrshire Council as Planning Authority. Such self certification shall be signed off by a suitably qualified person. Thereafter that scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority. In addition, prior to the commencement of the development, hereby approved, details of the proposed factor or management agency and a management plan, including a risk assessment for public safety, management responsibilities and maintenance schedules for the approved scheme, shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority. The management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.

## **5. Planning Protocol for Enterprise Areas**

Submitted report by the Solicitor to the Council on the provisions of a Planning Protocol at national level to ensure efficient planning within Enterprise areas.

Four Enterprise Areas (EAs) were designated by the Scottish Government on 17 January 2012. This included the designation of a 'Life Sciences' EA at sites in Irvine, Moray, Highlands, Edinburgh and Midlothian. The Planning Protocol aims to ensure efficient consideration and determination of planning applications within the EA.

The Life Sciences EA at Irvine comprises four geographically co-located sites (GlaxoSmithKline Plant; I3 Business Park and Single User site; and, Annickbank). The Non Domestic Rates (Enterprise Areas) Scotland Regulations 2012 were laid before Parliament on 20 February for a 40 day period and will be active from 1 April 2012. EA designation will be effective from 1 April 2012 to April 2017. Fiscal incentives to encourage investment and employment within the EA will include rate relief for Life Sciences companies, with businesses that move into an EA able to benefit from a business rate discount worth up to £275,000 over a five year period. Discussions over additional incentives through capital allowances for plant and machinery are subject to ongoing discussion with the UK Treasury and are yet to be confirmed.

The Scottish Government and COSLA have agreed a non-statutory framework requesting all EA partners to work together to achieve efficient planning processing. This approach was approved by the COSLA Leaders meeting of 27 January 2012 and was attached at Appendix 1. The Scottish Government wish to consolidate this protocol by seeking agreement on its provisions from each of the local authorities in Scotland which contain an Enterprise Area. The protocol will be a reciprocal undertaking by all stakeholders (key statutory agencies, developers as well as Scottish Government and local government) as a basis for delivery. While representing good practice already evident within North Ayrshire, the Protocol will further demonstrate a positive approach to the successful implementation of EA status.

The Committee agreed to (a) accept the principles of the draft Planning Protocol; and (b) instruct Officers to develop further detailed provisions relative thereto.

The Meeting ended at 2.20 p.m.