

Cunninghame House,
Irvine.

30 June 2016

Planning Committee

You are requested to attend a Special Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **MONDAY 4 JULY 2016** at **11.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Call In Request: Main Street, Largs

Submit report by the Chief Executive on a call in request, in accordance with the approved call in procedure, in relation to an application for planning permission which would otherwise be determined by Officers under delegated powers (copy enclosed).

3. Call In Request: Quarry Road, Irvine

Submit report by the Chief Executive on a call in request, in accordance with the approved call in procedure, in relation to an application for planning permission which would otherwise be determined by Officers under delegated powers (copy enclosed).

Planning Committee

Sederunt: Matthew Brown
(Chair)
John Ferguson
(Vice-Chair)
Robert Barr
John Bell
John Bruce
Ian Clarkson
Joe Cullinane
Ronnie McNicol
Tom Marshall
Robert Steel

Chair:

Attending:

Apologies:

Meeting Ended:

NORTH AYRSHIRE COUNCIL

Agenda Item 2

4 July 2016

Planning Committee

Title: **Call In Request: Main Street, Largs**

Purpose: To advise the Planning Committee of a call in request in relation to an application for planning permission which would otherwise be determined by officers under delegated powers.

Recommendation: That the Planning Committee consider whether it wishes to determine the application which would otherwise be determined by officers under delegated powers.

1. Executive Summary

- 1.1 In terms of Section 43(A) of the Town and Country Planning Scotland Act 1997, which was inserted under the 2006 Act, Members may request that an application, which would ordinarily be determined by an Officer under the Scheme of Delegation, shall be referred to the Planning Committee for determination.

2. Background

- 2.1 A request has been made by Councillors Marshall, McLean and Gallagher that an application for a Change of Use from Class 1 Retail to Class 2 Offices at Main Street, Largs should be determined by the Planning Committee and not by Officers under delegated powers.
- 2.2 The planning application was registered on 14 June 2016 and the call in request has been submitted within the 3 week deadline in accordance with the approved procedure (Appendix 1).

2.3 The stated reason for the call in request is as follows:-

"Given that this premise is in the middle of Largs Main Street - a recognised retail shopping centre - then due consideration should be given to its impact on the viability of the retail offer. At present on the south side of the Main Street there are two banks and two estate agents. On the north side there are also two banks and two estate agents. Some of these businesses are double fronted and have a large presence on the street.

Local knowledge of Members would enable the best determination of this application".

3. Proposals

3.1 The Planning Committee is invited to consider whether it wishes to determine the application which would otherwise be determined by Officers under delegated powers.

4. Implications

Financial:	None.
Human Resources:	None.
Legal:	4.3 Section 43(A) of the Town and Country Planning (Scotland) Act 1997, inserted under the 2006 Act, provided for applications to be "called in" for determination by the Planning Committee rather than by Officers under delegated powers.
Equality:	None.
Environmental & Sustainability:	None.
Key Priorities:	None.
Community Benefits:	None.

5. Consultation

5.1 No consultations were required.

A handwritten signature in black ink that reads "Elma Murray". The signature is written in a cursive style with a large initial 'E'.

ELMA MURRAY
Chief Executive

Reference :

For further information please contact Angela Little, Committee Services
Officer on 01294 324132

Background Papers

Call In notification by Councillors Marshall, McLean and Gallagher

Call In Procedure by the Planning Committee under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997

In terms of Section 43A(6) of the 1997 Act, “the planning authority may, if they think fit, decide themselves to determine an application which would otherwise be determined by a person so appointed” (under a Scheme of Delegation).

Members are entitled to exercise this right in the following manner.

1. At least 3 Members must submit in writing or electronic format a formal request that a particular application should be remitted to the Planning Committee for determination. The request should be sent to the Corporate Director (Development and Environment).
2. The formal request must be received no later than 3 weeks after the application is registered. (Note - all registered planning applications are accessible on the Council's website).
3. The Corporate Director (Development and Environment) will immediately refer the reference to the Chair of the Planning Committee who will be required to call a meeting of the Planning Committee within five working days of notification by the Corporate Director (Development and Environment).
4. At least one of the Members who has requested the call in will be asked to attend the Planning Committee to explain the request. If none of the Members attend the Planning Committee, the Committee may determine not to call in the application.
5. The Members requesting the call in must give reasons for the call in and, if these are so accepted by the Planning Committee, those reasons shall be communicated to the applicant (Section 43A(7)).
6. Reasons for calling in have to be fair, relative and proportionate to the proposed development.

Example might include the following:-

- determination would raise issues of perceived controversial architectural design
- raises significant public interest
- has implications as to the interpretation of Local Plan policies

These might not be the only reasons which Members may feel relevant.

7. Once the Planning Committee has determined the call in request should be agreed to, the application will be determined by the Planning Committee in the normal way, irrespective of the fact that it is a local development and would otherwise be dealt with under the Scheme of Delegation.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

4 July 2016

Planning Committee

Title: **Call In Request: Quarry Road, Irvine**

Purpose: To advise the Planning Committee of a call in request in relation to an application for planning permission which would otherwise be determined by officers under delegated powers.

Recommendation: That the Planning Committee consider whether it wishes to determine the application which would otherwise be determined by officers under delegated powers.

1. Executive Summary

- 1.1 In terms of Section 43(A) of the Town and Country Planning Scotland Act 1997, which was inserted under the 2006 Act, Members may request that an application, which would ordinarily be determined by an Officer under the Scheme of Delegation, shall be referred to the Planning Committee for determination.

2. Background

- 2.1 A request has been made by Councillors Clarkson, Cullinane and O'Neill that an application for the erection of a 2 storey building to include the formation of an access road and the provision of parking at East Park, Quarry Road, Irvine should be determined by the Planning Committee and not by Officers under delegated powers.
- 2.2 The planning application was registered on 3 June 2016 and the call in request has been submitted within the 3 week deadline in accordance with the approved procedure (Appendix 1).

2.3 The stated reason for the call in request is as follows:-

"The Quarry Road development is a high profile project which was subject to public engagement events. Given this we believe it would only be right that the planning decision for all phases of the development should be made by the planning committee. We therefore wish to call in the first phase application."

3. Proposals

3.1 The Planning Committee is invited to consider whether it wishes to determine the application which would otherwise be determined by Officers under delegated powers.

4. Implications

Financial:	None.
Human Resources:	None.
Legal:	4.3 Section 43(A) of the Town and Country Planning (Scotland) Act 1997, inserted under the 2006 Act, provided for applications to be "called in" for determination by the Planning Committee rather than by Officers under delegated powers.
Equality:	None.
Environmental & Sustainability:	None.
Key Priorities:	None.
Community Benefits:	None.

5. Consultation

5.1 No consultations were required.

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ELMA MURRAY
Chief Executive

Reference :

For further information please contact Angela Little, Committee Services
Officer on 01294 324132

Background Papers

Call In notification by Councillors Clarkson, Cullinane and O'Neill

Call In Procedure by the Planning Committee under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997

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4. At least one of the Members who has requested the call in will be asked to attend the Planning Committee to explain the request. If none of the Members attend the Planning Committee, the Committee may determine not to call in the application.
5. The Members requesting the call in must give reasons for the call in and, if these are so accepted by the Planning Committee, those reasons shall be communicated to the applicant (Section 43A(7)).
6. Reasons for calling in have to be fair, relative and proportionate to the proposed development.

Example might include the following:-

- determination would raise issues of perceived controversial architectural design
- raises significant public interest
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These might not be the only reasons which Members may feel relevant.

7. Once the Planning Committee has determined the call in request should be agreed to, the application will be determined by the Planning Committee in the normal way, irrespective of the fact that it is a local development and would otherwise be dealt with under the Scheme of Delegation.