

**Planning Committee**  
**27 January 2021**

At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m. involving participation by remote electronic means.

**Present**

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

**In Attendance**

R. McCutcheon, Executive Director (Place); J. Miller, Chief Planning Officer, K. Gee, Technician and L. Dempster, Technician (Planning); A. Craig, Senior Manager (Legal Services); and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

**Apologies**

Shaun Macaulay.

**Chair**

Councillor Marshall in the Chair.

**1. Declarations of Interest**

In terms of Standing Order 10 and Section 5 of the Code of Conduct, Councillor Billings, as the applicant, declared an interest in Agenda Item 5.1 (20/01108/PP: Katlin, Lamash, Arran, KA27 8JT) and left the meeting for that item of business.

**2. Minutes**

The Minutes of the meeting of the Planning Committee held on 2 December 2020 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

**3. 20/00975/PP: Site To North Of Tarryholme Pond, Irvine**

Irvine Housing Association have applied for a Section 42 planning application to amend condition 9 of the planning permission 19/00930/PPM at the site north of Tarryholme Pond, Irvine. No representations were received.

The Committee agreed to grant the application subject to the following conditions:

1. That, prior to the commencement of any building operations, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a detailed schedule of the proposed external finishes. Thereafter, the development shall be implemented only in accordance with such details as may be approved, unless otherwise agreed in writing with 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 commencement of the development hereby approved, the applicant shall submit full details of the localised regrading for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt, these details shall contain section drawings of the slope at appropriate intervals throughout its length, details of its construction and details of its finish. The development shall then progress in accordance with such details as may be approved.
5. That the ecological mitigation measures set forth on pages 22-23 of the "Tarryholme (Phase 2), Irvine Preliminary Ecological Appraisal" (document no. 8882) prepared by McTaggart Construction and issued on the 24th of October 2019, shall be fully implemented prior to and maintained during the construction of the development hereby approved, to the satisfaction of North Ayrshire Council as Planning Authority.
6. That prior to the first occupation of the development hereby approved, a V-notch shall be cut into the detention basin to channel the flow into the large pond to the south of the basin in the event of the basin capacity exceeding the 1 in 200 years design flow, to the satisfaction of North Ayrshire Council as Planning Authority.
7. That prior to the commencement of the development hereby approved, the applicant shall assess if a Detailed Air Quality Assessment is required to ensure that the development will not impact ambient air quality at any sensitive receptors and submit the findings to North Ayrshire Council. If required, a Detailed Air Quality Assessment will be submitted to the satisfaction of North Ayrshire Council prior to the commencement of the development.
8. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of North Ayrshire Council Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

9. That notwithstanding the plans hereby approved, details of an all abilities pedestrian/cycle link leading from the northwest of the site to the adjacent public footpath network shall be submitted for the written approval of North Ayrshire Council as Planning Authority prior to the commencement of the development. Thereafter, such details as may be approved shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority prior to the occupation of the final five houses to be completed within the development.

#### **4.1 20/01084/PP: 12 Kirkton Crescent, Millport, Isle of Cumbrae, KA28 0HJ**

Mr Cameron McLaws has applied for planning permission for the erection of a detached dwelling house with associated parking and landscaping at 12 Kirkton Crescent, Millport, Isle of Cumbrae. 1 objection was received and summarised in the report.

The Committee agreed to grant the application subject to the following conditions:

1. That prior to the commencement of the development hereby approved, the applicant shall provide full details of the proposed finishing materials for the written approval of North Ayrshire Council as Planning Authority. The development shall then progress in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the commencement of the development hereby approved, the applicant shall obtain a valid construction consent, including Road Bond, for the upgrading of Kirkton Crescent to adoptable standards up to the driveway access to the dwellinghouse hereby approved. The road shall then be upgraded prior to the first occupation of the dwellinghouse to the satisfaction of North Ayrshire Council as Planning Authority.
3. That prior to the commencement of the development hereby approved, the applicant shall provide details of an additional parking space to be provided on site, bringing the total number of on-site parking spaces to three, for the written approval of North Ayrshire Council as Planning Authority. The parking spaces shall then be provided in accordance with such details as may be approved prior to the first occupation of the dwellinghouse.
4. That the first 2m of the driveway shall be hard surfaced to the satisfaction of North Ayrshire Council as Planning Authority. No water surface shall issue from the driveway onto the public carriageway.
5. 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.

6. 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. That, prior to the commencement of the development hereby approved, details of the heat and power systems for the house, which shall include low and/or zero carbon technologies to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall be implemented in accordance with such details as may be approved unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.

Councillor Billings left the meeting at this point.

#### **5.1 20/01108/PP: Katlin, Lamlash, Isle of Arran, KA27 8JT**

Mr Timothy Billings has applied for planning permission for the erection of a timber garden shed at 20/01108/PP: Katlin, Lamlash, Isle of Arran. No representations were received.

The Committee agreed to grant the application.

Councillor Billings re-joined the meeting at this point.

### **6 Scotland's Fourth National Planning Framework Position Statement**

Submitted report by Executive Director (Place) on the preparation of the National Planning Framework 4 and the Council's response to the Scottish Government's latest Position Statement, with the Position Statement set out at Appendix 1 to the report.

The Chief Planning Officer highlighted the Position Statement signalled a key shift towards a net zero agenda and set out a proposed approach covering four key themes – net zero emissions, resilient communities, wellbeing economy and better greener places. The identified key opportunities, as set out in the Position Statement include: 20 minute neighbourhoods, re-use existing buildings rather than new developments, redevelopment of vacant and derelict land, support for town centres, restricting out-of-town for retail and leisure, low carbon living, low and zero carbon design and heating solutions, support renewable energy, support rural development, and expanding green infrastructure.

The Chief Planning Officer undertook to add the following under the Population Decline section of the Position Statement:

In addition, active travel opportunities and travel reliability on islands to address depopulation are important issues; the connectivity of our islands will play a key determining role in their economic recovery.

The Committee agreed to approve the Council's response to the Scottish Government's NPF4 Positions Statement set out at Appendix 1 to the report.

## **7 Transforming Places Together: Scotland's Digital Strategy for Planning**

Submitted report by Executive Director (Place) on the digital transformation of the Scottish Planning System.

The Chief Planning Officer highlighted that the Scottish Government wished to develop a "world leading digital planning system" that helped connect people with their places to deliver a prosperous, green and fair country and a Digital Strategy for Planning has been published to achieve this. The strategy defines a long-term strategic direction for how Scotland's planning system will digitally transform, embracing the opportunities new digital technologies and data present. Benefits arising from the digital transformation of planning would include: creating an accessible, next generation online portal that provides easy access, in one place, to all information about planning, enabling communities to actively shape their places; improve the planning system for business and industry by creating more consistent, streamlined and coordinated planning processes; and the potential for local planning authorities to avoid costs and generate greater income.

Noted.

## **8 Planning Performance Framework**

Submitted report by Executive Director (Place) on feedback from the Scottish Government on the 2019/2020 Planning Performance Framework, with the feedback set out at Appendix 1 to the report.

The Planning Performance Framework outlines case studies that demonstrate that North Ayrshire are a high-quality planning service (Part 1); provides a performance update in relation to development management, development planning, planning enforcement and development land (Part 2); and considers our service improvement actions (Part 3).

The Committee welcomed the positive feedback and commented favourably on the continued high performance of the Planning Service.

Noted.

The meeting ended at 2.45 p.m.