

Planning Committee
22 October 2014

IRVINE, 22 October 2014 - 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, Joe Cullinane, Ronnie McNicol and Robert Steel.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) and A. Hume, Senior Planning Officer (Economy and Communities); A. Craig, Team Manager (Litigation) and Melanie Anderson, Acting Committee and Member Services Manager (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bruce, Tom Marshall 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 the Committee held on 24 September were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Garnock Valley

14/00467/PPM: Willowyard Road, Beith

Chivas Brothers Ltd, Willowyard Road, Beith, has applied for planning permission for the erection of 14 new warehouses comprising 4 triple units and 1 double unit, including new access roads and associated landscaping works on a site at Willowyard Road, Beith. Five letters of objection have been received, as detailed in the report.

A site familiarisation visit was undertaken by the Planning Committee in respect of this application.

The Committee agreed to continue consideration of the application to the next meeting, to allow officers to seek further information on possible abatement measures in respect of the release of ethanol.

4. Irvine

4.1 14/00337/PPM: Shewalton, Irvine

W H Malcolm Limited, 865 Sive Street, Glasgow has applied for retrospective planning permission for the continuation of recycling and infilling works, including creation of landscape feature, signage and retrospective workshop, portacabins and siting of associated machinery, on a site to the north, east and west of Irvine Car Spares, Shewalton Road, Riverside Business Park. Six letters of objection have been received, as detailed in the report.

A site familiarisation visit was undertaken by the Planning Committee in respect of this application.

The Senior Manager (Planning, Transportation and Regeneration) advised of a further proposed condition in respect of the creation, in the interests of amenity, of a liaison committee for local residents.

The Committee, having considered the terms of the objections, agreed to grant the application, subject to (a) the completion of a Minute of Agreement to (i) secure road improvements along Shewalton Road from the junction with Ayr Road to the site and (ii) secure a restoration bond for both the eastern and western areas of the site; and (b) the following conditions:-

1. That the recommendations within the Environmental Assessment, submitted with the application, shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority. Details shall be submitted and approved in writing by North Ayrshire Council as Planning Authority, demonstrating the implementation of these undertakings and/or programming of these recommendations.
2. That, within two months from the date of this consent, a schedule of works for the restoration and landscape feature within the Eastern Area of the site shall be submitted for the approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt, the schedule of works shall include timescales for the restoration and a future maintenance programme.
3. That, within one month from the date of this consent, full details of the existing external lighting within the site shall be submitted for consideration and approval in writing by North Ayrshire Council as Planning Authority. For the avoidance of doubt, this shall include the lighting type and position within the site.

4. That, within one month of the date of this consent, the applicant shall submit for the consideration and approval in writing by North Ayrshire Council as Planning Authority, a schedule of works/timescales for the widening of sections of Shewalton Road to 6m and introduce a one way section along a section of narrow road. For the avoidance of doubt, the areas to be widened and for one way operation are indicated on drawings 13001-SK-03 and 13001-SK-04 contained within Appendix C of the Transport Assessment within the Environmental Statement submitted with the application. Thereafter the works as may be agreed shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.

5. That, within six months of the site becoming redundant or the cessation of the operation, the equipment and associated structures shall be removed and the site reinstated to the satisfaction of North Ayrshire Council as Planning Authority, in accordance with the terms of a restoration scheme as may be approved by North Ayrshire Council as Planning Authority.

6. That, within 2 months of the date of this consent, details of the composition of the Liaison Committee involving local land and property owners shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the Liaison Committee involving local land and property owners, shall be implemented and maintained throughout the operation of the use hereby approved, unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

4.2 14/00525/PP: 33 Kilwinning Road, Irvine

Platinum Autocare, 33 Kilwinning Road, Irvine, has applied for permission for the removal of condition 1 of planning permission 10/00246/PP to allow continued use of a carwash at that address.

The Committee agreed to grant the application.

5. Tree Preservation Order: Land at Willowyard, Beith

Submitted report by the Executive Director (Economy and Communities) on the proposed serving of a Tree Preservation Order (TPO) in respect of trees and woodland on the lands to the north of the existing bonded warehouses at Willowyard, Beith that are currently under threat from warehouse development by Chivas Brothers Limited.

Chivas Brothers Limited is pursuing the provision of new warehouse accommodation at its site at Willowyard, Beith. Planning permission has been granted for the development of new warehouses within the confines of the warehouse complex and the company is now seeking to secure planning permission for 14 new warehouses on land to the north of their existing complex and within land allocated for industrial development. This proposed extension encroaches onto an area which has its own integral landscape of individual field compartments, with a wide variety of tree and woodland features. Current discussions with Chivas Brothers about the proposed warehouse layout have led to the submission of a revised layout which looks to safeguard the avenue of trees and is welcomed. However, to ensure that these trees

and other important woodland on the site boundary are adequately protected, it is proposed that a TPO be served for the proposed extension area excluding the building footprint for the proposed 14 new warehouse units.

The Committee agreed to serve a Tree Preservation Order in terms of Section 160 of the Town and Country Planning (Scotland) Act 1997 on all the trees and woodland on land at Willowyard within the boundary outlined in the plan at Appendix 1 to the report (except the building footprint for the 14 warehouses that are the subject of Planning Application Ref 14/00467/PPM) in order to protect existing trees and woodland in the interests of amenity and their cultural and historical significance.

The Meeting ended at 2.40 p.m.