



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Cunninghame House,
Irvine.

17 September 2015

North Coast Area Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in Fairlie Village Hall, Main Street, Fairlie on **THURSDAY 24 SEPTEMBER 2015** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

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

2. Minutes

The accuracy of the Minutes of the ordinary meeting of the Committee held on 13 August 2015 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Presentation: New Investment on Cumbrae

Receive presentation by representatives of Complete Solutions (FM) Limited on proposed projects on the island.

4. CPP Partners

4.1 Police Scotland

Police Scotland will report on issues of local interest for the period.

4.2 Scottish Fire and Rescue Service

Scottish Fire and Rescue Service will report on incidents within the North Coast area for the period.

5. Largs Reports

5.1 Largs Sea Front Car Park

Submit report by Executive Director (Place) on the implications of introducing a reduced parking charge for one-hour stays (copy enclosed).

5.2 Largs Update Report

Submit report by Executive Director (Place) on associated costs with the building and dismantling of the Viking Festival Village for 2015; and (b) an update on Largs Campus (copy enclosed).

5.3 Largs Masterplan

Submit report by the Executive Director (Economy and Communities) on progress in respect of the Largs Masterplan (copy enclosed).

5.4 Economy and Communities Update

Submit report by Executive Director (Economy and Communities) on actions taken in relation to the list of projects and issues in relation to Largs (copy enclosed).

6. Fairlie Reports

6.1 Economy and Communities Update

Submit report by Executive Director (Economy and Communities) on actions taken in relation to the list of projects and issues in relation to Fairlie (copy enclosed).

7. Skelmorlie

7.1 Economy and Communities Update

Submit report by Executive Director (Economy and Communities) on actions taken in relation to the list of projects and issues in relation to Skelmorlie (copy enclosed).

8. Cumbrae

8.1 Economy and Communities Update

Submit report by Executive Director (Economy and Communities) on actions taken in relation to the list of projects and issues in relation to Cumbrae (copy enclosed).

9. Community Development Grant Scheme and Local Youth Action Fund: Application for Financial Assistance

Submit report by the Executive Director (Economy and Communities) on applications received in respect of the Community Development Grant Scheme (copy enclosed).

10. Date and Venue of Next Meeting

The next meeting of the North Coast Area Committee will be held on Thursday 19 November 2015 at 2.00 p.m. in Largs Library.

11. Future Agenda Items

Discuss items for consideration at future meetings of the Area Committee.

13. Urgent Items

Any other items which the Chair considers to be urgent.

North Coast Area Committee

Sederunt:

Alex Gallagher (Chair)
Alan Hill
Tom Marshall
Grace McLean

Chair:

Attending:

Apologies:

Meeting Ended:

North Coast Area Committee
13 August 2015

SKELMORLIE, 13 August 2015 - At a Meeting of the North Coast Area Committee at 2.00 p.m.

Present

Alex Gallagher, Tom Marshall, Alan Hill, Grace McLean

In Attendance

T. Fitzsimmons, Divisional Manager, Y. Holland, Project Manager, C. Dempster, Assistant Network Manager, S. Walker, Technical Officer and H. Miller, Streetscene Officer (Place); J. McHarg, Senior Manager (Participation and Empowerment), C. Sharp, Country Parks Manager and B. Anderson, Performance/Grants Information Officer (Connected Communities) (Economy and Communities); C. Reid, Project Officer (Education and Youth Employment); and M. Anderson, Acting Committee Services Manager (Chief Executive's Service).

Also In Attendance

Inspector J. Conway (Police Scotland); and Station Manager L. Elliot (Scottish Fire and Rescue Service).

Chair

Councillor Hill in the Chair (Agenda Item 9 (part) and Councillor Gallagher in the Chair (for all other items of business).

1. Declarations of Interest

In terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors, Councillor Gallagher, as Chair of the Viking Festival, declared an indirect pecuniary interest in the group's funding application which formed part of Agenda Item 9 (Community Development Grant Scheme and Local Youth Action Fund - Applications for Financial Assistance), vacated the chair for this item of business and took no part in its determination.

Councillor Hill, as a member of Fairlie Gala Committee, declared an indirect pecuniary interest in the group's funding application considered as part of Agenda Item 9 (Community Development Grant Scheme and Local Youth Action Fund - Applications for Financial Assistance).

Councillor Marshall, as a member of the congregation of St. John's Church of Scotland, Largs, declared an indirect pecuniary interest in the group's funding application, which formed part of Agenda Item 13.1 (Largs Common Good Fund: Application for Financial Assistance), and took no part in its determination.

2. Minutes

The accuracy of the Minutes of the ordinary Meeting of the Committee held on 21 May and the Special Meetings of the Committee held on 18 June and 25 2015 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. CPP Partners

3.1 North Ayrshire Community Planning Partnership (CPP) Board: Minutes of Meeting held on 11 June 2015

Submitted report by the Chief Executive on the Minutes of the meeting of the North Ayrshire Community Planning Partnership (CPP) Board held on 11 June 2015.

Noted.

3.2 Police Scotland

Inspector Joseph Conway provided a verbal update on issues of local interest for the current financial year to date, including information on the following:-

- crime statistics for the North Coast area, including a drop in overall reported crime compared with the same period last year;
- three serious assaults since the last Area Committee meeting, all of which have now resulted in arrests; and
- policing at recent events, such as Largs Live and the Kelburn Park Garden Party, and plans to provide policing support at the forthcoming Viking Festival.

Members discussed the following:-

- changes to the statistical reporting of crimes and the continued ability to track trends;
- an incident of domestic abuse in the Waterside Street area of Largs; and
- domestic abuse reporting arrangements more generally.

Noted.

3.3 Scottish Fire and Rescue Service

Submitted report by the Scottish Fire and Rescue Service on incidents within the North Coast area during the period 11 May to 29 July 2015.

The report included information on the following:-

- 5 accidental dwelling fires and one accidental non-domestic fire in Largs;
- 3 heath and grass fires within Largs and Fairlie;
- a number of good intent and equipment fault false alarms, mainly in Largs and Cumbrae;
- three road traffic collision incidents; and
- special services events in Largs.

Members discussed the Fire and Rescue Service's role in assisting paramedics to gain entry to premises.

Noted.

4. Roads Maintenance Programme 2015/16

Submitted report by the Executive Director (Place) on the Structural Roads and Street Lighting Maintenance Programme for 2015/16. The report set out the approach taken to determining the asset maintenance programme for roads and street lighting and highlighted at Appendices 3a and 3b the 2015/16 maintenance programme.

The Assistant Network Manager also reported verbally on road works to the A760 at the Haylie Brae 2015, planned for September 2015.

Members discussed the following:-

- confirmation that the planned Haylie Brae road works would not impact on traffic movement during the September holiday weekends; and
- factors influencing the lifespan of the road surface on the A760.

Noted.

5. Largs Reports

5.1 Largs Campus

The Committee received a presentation by the Project Manager (Place) on progress in respect of the Largs Campus development, which included a video animation on the consultation process.

The presentation highlighted the following:-

- the consultation arrangements and the next stages;
- feedback from individual schools on the proposals;
- the initial concept design;
- the forthcoming pre-planning consultation exercise; and
- the next stage in terms of the detailed design of the campus.

Members discussed the following:-

- the design principles associated with Curriculum for Excellence;
- the extent to which the views of staff will be taken into account when considering the detailed internal design of the campus; and
- the need, due to the exposed nature of the site, to put in place design measures to avoid wind damage to the exterior of the campus or the formation of wind tunnels.

Noted.

5.2 Largs Sea Front Car Park: Update on Projects and Car Park Usage

Submitted report by the Executive Director (Place) on the implementation of agreed projects and the usage of the Largs Sea Front Car Park between April and June 2015.

The report included information on the following:-

- plans to consider improvements to town centre paving as part of the Largs Masterplan;
- the installation by Transport Scotland of new lighting columns;
- the Largs masterplanning exercise, including the outline proposals which were subject to public consultation in January 2015;
- the completion of works to replace two decorative stones on the Pencil Monument;
- improvements to the Haylie Brae picnic area;
- progress in respect of the 'quick win' improvements identified by the Area Committee;
- an analysis of Sea Front Car Park usage; and
- current budget position of the Car Park Fund, which has a balance of £310,728 available in 2015/16 to fund the Viking Project and any new projects.

A verbal update was also provided on the current cost of erecting this year's Viking Festival village, namely £29,407.93.

Members discussed the following:-

- the need for clarification in respect of the presentation of budget expenditure information;
- the status of the masterplanning exercise;
- the accuracy of the information on car park usage; and
- the cost of erecting the Viking Festival village each year and the possibility of either reducing this cost or directing expenditure to a more permanent structure.

Thereafter, the Committee received a presentation by the Streetscene Officer (Place) on issues which would require to be taken into account in terms of a suggested windflower meadow on ground adjacent to the Haylie Brae, including site preparation works, appropriate plant varieties, sowing options and maintenance.

Members the discussed the following:-

- whether any kind of planting proposals would be feasible;
- alternative options for making this area of ground more attractive; and
- a request from a local supermarket to review the charges at the Sea Front Car Park for short, one-hour stays.

The Committee agreed (a) that the Streetscene Officer submit a report to the next meeting on (i) a detailed breakdown of the costs associated with erecting the Viking Festival village, to allow Members to assess if the costs might be reduced and whether to consider alternatives to erecting the village on a year on year basis, (ii) on alternative proposals for introducing a 'gateway to Largs' feature on ground at the Haylie Brae, Largs, following discussion with the Countryside Manager and colleagues within Roads and (iii) the likely financial implications of introducing a reduced parking charge for one-hour stays at Largs Sea Front Car Park; (b) that the Acting Committee Services Manager establish whether the TGP report on the Largs Masterplan is available for circulation to local Members; and (c) otherwise, to note the information provided.

5.3 Targeted Assessment of Property Condition in Largs

Submitted report by the Executive Director (Place) on a pilot 'targeted assessment' of private sector housing stock in Largs. This matter arose from a request by the Area Committee to assess the standard of private housing in the Largs area.

The targeted inspection comprised 41 properties dispersed between 7 blocks, at 97-109 Nelson Street, Largs. Section 2.14 of the report summarised the findings of the pilot exercise, including the identification of one property as falling below the tolerable standard, as well as the number of empty homes. The Private Sector Advice Team has now carried out a 'match-making' exercise, where owners of empty homes who wish to sell agree for their contact details to be passed to other property owners in the area, and this has resulted in one of the empty properties in the pilot area being purchased. The team has also been successful in securing agreement from the majority of owners in two of the three blocks which are experiencing water ingress to attend maintenance plan meetings convened by the Council.

Members discussed the following:-

- other options for securing improvements to properties, including through compulsory purchase;
- the Council Tax applicable to empty homes; and
- the potential for working with other agencies to improve properties.

The Committee agreed (a) that the Divisional Manager (Housing) (i) investigate the available options, including compulsory purchase and work with other agencies, for effecting an improvement in the quality of housing stock available in the area identified within the targeted assessment and (ii) submit a report on the matter to the next meeting; and (b) otherwise, to note the content of the report.

5.4 Economy and Communities Update

Submitted report by the Executive Director (Economy and Communities) on actions taken in relation to a number of projects and issues in the Largs area.

The report included information on the following:-

- the Largs Forestry proposals, which are still with the Forestry Commission for consideration;
- preparatory work in connection with Largs Viking Festival;
- St Mary's Primary School's work with Ayrshire Opera Experience to develop the first children's opera in Scots;
- work by Archaeology Scotland at the Haylie Chambered Cairn;
- Largs Fun Weekend at Broomlands; and
- the work of the Business Support and Development and Employability teams.

Noted.

6. Fairlie Reports

6.1 Economy and Communities Update

Submitted report by the Executive Director (Economy and Communities) on actions taken in relation to projects and issues in the Fairlie area.

The report included information on the following:-

- the operation of the A78 traffic signals;
- Ongoing discussions between the Executive Director (Economy and Communities) and Clydeport;
- consideration by SEPA of an application for a variation to EDF's authorisation licence at Hunterston B; and
- progress in terms of work on the Shore Path.

Noted.

7. Skelmorlie Reports

7.1 Economy and Communities Update

Submitted report by the Executive Director (Economy and Communities) on actions taken in relation to projects and issues in the Skelmorlie area.

The report included information on options to alleviate the traffic concerns at Skelmorlie Cross and continuing work in respect of the Skelmorlie Community Sports Club project.

Noted.

8. Cumbrae Reports

8.1 Economy and Communities Update

Submitted report by the Executive Director (Economy and Communities) on actions taken in relation to projects and issues in the Cumbrae area.

The report included information on the following:-

- a successful funding bid which will allow the implementation of a Millport Conservation Area Regeneration Scheme early in 2016;
- progress in respect of the Garrison Stables;
- work between Connected Communities staff and Cumbrae Community Development Company to develop more flexible museum space in Garrison House; and
- work in respect of the development of a Cumbrae Economic Regeneration Plan.

Noted.

9. Community Development Grant Scheme and Local Youth Action Fund: Applications for Financial Assistance

Submitted report by the Executive Director (Economy and Communities) on applications received in respect of the Community Development Grant Scheme. The Senior Manager (Participation and Empowerment) advised of the receipt of a late grant application from Fairlie Gala Committee.

The Committee agreed to make the following awards:-

Community Development Grant Scheme

Organisation	Award
Largs & District Horticultural Society	£250.00
Largs Viking Festival	£1,850.00, subject to the group allowing other local community groups access to the chairs
Millport Festival Group Association	£1,500.00
Fairlie Gala Committee	£1,000.00, subject to receipt of a satisfactory bank statement and constitution

10. Millport Common Good Fund: Applications for Financial Assistance

Submitted report by the Chief Executive on an application for financial assistance received in respect of Millport Common Good Fund.

The Committee agreed to award the balance of funding available for disbursement, namely £119, to Millport Festival Group.

11. Date and Venue of Next Meeting

The next meeting of the North Coast Area Committee will take place on 24 September 2015 in Fairlie Village Hall.

Noted.

12. Future Agenda Items

The Committee agreed to note that Members should advise Committee Services of any potential items for inclusion on a future Agenda.

13. Urgent Item

The Chair agreed to consider the undernoted item of business to allow the matter to be addressed timeously.

13.1 Largs Common Good Fund: St John's Church

The Acting Committee Services Manager referred to a Largs Common Good grant awarded to St John's Church in January 2015 in connection with the purchase of a number of solar panels. The Committee was advised that, due to an administrative error, the group received the total amount of funding requested, rather than the lesser amount awarded by the Committee.

The Committee was invited to consider whether it would wish to seek the return of the additional grant funding, or agree a further award to the group to regularise the matter.

The Committee agreed to approve the award of a further £2,500 to St. John's Church in respect of its earlier Largs Common Good application.

The Meeting ended at 4.00 p.m

NORTH AYRSHIRE COUNCIL

Agenda Item 5.1

24 September 2015

North Coast Area Committee

Subject: **Largs Sea Front Car Park: Implications of Introducing a Reduced Parking Charge for One-Hour Stays**

Purpose: To provide the Area Committee with the possible financial implications of introducing a reduced parking charge of £1.00 for stays of up to one hour and £3.00 thereafter.

Recommendation: That the Committee notes the possible financial implications of altering the parking charges at Largs sea front car park.

1. Introduction

- 1.1 At its meeting on 13 August 2015, the Committee requested information regarding the likely implications of introducing a reduced parking charge of £1.00 for one hour stays at Largs Sea Front Car Park.

2. Current Position

- 2.1 Currently the fee for using the Largs sea front car park is £3.00 per stay per day, regardless of duration.
- 2.2 Data collection for occupancy levels for the car park began in May 2014 and show that, from May 2014 to March 2015 inclusive, revenue was at £193,110. Modelling of the usage information for the period has shown that, had there had been a dual charge of £1 for one hour stays and £3 thereafter, the total income generated would have been £167,144, i.e. a reduction of £25,966.
- 2.3 The first quarter of 2015/16 shows a total revenue of £72,957 with a flat £3 fee, as opposed to £62,715 if a dual fee had been in force, i.e. a reduction of £10,242.
- 2.4 The above information is based on the known number of vehicles entering the car park over the fourteen month period. Reducing the charge for shorter stays may increase usage by visitors and residents who currently choose to park in the streets near the seafront. It should be noted that the usage of the car park can vary depending on factors such as weather, events etc.

- 2.5 Appendix 1 summarises the comparison in income generated from the two charging policies between May 2014 - June 2015.
- 2.6 The Committee is asked to note that any reduction in income generated from the car park will have an impact on the level of projects that are able to be undertaken from the Car Park Fund. Should the Committee wish to consider altering the charging arrangements, it is recommended that this is initially done over a pilot period to enable an assessment to be made on the impact on usage levels and associated revenue.

3. Proposals

- 3.1 That the Committee notes the potential financial implications of changing the fee for the car park.

4. Implications

Financial Implications

- 4.1 Changes in the charging structure for the car park will result in a significant reduction in income to the Car Park Fund unless this can be offset by increased usage.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental and Sustainability Implications

- 4.5 None.

Implications for Key Priorities

- 4.6 None.

5. Consultations

- 5.1 No consultation has been undertaken on the content of this report.

6. Conclusion

- 6.1 A reduction in car park charges will potentially result in a reduction in total income generated from the car park, which will have an impact on the level of projects that are able to be financed from the Car Park Fund. Should the Committee wish to consider altering the charging arrangements, it is recommended that this is initially done over a pilot period to enable an assessment to be made on the impact on usage levels and associated revenue.



CRAIG HATTON
Executive Director (Place)

Reference : YB/HM

For further information please contact Helen Miller, Streetscene Officer on telephone number 01294 324859

Background Papers

0

Largs Car Park Price Comparison May 2014 - June 2015

Month	Total when charging £3 per visit	Total when charging £1 then £3
May-14	£24,585	£21,203
Jun-14	£26,133	£22,903
Jul-14	£31,458	£27,778
Aug-14	£25,815	£22,605
Sep-14	£17,553	£15,527
Oct-14	£15,972	£13,770
Nov-14	£10,338	£8,706
Dec-14	£6,609	£5,525
Jan-15	£6,759	£5,569
Feb-15	£12,102	£10,284
Mar-15	£15,786	£13,274
Apr-15	£27,756	£23,796
May-15	£21,696	£18,416
Jun-15	£23,505	£20,503

NORTH AYRSHIRE COUNCIL

Agenda Item 5.2

24 September 2015

North Coast Area Committee

Subject: **Place Update - Largs**

Purpose: To provide the Area Committee with (a) an update on associated costs with the building and dismantling of the Viking Festival Village for 2015; and (b) an update on Largs Campus.

Recommendation: That the Committee notes the content of the report.

1. Introduction

- 1.1 In March 2015, the Chair of the North Coast Area Committee requested regular updates on a list of projects and issues pertinent to the North Coast area.

2. Current Position

- 2.1 Updates are provided on projects/issues of interest to the Area Committee as follows:

Costs Associated with Building the Viking Festival Village

- 2.1 The Viking Festival Village is built annually by North Ayrshire Council's Streetscene Team; this includes the huts and boundary fencing. The team cuts and affixes conifer vegetation for 'dressing' the roofs of the huts, transports materials such as straw, wood, chairs, planted flower troughs, fire extinguishers and other incidentals to the Viking Village and prepares & lights the Beacon.
- 2.2 The huts, hurdles, fencing and other incidentals are stored in three shipping containers at the Council's Largs Depot at no cost to the Viking Festival.
- 2.3 The building of the Viking Festival Village commences approximately two weeks before the start of the Viking Festival and it is later dismantled within a week of the Viking Festival ending.
- 2.4 The majority of the build of the Viking Village is done out-with core hours as the Streetscene Team has its day to day duties to fulfil. The costs for labour and materials for the 2015 event is £30,132.03 (see appendix 1).

- 2.5 Due to 'wear & tear' and building and dismantling the Viking Village structures annually, the three small huts will need replacing for 2016, at an indicative cost of £1,500 each. Replacement hurdles will also be needed at a cost of £3,659.54 (at 2015 prices), plus servicing of fire extinguishers at an estimated cost of £600 (dependant on condition).
- 2.6 If the Viking Village was to become a more permanent year round feature outdoors, the huts etc. would need to be constructed of suitable weatherproof materials.

Largs Campus

- 2.7 Pre-planning consultation events were held on 24 and 26 August 2015, attended by over 150 people.
- 2.8 The project team will review consultation feedback and respond to priorities raised within the pre-planning consultation.
- 2.9 Engagement with staff, pupils and parents will be continued, to support the development of the internal and external layouts of the Campus facilities.
- 2.10 The archeological survey has uncovered pits/structures close to the proposed PE facilities which will require further investigation.
- 2.11 It is anticipated that the full planning application will be submitted at the end of September 2015.

3. Proposals

- 3.1 The Committee is asked to note the update contained within the report.

4. Implications

Financial Implications

- 4.1 There are no financial implications.

Human Resource Implications

- 4.2 There are no human resources implications.

Legal Implications

- 4.3 There are no legal implications.

Equality Implications

- 4.4 There are no equality implications.

Environmental and Sustainability Implications

- 4.5 There are no environmental and sustainability implications.

Implications for Key Priorities

- 4.6 None.

5. Consultations

- 5.1 No consultations have been undertaken in the formation of this report.

6. Conclusion

- 6.1 The Committee is asked to note the updated contained within the report.



CRAIG HATTON
Executive Director (Place)

Reference : YB/LB

For further information please contact Yvonne Baulk, Head of Physical Environment on telephone number 01294 324398

Background Papers

nil

Building & Dismantling Viking Festival 2015

<i>Day</i>	<i>Date</i>	<i>Notes</i>	<i>men</i>	<i>Hours</i>	<i>Rate</i>	<i>Charge rate</i>	<i>total</i>
Fri	14/08/15	Village from Depot to Site	10	8	Plain	£19.09	£1527.20
Sat	15/08/15	Erect fence Build village	10	8	Time & half	£25.17	£2013.60
Sun	16/08/15	Erect fence Build Village	10	8	Double time	£31.24	£2499.20
Mon	17/08/15	Build village	10	4	Time & half	£25.17	£1006.80
Tues	18/08/15	Build Village	9	4	Time & half	£25.17	£906.12
Wed	19/08/15	Build Village	10	4	Time & half	£25.17	£1006.80
Thurs	20/08/15	Build Village	10	4	Time & half	£25.17	£1006.80
Sat	22/08/15	Build village	8	8	Time & half	£25.17	£1610.88
Sun	23/08/15	Build village	8	8	Double time	£31.24	£1999.36
Mon	24/08/15	Build village	9	4	Time & half	£25.17	£906.12
Tues	25/08/15	Build Village	9	4	Time & half	£25.17	£906.12

Wed	26/08/15	Collect Greenery	10	4	Plain	£19.09	£763.60
		Build Village	9	4	Time & Half	£25.17	£906.12
Thurs	27/08/15	Collect Greenery	10	8	Plain	£19.09	£1527.20
		Build Village	9	4	Time & Half	£25.17	£906.12
Fri	28/08/15	Finishing off Village	4	4	Plain	£19.09	£305.44
Sat	29/08/15	Opening Ceremony	4	8	Time & Half	£25.17	£805.44
Fri	04/09/15	Light Beacon	2	4	Time & Half	£25.17	£201.36
Mon 7th – Fri 11th	w/c 07/09/15	Dismantle Village, return to depot, sort check & store.	10	8 x 5	Plain	£19.09	£7636.00

Total Labour = £28440.28

Materials = £1691.75

Total = £30,132.03

NORTH AYRSHIRE COUNCIL

Agenda Item 5.3

24 September 2015

North Coast Area Committee

Subject: **Largs Masterplan**

Purpose: To provide members with an update on the Largs Masterplan.

Recommendation: That the Committee notes the production of the draft Masterplan.

1. Introduction

- 1.1 North Ayrshire Council is committed to supporting the development of our towns and in particular their town centres. Support for town centres forms a key part of the regeneration outcomes contained within the Economic Development and Regeneration Strategy and the 2015 Economy and Communities Service Plan.
- 1.2 This report follows on from a meeting held between North Coast Area members and NAC officers held on 8 May 2014, during which members agreed to progress work in support of a Masterplan approach to regeneration opportunities in Largs. The Masterplan was also endorsed by the Cabinet of North Ayrshire Council on 15 September 2015, subject to future funding options being identified.
- 1.3 This report provides an update on the Largs Masterplan report.

2. Current Position

Background

- 2.1 In May 2014, following a meeting between the Largs BID Executive Group, North Ayrshire Council officers and North Coast Area members, it was agreed to commission a Masterplan with recommendations and costs for the implementation of physical regeneration projects between the railway station, main street and Vikingar and onto Aubrey Park. The study area also extended as far as the play park adjacent to Charles Street.
- 2.3 The Tenant Garmory Partnership (TGP) were subsequently appointed to advance the Masterplan. Specific tasks included identifying key projects, developing initial design proposals, alongside ensuring stakeholder involvement and buy in.

2.4 The Masterplan (attached as Appendix A) provides outline proposals for enhancement and improvements to the town centre and promenade, reinforces connections within the town, the sea and to other facilities and initiatives, provides and defines hierarchy, linkages and attractions and reinforces the character of the town. Further design development would be required to realise full improvement proposals and cost estimates. The Masterplan has been separated into priority areas. The four key areas for consideration include:

- Aubery Park;
- The Seafront/Promenade;
- Main Street and the Ferry Terminal; and
- Gallowgate Square.

2.5 Indicate investment requirements are presented within the report on a priority basis, subject to approval the Masterplan will inform and guide both the spend of existing budgets and future commercial and public investment. It should be noted that the Cabinet of North Ayrshire Council as part of their endorsement of the Masterplan, approved the progression of proposals in support of Gallowgate Square during 2015/16.

3. Proposals

3.1 It is proposed that the Area Committee:

- 1) Notes completion of the Masterplan;
- 2) Provides comment on the appropriateness of the proposals;
- 3) Endorses the Largs Masterplan; and
- 4) Note the intent to progress Gallowgate Square during 2015/16, following on from Cabinet approval.

4. Implications

Financial Implications

4.1 The Masterplan provided indicative capital requirements for each of the phases of development set out in the document. It is proposed that one of the priority projects, Gallowgate Square is implemented as a first phase from existing resources within the Town Centre Regeneration capital budget. Funding of additional projects would be the subject of future reports to Cabinet and Area Committee, as appropriate.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental and Sustainability Implications

- 4.5 All design work will be advanced in line with best practice environmental sustainability guidelines.

Implications for Key Priorities

- 4.6 The on-going development of Largs will advance town centre priorities contained within the Economic Development and Regeneration strategy and the Economy and Communities Operational Plan, specifically around *'growing our economy, increasing employment and regenerating towns'*.

5. Consultations

- 5.1 Throughout the Masterplan exercise, TGP consulted with:

- North Coast Area Members;
- North Ayrshire Council officers;
- Staff from Largs Bid; and
- Members of the Largs Community via drop in sessions.

6. Conclusion

- 6.1 The Largs Masterplan will be used to inform the development of the town, tourism and maritime priorities and other capital investments as and when funding opportunities are identified.

- 6.2 It is recommended that the North Coast Area Committee note the content of this report, endorse the Masterplan and support proposals for the refurbishment of Gallowgate Square during 2015/16.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference : GH/MS

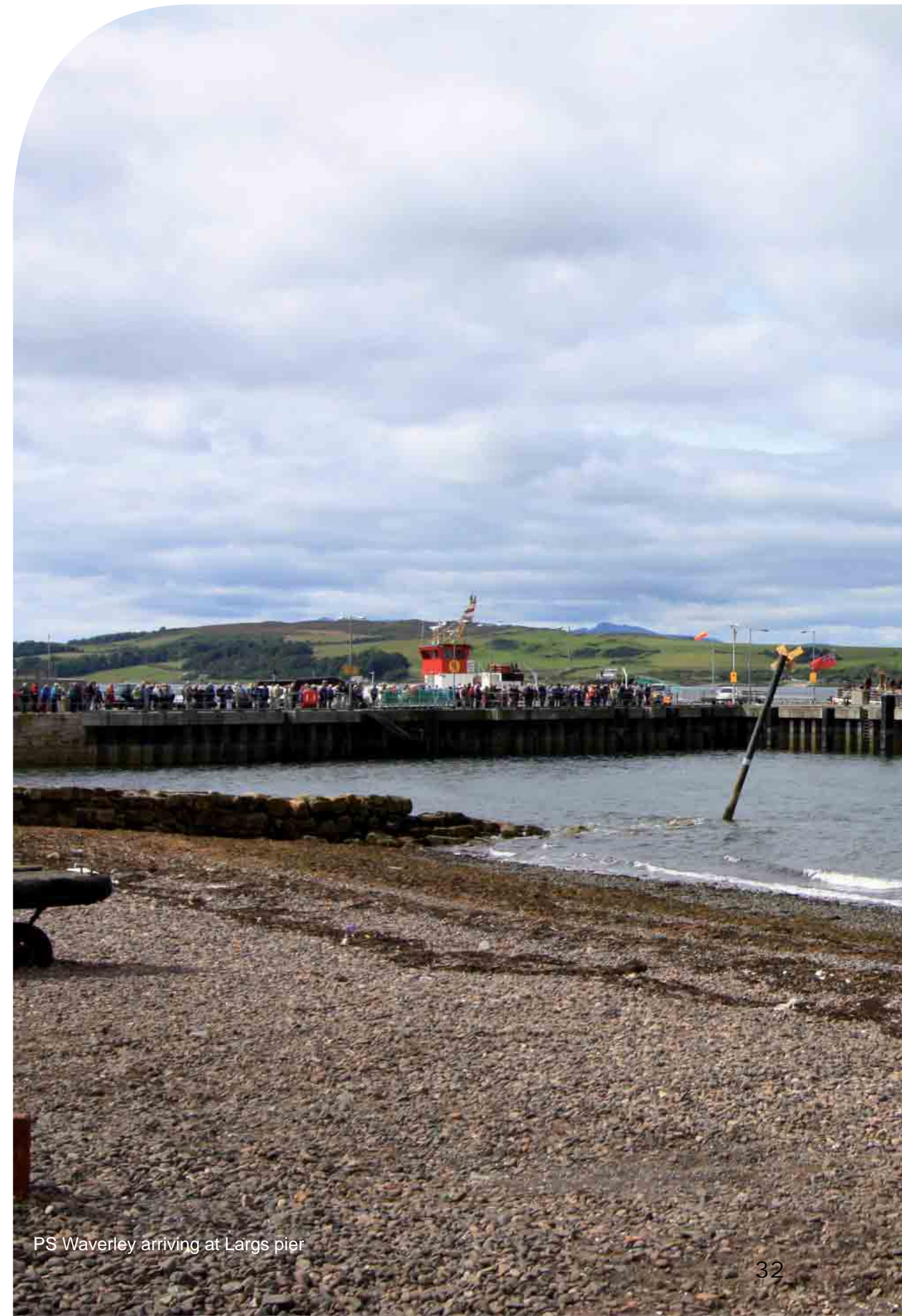
For further information please contact George Hunter, Town Centre
Regeneration Manager on 01294 324918

Background Papers

None.

Largs Seafront Improvement Programme





PS Waverley arriving at Largs pier



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References

1 Introduction

TGP were employed in August 2014 by North Ayrshire Council to prepare a masterplan with recommendations and costs for priority projects for the town centre and seafront of Largs. The following report covers an outline of the consultation process and the reasoning for the design decisions made, priority projects and phased masterplan.

The clients brief stated that 'Well defined areas within Largs Town Centre are essential to creating positive impressions of this bustling seaside town. Landscape interventions should seek to reinforce the quality and stature of the intended study area, encouraging movement, access and a sense of place, whilst building upon the success of Largs as an attractive location and environment and ensure the on-going perception of Largs as an important destination within the portfolio of North Ayrshire towns'.

The brief included a study area which covers Main Street. Aubery Park, the Promenade and Charles Street, this was extended as part of the study process to include the Promenade and grass area to the south of the play park adjacent to Broomfield Place and Crescent.

The brief also included the following requirements :-

- enhancing the arrival in Largs and movement through the town;
- reinforcing the connection between the waterfront, Promenade and Vikingar with the main street and railway station;
- considering options for Aubery Park, that would create a significant destination draw for Largs;
- considering the relationship between the Promenade and the parkland adjacent to Charles Street;
- enriching the public realm and defining a clear hierarchy and linkages. Particular consideration should be given to the relationships between pavements, roads and open space;
- creating/renewing landmarks for identity and navigation; and
- re-enforcing the individual character of the area as a distinct and important part of the overall town.

One element of the study was to ensure stakeholder involvement and buy in. TGP worked closely with Council Officers, Councillors and the Largs Bid Team to ensure all issues regarding the town and seafront were considered for proposed physical improvements and the essential aspects of the brief were adhered to in our design considerations. There was also a public exhibition where locals and residents were consulted on their ideas and preferences. Once information had been gathered through the survey and consultation process, a masterplan was produced and costs were prepared. The Coastal Design Guidance and the Town Centre Design Guidance publications by Anderson Bell Christie for Irvine Bay Regeneration and North Ayrshire council were useful reference during the masterplanning process.

The masterplan and costs estimates will be used to apply for funding and inform future design development.



Site location plan



PS Duchess of Fife arriving in Largs, 1927.
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Promenade South as seen in 1938
© RCAHMS. Licensor www.rcahms.gov.uk



Largs Promenade on busy day, 1951.
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Ferry terminal as seen in 1956.
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Largs Railway Station entrance



Main Street



Promenade at Ferry Terminal



Promenade - North section



Aubrey Park



Promenade - South section

2 Site survey and appraisal

Initial thoughts and response to the brief and site survey included:-

- The history of the town and its use as a major seaside / holiday destination is important. Consider ways of creating an 'atmosphere' and 'character' to the landscape design. This can be done through careful use and design including artworks, surfacing, street furniture and boundary treatment.
- The ferry terminal and transport links to Great Cumbrae from Glasgow and elsewhere. These require a cohesive and attractive arrival and departure point and obvious 'leads' into the town are required. This includes the train station, the main A78 through the town from both north and south and the area around the ferry and the pier.
- Buildings and places of significance. Highlight and reflect on these in the masterplan. Consider matching materials, interpretation etc.
- State of deterioration. The existing promenade pavement and furniture is in dire need of replacing. There is a great opportunity to provide design solutions which use contemporary materials and furniture.
- Bedding displays. There are a number of displays along the seafront which are well kept and maintained. It is a tradition of seaside towns to have these displays and there should be a place for them, perhaps a more contemporary approach is required.
- Aubery Park and boating pond. Formally Noddsdale Green, developed in the late 50's or 60's, it is the 'full stop' at the northern end of the promenade. The park is in a state of disrepair with the pond leaking and the facilities lacking. To attract visitors to walk the length of the promenade and visit this park, a completely new approach to the park design and an attraction or 'draw' is required.
- Vikingar. The Leisure Centre and the area to the front of the building is well kept and used as a pitch and putt course.
- Charles St Park, play park and memorial. The memorial park hasn't changed greatly over many years, there are areas of bedding around the monument. The paving and certain landscape features are in a state of disrepair. The coloured seating is fun and memorial seats have a place, but is it sustainable and how can it be improved? The play park is a 'full stop' at the southern end of the promenade, there is a big change in level between the road and the play area which in the past was connected by terraces. The study area should be extended to include Broomfield Place and Crescent as there is potential for to use the grass area and extend the improvements along the seafront.
- The commercial aspects of the water front – 'Nardinis', restaurants, games zones, road front, shops, car parking. These all need to be considered in relation to the physical aspects of the proposed improvements and include access and servicing.
- Bringing into the 21st Century. We reviewed some historic photos of Largs and realised that little had changed over the past 100 years. The new proposals need to provide unique ideas which allow for sympathetic contemporary design which will be practical

but fun and will also be suitable for the council's maintenance regimes. This would include Gallowgate Square which is well used but out dated and spoilt by the location of refuse bins.

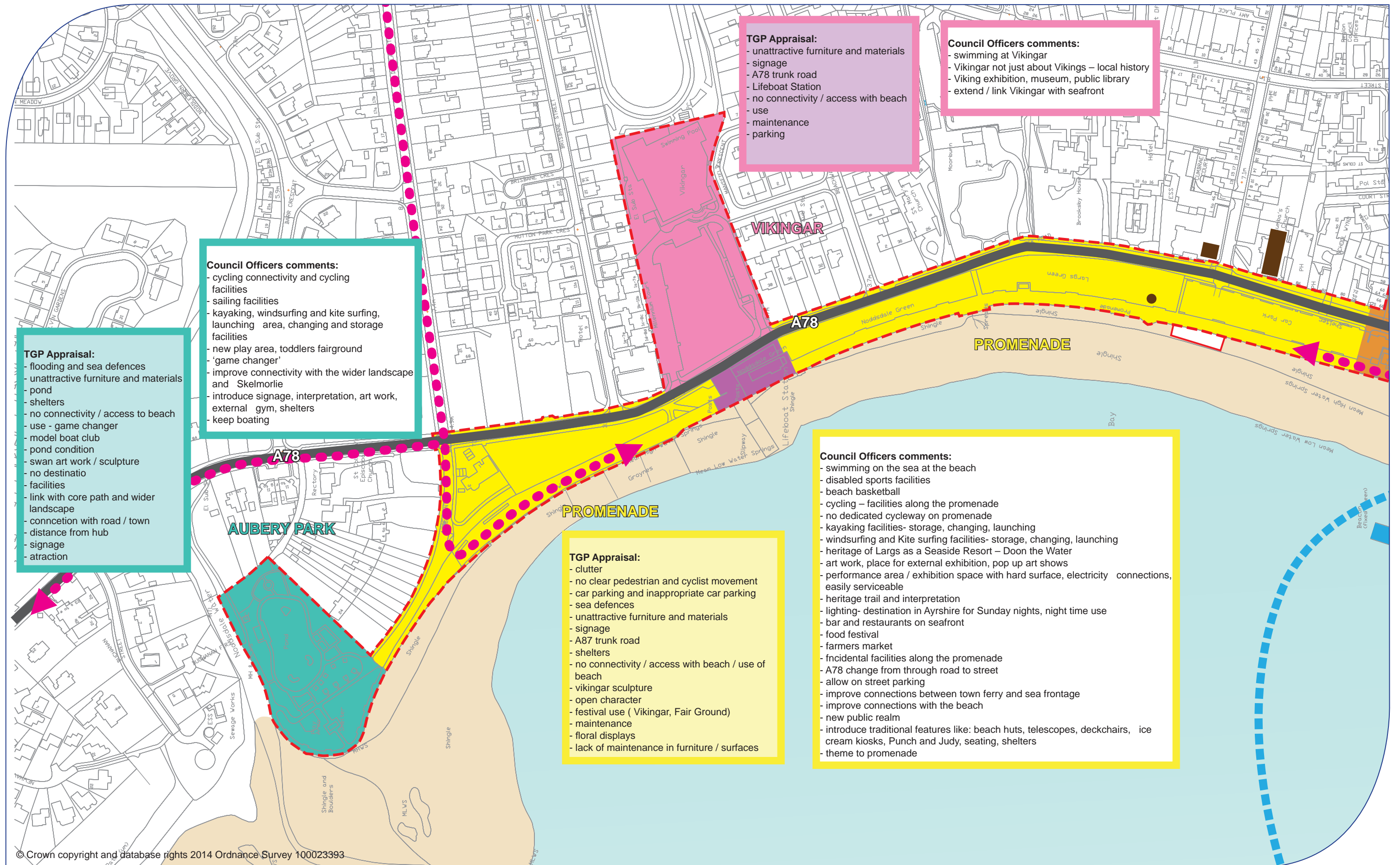
- Weather and coastal conditions. The extreme coastal conditions can cause damage to surfaces, features and furniture. Materials and design will need to ensure suitability to the situation.
- Disconnection with the sea. How can the design proposals make use of and celebrate the sea front?
- The need to provide suitable areas for temporary festivals and events. There are a number of annual events and festivals occurring in Largs which would benefit from better facilities such as hook ups, hard standing etc.
- Car parking. During the Summer months car parking seems to be an issue and in the winter the main car park on the sea front is relatively empty. There is a suggestion that car parking spaces on the Main Street are misused.

These comments are reflected on the Appraisal Plan provided overleaf.



Pebble beach at Largs

Appraisal





Congestion at the Ferry Terminal



Unattractive arrival experience at the railway station



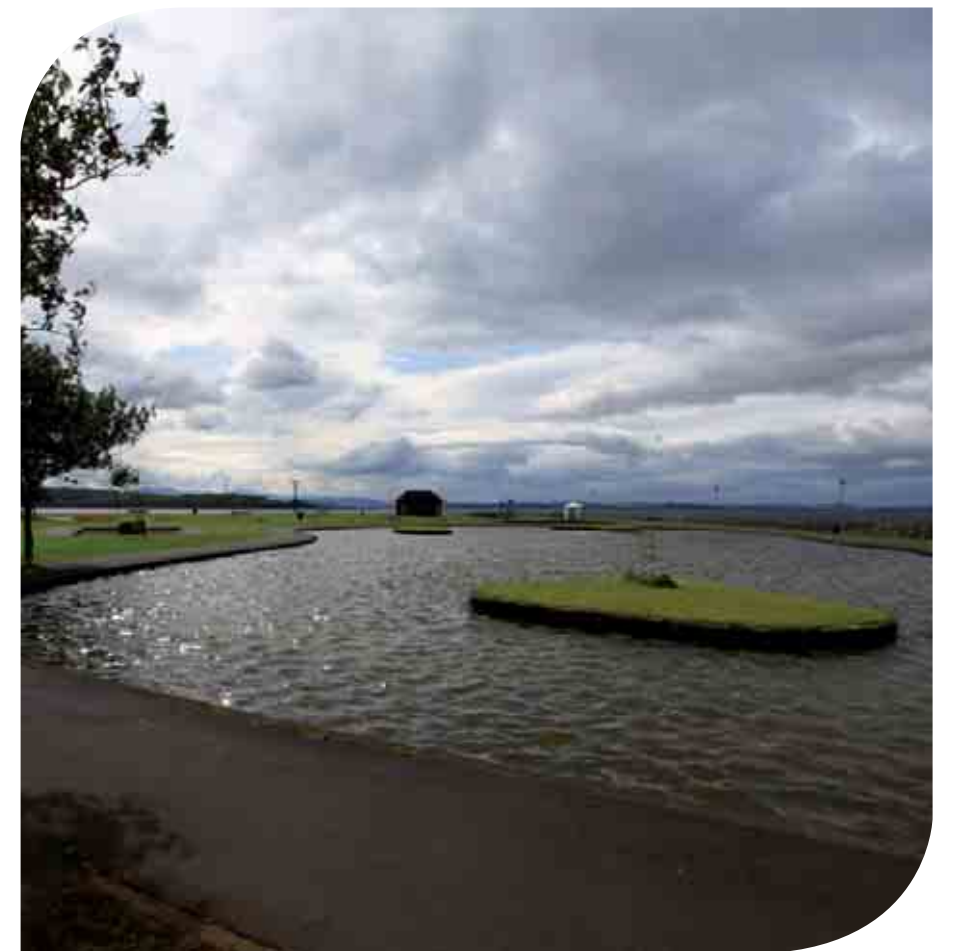
Main Street overwhelmed by car parking and cars



Deteriorating promenade



Bedding displays at Bath Street



Aubery Park pond



Unattractive and deteriorating furniture along Promenade



War Memorial at Bath Street



Play area at the promenade - South section



Grass areas at the Broomfield Crescent



Catering facilities and boat hirers stand at the promenade



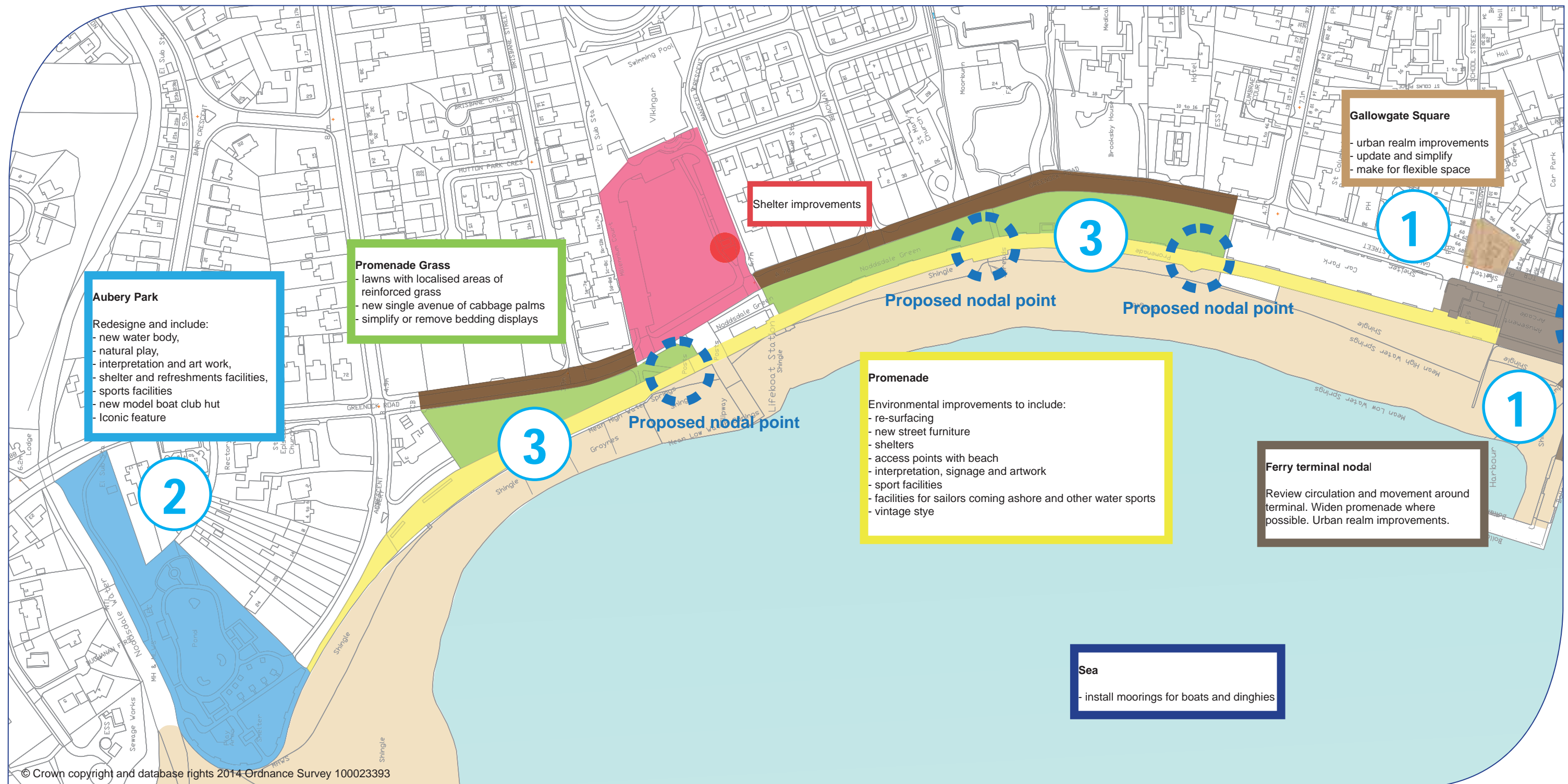
Litter bins at the Gallowgate Square

3 Strategic plans and priorities

As a result of site appraisal and with consideration to stakeholder consultations, themes and ideas were distilled to form 'Initial Ideas and Priorities'.

Criteria set for prioritising the most desirable projects :-

- Improvements most in demand by stakeholders
- Easy projects to implement
- Cheaper projects to implement
- Projects which will attract dual funding
- Long term, less necessary projects



1 Town Centre public realm improvements

It became clear as a result of the consultations that the Town Centre was the area highest priority for improvements as it would have the biggest impact.

This was due to a number of reasons including:-

- The first impressions of the town, either by arriving on public transport (ferry, rail) or in a vehicle
- The need to reinforce links and connections with the rest of the town
- Enriching the public realm and improving the user experience
- Creating more room and less confusion for the walking public by removing parked traffic and providing wider pavements thus reducing the risk of traffic accidents and undo congestion at the ferry terminal

However, complications relating to the ownership and management agreements with Transport Scotland who manage the Trunk Road network could limit what is achievable in relation to materials and road alterations in the town. Also discussions with Caledonian Macbrayne on the possible increased queuing requirements in Fort St. could make it a longer term project.

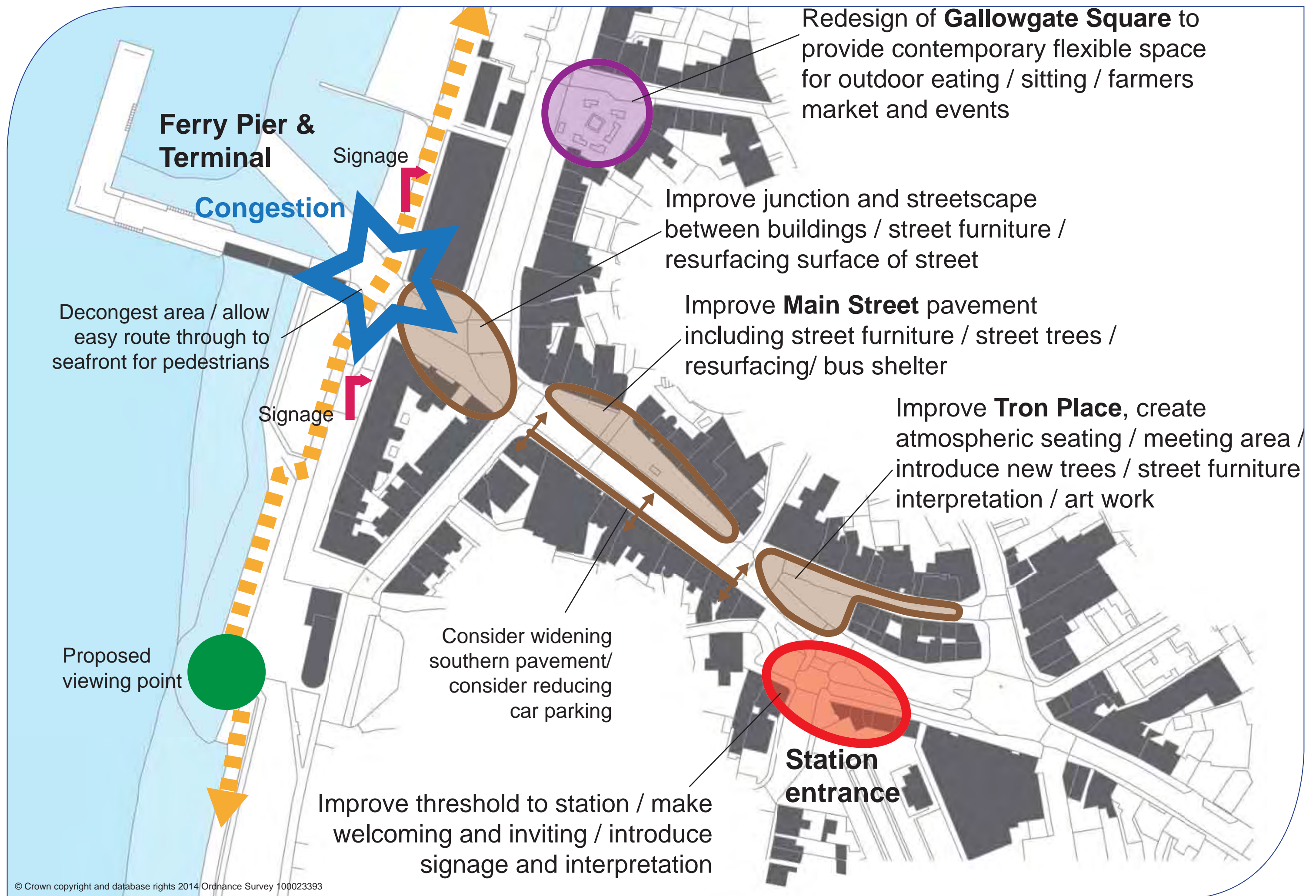
The Gallowgate Square which is centrally located in the town and owned by North Ayrshire Council has been included as a high priority project as this would be relatively cost effective and simple to implement, it can be used by town's people and visitors alike for seating but also for temporary events and farmers markets etc. Simple redesign to allow more flexibility should be considered.



Quality surfacing materials



Example of streetscape
Courtesy of RTM Images

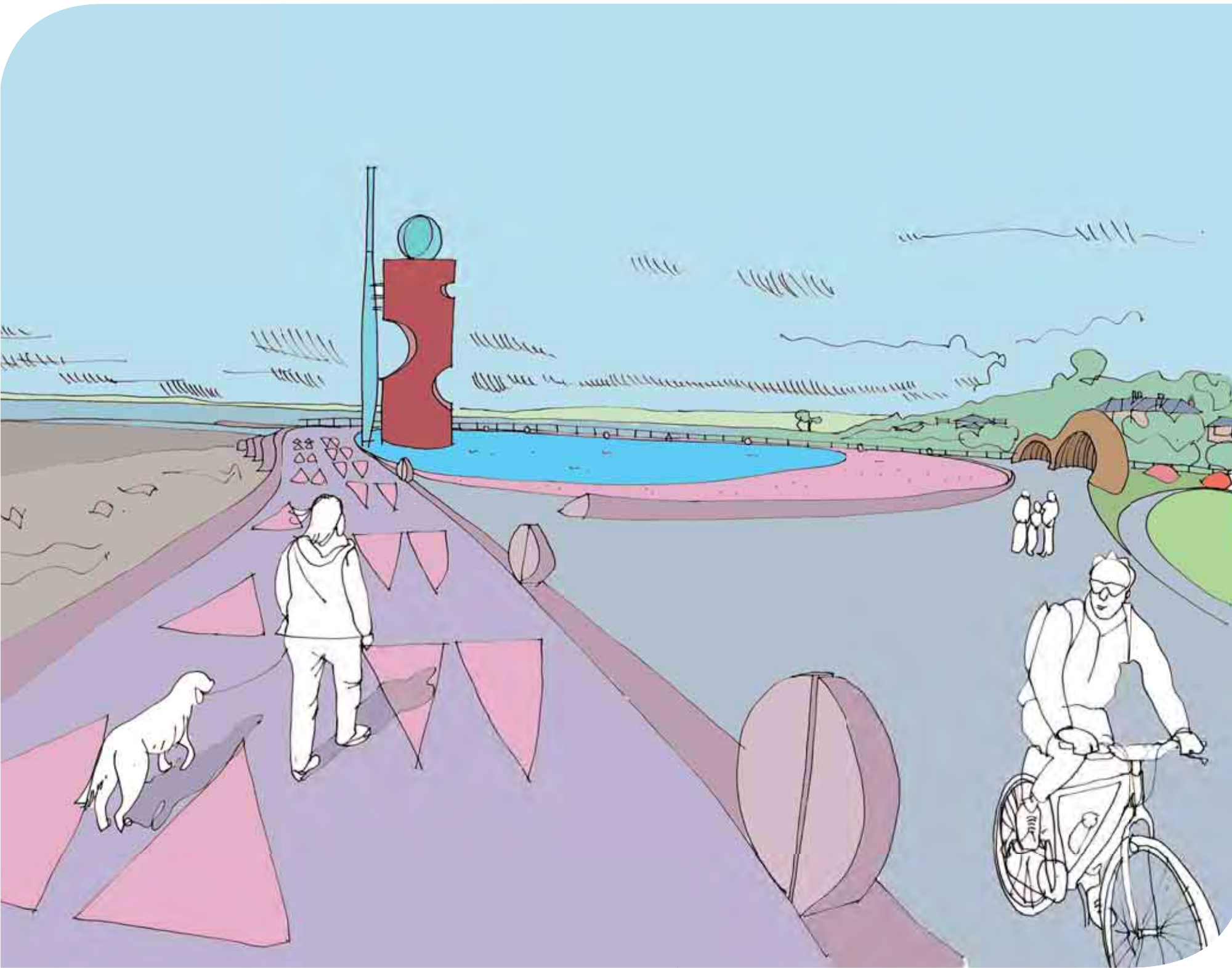


2 Aubery Park redesign

'The Game Changer' and the 'draw' to the town. The concept being the total redesign of the park, creating an innovative new recreation space and iconic feature but including some of the traditional uses of the park. The idea being that visitors would be attracted to Largs by an iconic visitor attraction which could be marketed and promoted as such, but also upon arriving at Largs the improvements to the park and the iconic feature could be seen from a distance, encouraging visitors to walk along the promenade and spend more time in the town. This would be expected to be a longer term and relatively high cost capital project.

Precedents along a similar theme would include:-

- 'The Helix' in Falkirk where a new park has been created and the Kelpies
- The Comedy Carpet in Blackpool
- Redcar's Viewing Beacon, built as part of the seafront improvement scheme.



Kelpies at 'The Helix' in Falkirk

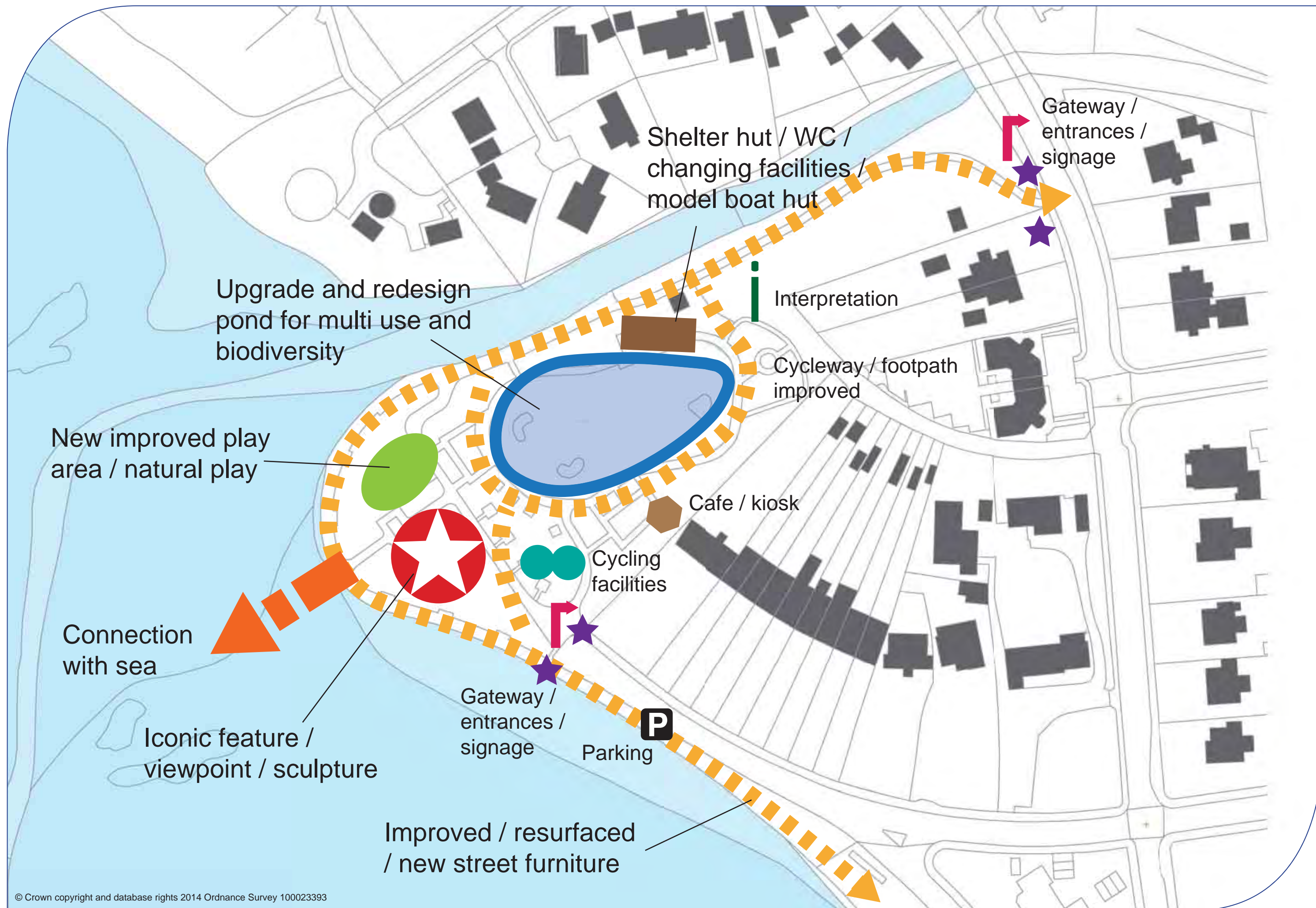


The Comedy Carpet in Blackpool



Redcar's Viewing Beacon

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3 Seafront / Promenade redesign

The Promenade is a relatively easy fix as the majority of it is owned by North Ayrshire Council, improvements are simple and relatively easy to implement, although it is not top priority amongst stakeholders due to the fact that it exists and that it is usable / functional at present. It would however be a big attraction and would encourage visitors to stay in Largs and walk along the length of the seafront and connect with the improved Aubery Park, town and the sea.



Promenade in Cleveleys

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Contemporary shelter on Bexhill seafront

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Promenade in Cleveleys

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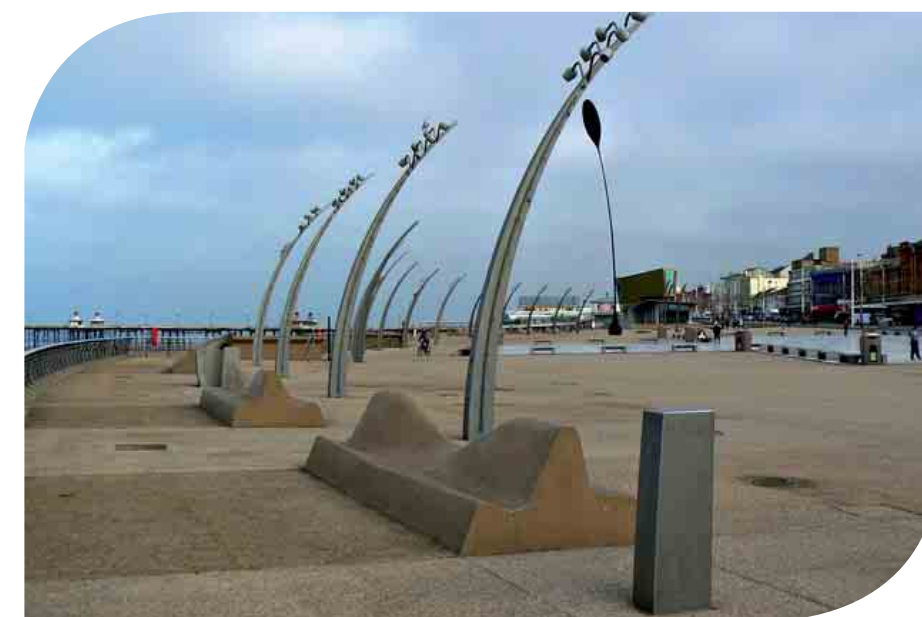
Promenade in Prestatyn

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Promenade in Morecambe

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Examples of furniture at Blackpool Promenade

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4 Promenade south of Ferry terminal, Charles St Recreation Ground

This area has attractive facilities that are well used. Any improvements would be minor and not have the same impact as those to the north of the ferry terminal. This part of the Promenade should be designed using consistent materials and design features as the area to the north.

5 Broomfield Place / Crescent, grassed area to south

This area does not seem to be a high priority to the people of Largs. However it has potential to become an attraction in its own right. Given that this is where the only sandy beach is located in the town and where sea and climatic conditions are more favourable for water sports, it would benefit from improved facilities and access to the shore. The Clyde Coastal Rowing Club are proposing to locate and build a boat storage facility in this area.

Ongoing Local initiatives include :

Clyde Coastal Rowing Club – Proposed workshop and boat storage facility

Largs Community Council – Proposed Heritage Trail and Interpretation

Largs Community Council – Proposed external gym equipment along promenade



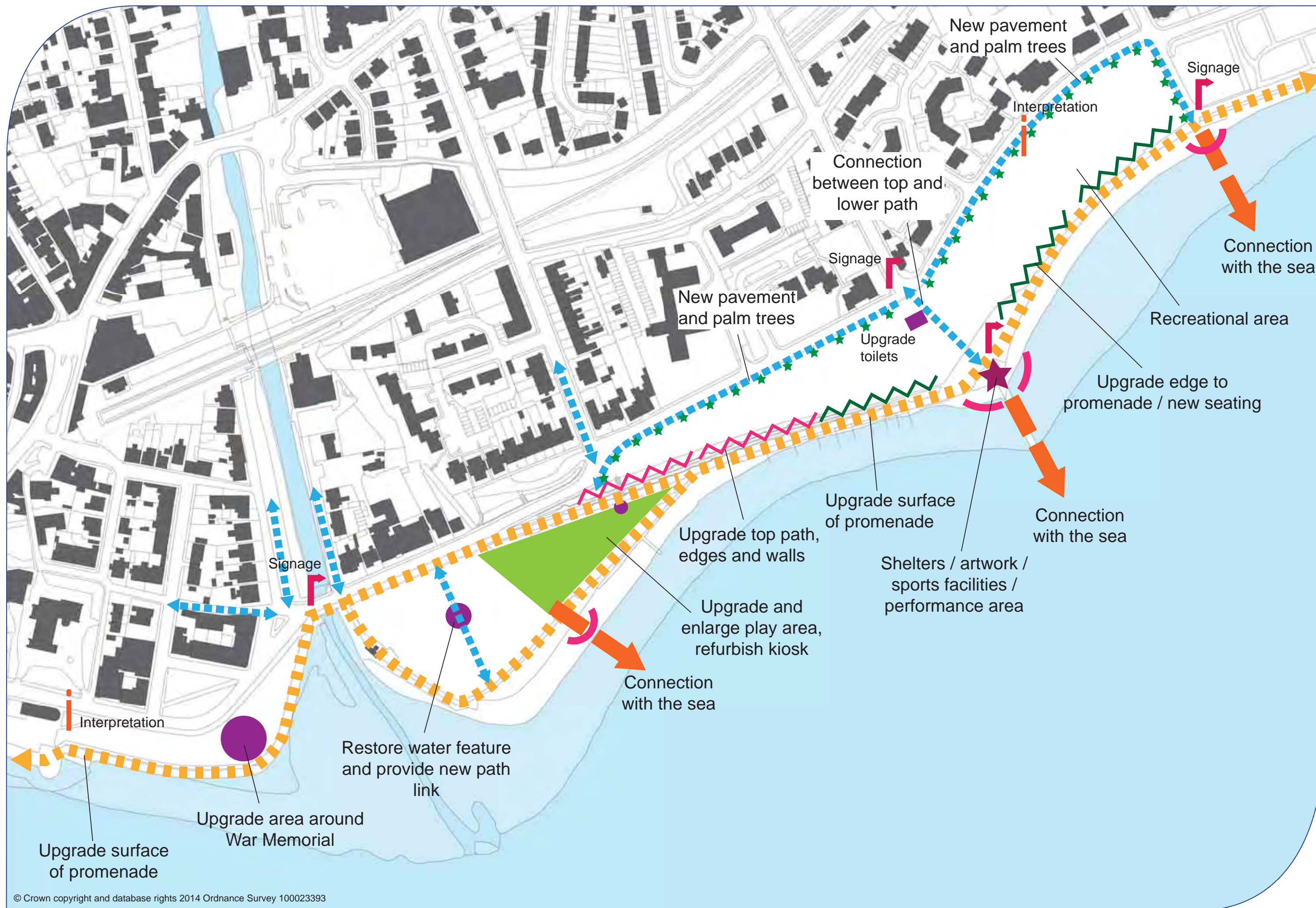
Example of seaside artwork
Curtesy of RTM Images



Example of access to the beach
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Sculptural landforms and terraces in recreational area



4 Masterplan and costs

The overall masterplan pulls all the elements of the town and seafront improvements together to form an overarching enhancement plan which provides a comprehensive list of opportunities for future action. It provides outline proposals for the enhancement and improvements to the town centre and promenade, reinforces connection within the town, the sea and to other facilities and initiatives, provides and defines hierarchy, linkages and attractions and reinforces the character of the town. Further design development would be required to realise full improvement proposals and cost estimates. The masterplan has been separated into priority areas and cost estimates provided.





Note: For description of Proposal Codes (5D) see over page.

Masterplan Codes

Numbering codes do not reflect priorities but relates to geographical location (from North to South).

Aubery Park – new contemporary park and iconic feature

- 1A** Proposed pond for boating and paddling
- 1B** Focal point – viewing tower or sculptural feature with interpretation
- 1C** Proposed pavilion for model boat club, cafe, toilets and storage facilities
- 1D** Play area with water park and skatepark
- 1E** Entrance gateways with artwork and signage
- 1F** Stepped access to the sea including new sea defence walls
- 1G** Proposed contemporary seating, cycling racks and lighting
- 1H** Screen planting to park boundary
- 1I** Widen the Promenade to achieve minimum 5m width

Promenade North improvements

- 2A** Proposed Promenade surfacing with new sea defence edge where required
- 2B** Proposed car parking
- 2C** Proposed screen boundary to car park and to include: seating, screen panels / railings and lighting
- 2D** Heritage interpretation sign
- 2E** Screen planting to soften boundary wall of Vandura House
- 2F** Proposed seating and lighting to Promenades edge
- 2G** Existing palm trees and bedding displays retained and re-planted if required
- 2H** Simplify and improve pedestrian crossing and access point
- 2I** Heritage interpretation sign
- 2J** Ornamental planting
- 2K** Reinforced grass for festivals and events
- 2L** Terraces to improve access to the sea and minimise impact of jetty and sea defence walls
- 2M** Proposed pedestrian crossing and access points
- 2N** Plaza to include: terracing for access to the sea, seating, external gym, cycle racks, signage, art work and shelter with drinking fountain and seating
- 2O** Plaza with shelter and toilets
- 2P** Plaza to include: terracing for access to the sea, art work, seating, cycle racks and signage
- 2Q** Proposed palm trees to car parks edge
- 2R** Proposed plinth for children's play fair with sea access
- 2S** Proposed stand for boat hirers to include base, terraces and storage facilities
- 2T** Magnus sculpture relocated to South section

Gallowgate Square and Ferry Terminal to include:

- 3A** Re-design of square to include: new natural stone streetscape paving, underground bins, contemporary seating, open space for events, lighting and relocated well
- 3B** Existing retail facilities and ferry terminal to be upgraded. Area to be redesigned and include for new buildings complying with Coastal Design Guidance Report commissioned by North Ayrshire Council and Partners.
- 3C** Proposed pedestrian crossing
- 3D** Proposed natural stone streetscape paving, cycle racks, signage and information
- 3E** Promenade to be widened to achieve surface continuity between North and South section and introduce signage
- 3F** Simplify parking and waiting arrangements for ferry. Open up views to allow visitors to orientate. On street parking to be removed to allow for promenade to be widened (minimum 5m) and ferry queue lane with passable street retained.
- 3G** Proposed natural stone surfacing to Fort Street

Main Street and Tron Place to include:

- 4A** Proposed natural stone streetscape paving, street tree planting and seating. Sandstone sculpture representing Viking boat to be relocated from Bath Street to this area.
- 4B** Car parking to be reduced and street tree planting, seating and natural stone streetscape paving introduced
- 4C** Proposed natural stone streetscape paving, street tree planting, bus shelter and street lighting
- 4D** Proposed natural stone streetscape paving, ornamental planting and trees
- 4F** Proposed natural stone streetscape paving and pedestrianised drop off area, relocate bus shelter to open views from station gateway entrance, introduce signage and information
- 4G** Opportunity for new railway station gateway building with retail premises.
- 4H** Tron Place shared natural stone streetscape surfacing
- 4I** Proposed plaza with seating, lighting, interpretation and art work being the focal point for railway station gateway
- 4J** Taxi rank re-located

Promenade South, Charles Street, Broomfield Place and Crescent open space improvements:

- 5A** Proposed Promenade surfacing and lighting
- 5B** Seating designed into sea defence walls
- 5C** Re-design and simplify area around War Memorial and include reinforced grass, natural stone surfacing and lighting
- 5D** Proposed sea defence walls
- 5E** Refurbish existing fountain and bring to working order
- 5F** Proposed footpath
- 5G** Proposed stepped access to the sea
- 5H** Enlarge play area and skatepark, upgrade equipment and introduce external gym equipment, refurbish kiosk
- 5I** Proposed seat walls and lighting for top and bottom path
- 5J** Upgrade existing top path and steps
- 5K** Proposed pavement to Broomfield Crescent
- 5L** Proposed palm trees and bedding displays to Broomfield Crescent
- 5M** Proposed access to the sea
- 5N** Proposed plaza with pavilion combining boat storage / workshop and shelter with water and power supply
- 5O** Proposed toilets incorporated into grass terraces
- 5P** Events/ performance area with reinforced grass and water and power supply
- 5Q** Proposed access with seating terraces and steps
- 5R** Grassed terraces with seat walls
- 5S** Relocated Magnus sculpture
- 5T** Proposed seating along promenades edge
- 5U** Proposed stepped and terraced access to the sea
- 5V** Pocket park
- 5W** Promenade surfacing and lighting to terminate at the Pencil
- 5X** Heritage interpretation sign



Gallowgate Square - well used but inflexible and outdated

Main Street and Tron Place - Ranking Priority 1

The Main St., Tron Place and Largs Railway Station Entrance will be upgraded to provide a welcoming arrival to the town not only for pedestrians but for vehicular and train passengers. By upgrading the public realm, widening pavements and providing new seating, planting and signage the town centre will become a pleasant environment to walk, shop and relax and the A78 will be less of a barrier and more of a 'high street'.

Main Street and Tron Place improvements to include:

- Proposed natural stone paving, street tree planting and seating.
- Sandstone sculpture representing Viking boat to be relocated from Bath Street to this area.
- Car parking to be reduced and street tree planting, seating and natural stone streetscape paving introduced
- Proposed natural stone paving and pedestrianised drop off area, relocate bus shelter to open views from station gateway entrance, introduce signage and information
- Opportunity for new railway station gateway building with retail premises.
- Tron Place - shared natural stone surfacing
- Proposed plaza with seating, lighting, interpretation and art work being the focal point for railway station gateway
- Re-located taxi rank

Approximate Costs : **£1,828,500.00**

The Ferry Terminal - Ranking Priority 1

Widening of the street, removal of car parking, signage and resurfacing will aid in the removal of the confusion and congestion of this area and continuation of the promenade from north to south. It will also provide a welcome entrance to the town from the islands and west of Scotland and cohesion with the town centre.

- Existing retail facilities and ferry terminal to be upgraded. Area to be redesigned and include for new buildings complying with Coastal Design Guidance Report commissioned by North Ayrshire Council and Partners.
- Proposed pedestrian crossing
- Proposed natural stone streetscape paving, cycle racks, signage and information
- Promenade to be widened to achieve surface continuity between North and South section and introduce signage
- Simplify parking and waiting arrangements for ferry. Open up views to allow visitors to orientate themselves. On street parking to be removed to allow for promenade to be widened (minimum 5m) and ferry queue lane with passable street retained.
- Proposed natural stone surfacing to Fort Street
- Introduction of signage

Approximate costs : **£592,500.00**

Existing retail facilities and ferry terminal to be upgraded. Area to be redesigned and include for new buildings complying with Coastal Design Guidance Report commissioned by North Ayrshire Council and Partners.

Promenade to be widened to achieve surface continuity between North and South section and introduce signage

Simplify parking and waiting arrangements for ferry. Open up views to allow visitors to orientate. On street parking to be removed to allow for promenade to be widened (minimum 5m) and ferry queue lane with passable street retained. Re-surface Fort Street with natural stone surfacing.

Car parking to be reduced and street tree planting, seating and natural stone streetscape paving introduced

Proposed natural stone streetscape paving, ornamental planting and trees

Re-located taxi rank and new cycle racks

Proposed pedestrian crossing

Proposed natural stone streetscape paving, cycle racks, signage and information

Proposed natural stone streetscape paving, street tree planting and seating. Sandstone sculpture representing Viking boat to be relocated from Bath Street to this area.

Proposed natural stone streetscape paving, street tree planting, bus shelter and street lighting

Proposed plaza with seating, lighting, interpretation and art work being the focal point for railway station gateway

Tron Place shared natural stone streetscape surfacing

Relocate bus shelter to open views from station gateway entrance, introduce signage and information

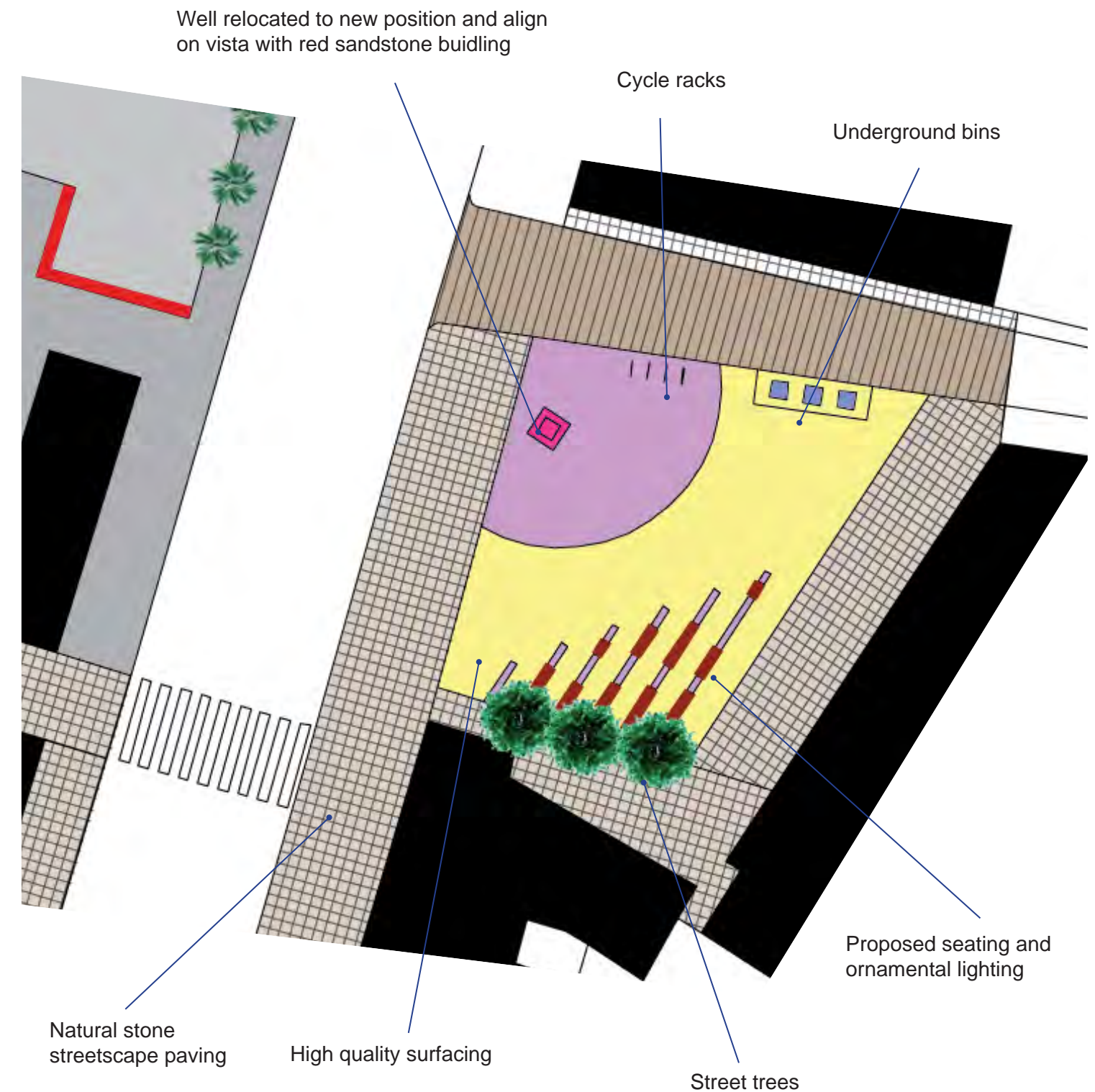
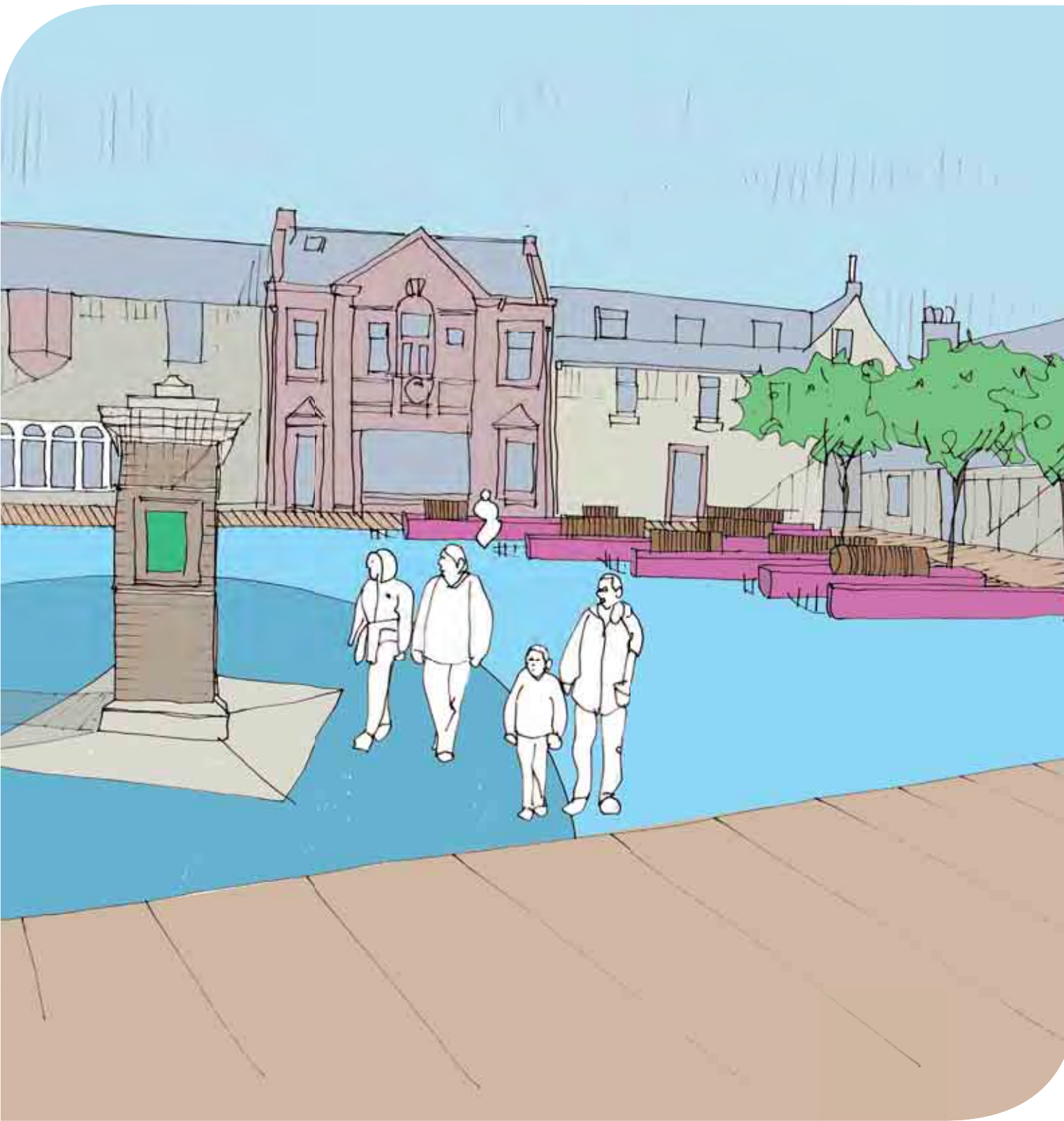
Proposed natural stone streetscape paving and pedestrianised drop off area

Gallowgate Square - Ranking Priority 1

A re-designed square to provide functional, usable, flexible and attractive contemporary space suitable for events, seating and gathering for tourists and locals.

- Re-design of square to include: new natural stone paving, underground bin storage, contemporary seating, open space for events, lighting and relocated well

Approximate Costs : **£435,250.00**



Aubery Park - Ranking Priority 2

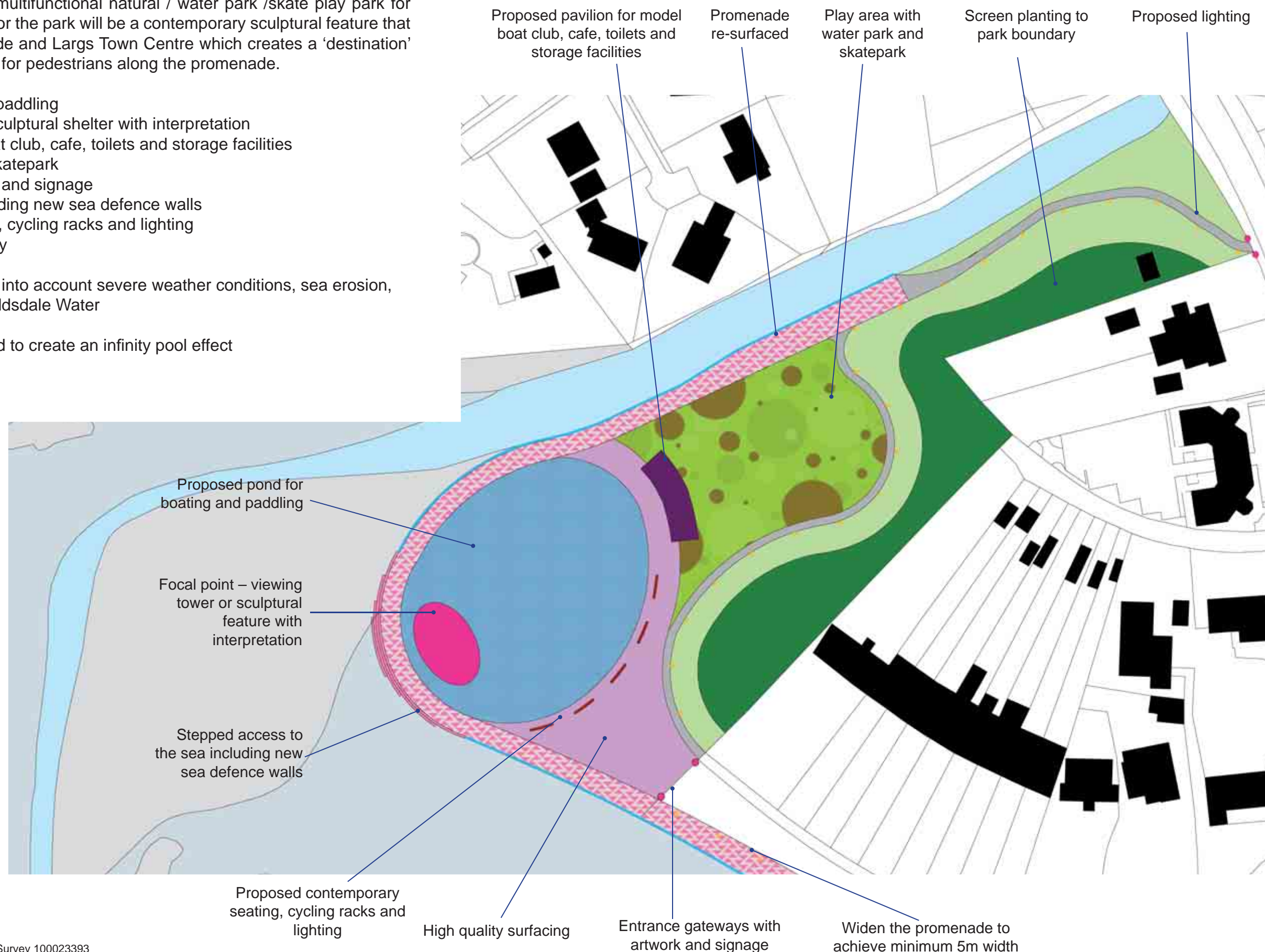
The concept is to create a new contemporary recreational space including pond, multi-functional contemporary pavilion, and attractive multifunctional natural / water park /skate play park for children of any age. The centre piece for the park will be a contemporary sculptural feature that can be viewed from the sea, promenade and Largs Town Centre which creates a 'destination' for tourists and visitors to the town and for pedestrians along the promenade.

- Proposed pond for boating and paddling
- Focal point – viewing tower or sculptural shelter with interpretation
- Proposed pavilion for model boat club, cafe, toilets and storage facilities
- Play area with water park and skatepark
- Entrance gateways with artwork and signage
- Stepped access to the sea including new sea defence walls
- Proposed contemporary seating, cycling racks and lighting
- Screen planting to park boundary

Note:

- The detailed design should take into account severe weather conditions, sea erosion, flooding from high tides and Noddsdale Water
- Contemporary approach
- Pond to be located and designed to create an infinity pool effect

Approximate Costs : **£2,583,000.00**



Promenade North - Ranking Priority 3

The design concept is to create a smart new promenade with updated and functional street furniture, a newly surfaced path and protection from the sea. The incidental plazas and shelters/ kiosks along the way are situated at intersections suitable for crossing to the town and providing functional spaces for activity and shelter but also allow access to the beach and sea. These attractions located along the promenade will encourage people to venture further and stay longer.

- Proposed promenade surfacing with new sea defence edge where required
- Proposed car parking
- Proposed screen boundary to car park and to include: seating, screen panels / railings and lighting
- Screen planting to soften boundary wall of Vandura House
- Proposed seating and lighting to promenades edge
- Existing palm trees and bedding displays retained and re-planted if required
- Simplify and improve pedestrian crossing and access point
- Modern Ornamental planting displays
- Reinforced grass for festivals and events
- Terraces to improve access to the sea and minimise impact of jetty and sea defence walls
- New pedestrian crossing and access points
- Plaza to include: terracing for access to the sea, seating, external gym, cycle racks, signage and interpretation, art work and shelter with drinking fountain and seating
- Plaza with shelter and toilets
- Plaza to include: terraces for access to the sea, art work, seating, cycle racks and signage
- Proposed planting of palm trees to car parks edge
- Proposed improvements to children's fairground rides
- Proposed stand for boat hirers to include base, terraces and storage facilities
- Proposes moorings for sailing and motor boats

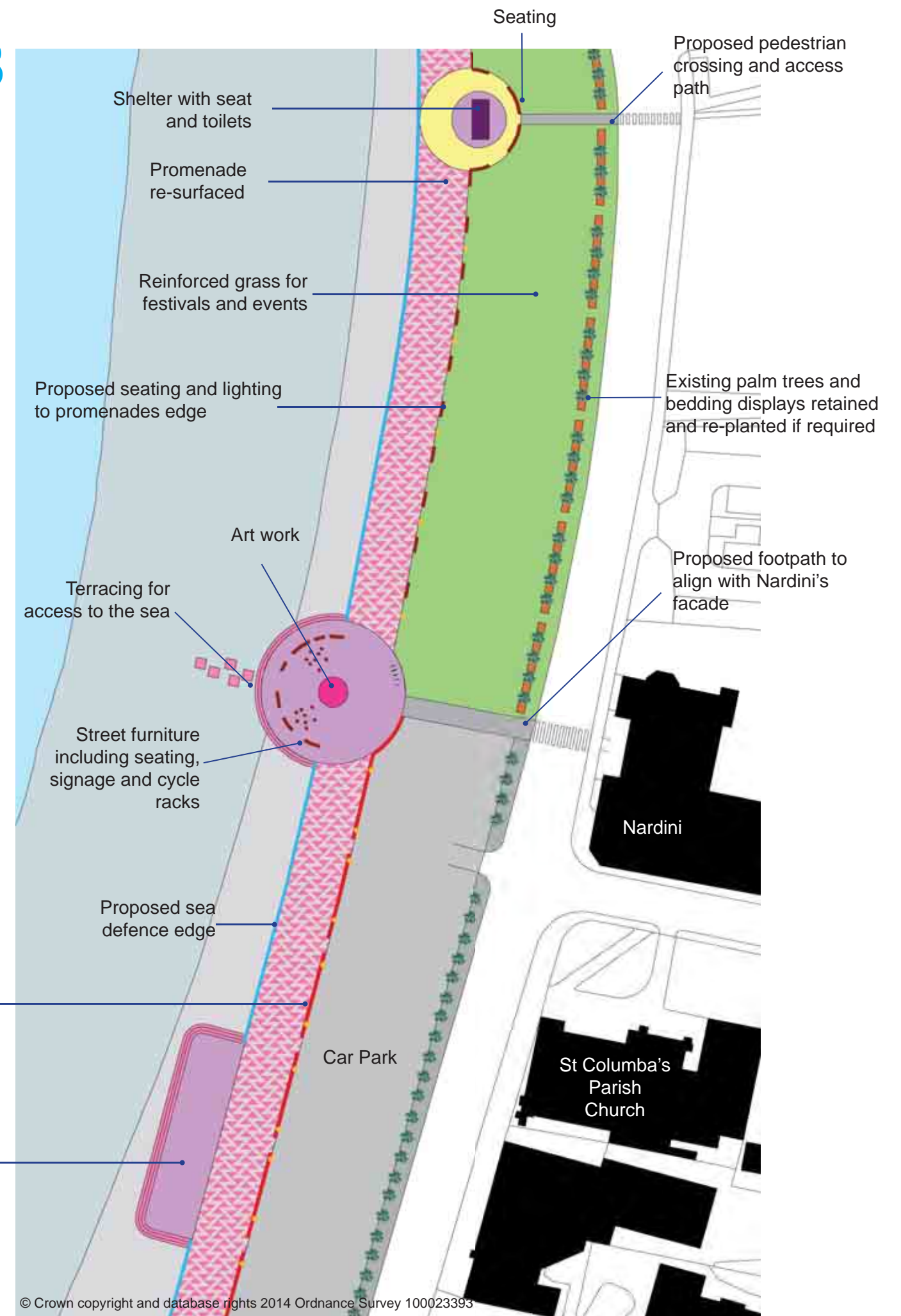
Notes:

- Promenade surfacing with new sea defence walls and sub base make up to withstand sea flooding and erosion. Preferable material to be coloured concrete or asphalt.
- Any structures and furniture to withstand severe wheatear conditions.

Approximate Costs : **£2,619,100.00**

Proposed screen boundary to car park and to include: seating, screen panels / railings and lighting

Proposed plinth for children's play fair with sea access

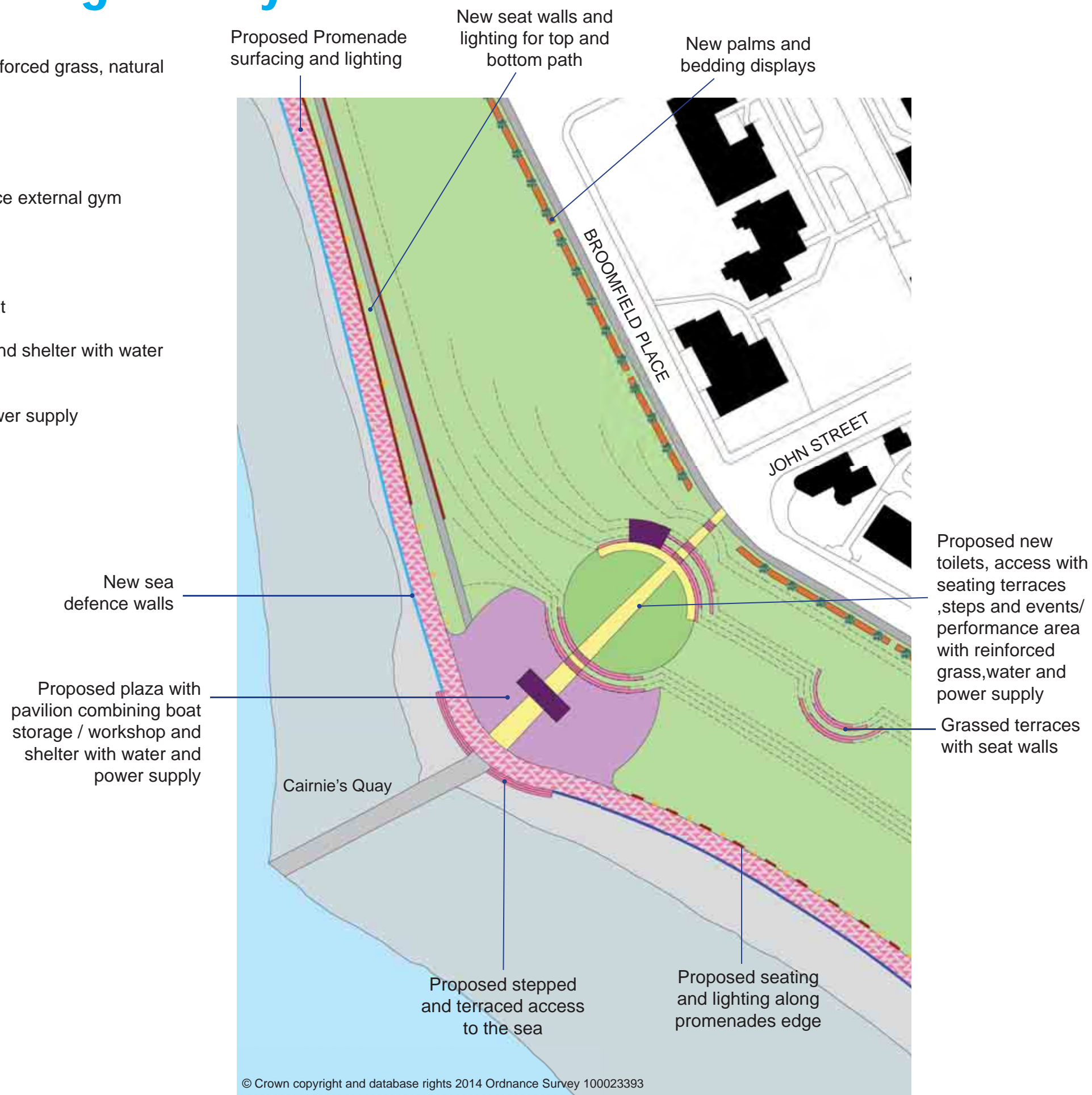


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Promenade South - Ranking Priority 4 & 5

- Proposed Promenade surfacing and lighting
- Seating designed into sea defence walls
- Re-design and simplify area around War Memorial and include reinforced grass, natural stone surfacing and lighting
- New sea defence walls
- Refurbish existing fountain and bring to working order
- Proposed footpath
- Proposed stepped access to the sea
- Enlarge play area and skate park, upgrade equipment and introduce external gym equipment, refurbish kiosk
- New seat walls and lighting for top and bottom path
- Upgrade existing top path and steps
- New pavement to Broomfield Crescent
- New palms and bedding displays to Broomfield Place and Crescent
- Proposed access to the sea
- Proposed plaza with pavilion combining boat storage / workshop and shelter with water and power supply
- Proposed improvements to existing and new toilets
- Events/ performance area with reinforced grass and water and power supply
- Proposed access with seating terraces and steps
- Grassed terraces with seat walls
- Relocated Magnus (Viking) sculpture
- Proposed seating along promenades edge
- Proposed stepped and terraced access to the sea
- Pocket park
- Promenade surfacing and lighting to terminate at the Pencil
- Heritage interpretation sign

Approximate costs : **£3,307,000.00**



5 Recommendations

Aubery Park – To create a high profile and national awareness the design proposals could be formulated through design competition. This would provide a platform for the best design ideas and interest from Design Professionals but also stimulate an interest in improving the whole of Largs Town Centre and its Seafront.

The Seafront / Promenade – The hard surfaced area of the Promenade is ripe for improvement and updating. The 'Car Park' fund could help to generate funds for this relatively simple design and implementation. A multidisciplinary design team lead by a landscape architect could develop the design for the Promenade. Whilst it would be best to implement this in one, the works could be divided into sections and certain aspects work could be carried out incrementally if total funds were not available. It is likely that trials and boreholes would be required to check the make up of the existing promenade and any problems with erosion. The flood defence walls should also be checked for structural stability.

Main St. and The Ferry Terminal – Discussions between Transport Scotland and NAC Roads Department would be required in the first instance. A landscape lead design team could develop the urban realm proposals. Further discussions will be required with the owner of the Amusement arcade as this section of the Promenade is in their ownership. Caledonian Macbrayne will also require to be consulted. Information on underground services and public utilities should be forthcoming before further design development takes place.

Gallowgate Square – is a simple one off design for a refurbished amenity space and its design development could be taken forward by a landscape lead team. This could be a stand alone project.



Views towards Great Cumbrae from Promenade



Appendix 1: Stakeholder consultations during September and October 2014

Prior to any proposal plans being prepared, TGP met with stakeholders including Council Officers to discuss issues and gather information views and issues relating to Largs Town Centre and the Seafront. The emphasis was on the stakeholders identifying priorities which were then ranked. Strategy plans were then prepared and presented to the Largs Bid Team Officers and the councillors.

A meeting was also held with Transport Scotland at this stage.

See below for notes of consultations and points raised:-

Patricia Rowley – Structural Engineer (Flood Prevention Officer), **North Ayrshire Council**.

- Flooding associated with surface water. Main area of concern is Gogo Burn and areas around Stanlane Place and Crawford Street.
- Permeable surfacing and rain gardens to be incorporated if feasible.
- Sea defence walls assessment carried out with no structural issues found. Minor repairs recognised to sea defences along putting green.
- New and proposed sea defences to be constructed to NAC specification. Alteration of sea defence walls possible if the wall heights preserved. No issues with moving walls or turning them into seating terraces.

David Lodge – Team Manager, Transportation, **North Ayrshire Council**.

- David's responsibilities include public transport and car parking.
- New parking strategy available on NAC web page (David Hilditch).
- Possible future Park and Ride facility on the south outskirts of Largs.
- David has suggested that may be possible to split the Cumbrae ferry into pedestrian and car ferry. The pedestrian ferry would sail from Largs existing terminal whilst car ferry from Largs Marina. This would take away congestion and some traffic from terminal area and A78. TGP to investigate and consult with Caledonian MacBrayne Ferries.
- There will likely be a need for further management of queuing cars for the ferry at Fort Street come the introduction of RET
- Network rail own train station however this is currently leased to Scots Rail (may change soon).

Gordon Craig – Planning officer, Development Planning, **North Ayrshire Council & Lesley Wells** – Planning officer, Strategic Planning, **North Ayrshire Council**.

- Planning applications submitted for Co-Op store and Weatherspoon pub. These to be located within Amusement Arcade. (store to take central part, pub northern part). Post meeting note : Co-op application approved. Weatherspoons application turned down.
- Both planners stressed theirs concerns on the ferry terminal area circulation and functionality.
- If splitting the ferry will be feasible this could be backed by planning policy.

John McGuire – Business Groth Team Manager, Business Development, **North Ayrshire Council**.

- No big businesses in Largs.
- Ferry to Millport as a possibility ('business' ferry).
- Co-op and Wetherspoons of planning applications are in process.
- Post meeting note : Co-op application approved. Weatherspoons application turned down.

Alistair Ross – Team manager, Asset Management and Estates, **North Ayrshire Council**.

- Brisbane Centre as a revenue opportunity for the council (apartments for rent).
- Feasibility study on Vikingar is currently being prepared.

Scott McKenzie – Senior Manager, Protective Services (Environmental Health, Building and Trading Standards), **North Ayrshire Council**.

- Buildings adjacent to ferry terminal in poor condition.

George Hunter – Town Centre Manager, Regeneration and Town Centre Team, **North Ayrshire Council**.

- Beach huts, telescope view points, mobile event space (with shelters) and features for water sports were suggested.
- 'Game changer' - what would bring visitors to Largs out with the summer months? (Kelpies, cable car?).
- BID – Business Improvement District, one of the main organisations behind the project.
- Issues with bikes like parking and circulation, requirement for safe lockers.
- Central play area?

Ann Rae – Regeneration Officer, Regeneration and Town Centre Team, **North Ayrshire Council**.

- Louise Kirk (Access Officer) has access to the counters installed at the play area.

Crawford Forsyth – Assistant Transportation Manager, Physical Environment, **North Ayrshire Council**.

- Transerv Scotland maintains A78.
- Roads Department maintains roads, pavement, street lighting, car parking and promenade.
- Due to poor base make up and thin layer of asphalt the promenade is being damaged during storms.
- There is a proposal to impose 20 miles/h speed limit on A78 from Nardini Café to Morrison Supermarket.
- We should obtain utilities and service information for promenade.
- Garry Wilson – lighting manager.
- Possibly lighting columns will be replaced along the road from Nardini's Cafe to train station.
- Whole area of the pavement along A78 is maintained by Transport Scotland.
- Robust surface materials should be used for promenade (asphalt not required, blocks not suitable). Natural stone can be used for Main Street (however its dependant on Transport Scotland) and to highlight nodes along promenade.
- Road tables and shared surface areas can be used within Main Street.
- Two types of bus shelters: advertising and standard. These are maintained by the council.
- Tron Place pedestrians only as possibility or shared surface area.

Louise Kirk – Access Officer, Strategic Planning, **North Ayrshire Council**.

- Recent 'Sustrans' funded cycle way from the Pencil to the south end of the promenade
- Local want – Cycle Friendly Largs
- Recommended destination and facilities – Aubery Park
- Locals interested in improvements to the park
- Temporary facilities planned for front of TSB, Tron Place and Gallowgate.
- Prefers non segregation of cycle way on promenade – existing is in wrong place and causes confusion
- Possible Sustrans funding
- Local want a separate cycle path
- Planning link form Skelmorlie at present – commuters not keen to be on the A78
- 'Park and stride' from the park and ride at the Yacht Haven
- Cycleway

- Possible CSGN application as part of the Ayrshire coastal Path.
- Promotion of Travel by train ad circular routes or walking routes from the Ayrshire Stations
- Kayaking Trail – could connect to Inverclyde and Argyl and Bute trails
- Gallowgate Square in poor state – needs upgrading
- Signage – NLC is preparing a signage strategy, signage needs improvement, cycling distance/ time/ information and mapping of routes.

David Hilditch - Transportation Engineer, Planning, **North Ayrshire Council**.

- Parking is not a problem in Largs – only where in the Summer months and weekends.
- Parking abused along Main St.
- Promoting Park and Ride at the Yacht Haven.
- NLC at early stages of parking strategy. Looking particularly at Scott St and the site adjacent to the railway station.
- Also getting rid of yellow lines and possible parking on street along the A78.
- Could have a cycle route along the A78.
- Need a link between the shops and the promenade.
- Street Scene maintain the promenade.

Kathleen Don – Economic Development Officer, (Tourism), **North Ayrshire Council**.

- North coast of Ayrshire is doing well in terms of tourism.
- Day trippers and visitors to the islands.
- Largs is a typical seaside resort ‘Doon the Water’ and ‘Promenading’
- Proposes a pontoon to allow sailors to access Largs from the sea
- Yacht Haven largest in Scotland
- Strong requirement for exhibition and events/performance space along possibly changing grass to hard surface. Flexible space, easy to service.
- Strong requirement for modernised seating and street furniture.
- Seaside ‘Retro’ ‘Modstalgia’ – telescopes, beach huts, amusements and fair ground
- Civic Art – strong focus on Arts.
- Vikingar – seaside Heritage Museum Lead rethink- leisure, museum, Vikingar sculpture, Library, pool , craft pop up shops , gym – with great view.
- Connection with the sea – kayaks, windsurfers, Lido, yacht pontoon
- Facilities along the routes to attract people to use the route form the Yacht haven
- Disabled sports – Sports Centre of Excellence
- Night time use – possible upgraded lighting, seashore restaurants or bars – food/ drink etc
- Expecting more visitors if ‘RET’ is applied.

David Hilditch – Roads Department, **North Ayrshire Council**.

- Transport Scotland should follow principles set in Designing Streets Policy
- There is possibility to raise Main Street road surface.
- A78 along promenade can take parking.
- Design for Main Street and area around ferry terminal should include / consider number of passing cars and speeds.
- Taxi rank can be relocated to Crawford Street.
- Tron Place should have shared surfacing.
- Number of car parking spaces should be reduced on Main Street.
- Ferry traffic and residents access only for Fort and Bath Street.
- SPT can fund works to ferry terminal.
- Removal of Amusement Arcade as an option for future.

As a result of discussions about the limitations imposed by Transport Scotland on improvements to the Main St, a meeting was set up.

Phil Hinchcliff – Transport Scotland

Michael Robin and Even Ferguson – Transerv

- TS owns paving on Main Street from kerb line to the building lines (the exception are pavements along Amusement Arcade and Moorings Building).
- No raised road tables on A78 or side junctions.
- Historic artefacts underneath the road and contaminated tar which requires specialised removal.
- Consider timing of construction works, what effect it will have on the region? If A78 closed the diversion is around 40 miles.
- Side road parking and cycling along A78 not an issue if required.
- Any works associated with A78 needs to be coordinated in advance with Transport Scotland.
- No change to the road surfacing, asphalt preferable.
- Natural stone for paving acceptable however issues with maintenance and utilities work.
- There is an opportunity for arranging a legal agreement between NAC and TS for handing over pavements along Main Street back to the council.

Post meeting note : **NAC Roads Department** and **Transport Scotland** to arrange further discussions on most appropriate way to take this discussion forward.

2 meetings were held with NC Councillors.

The first meeting included Councillors **Alex Gallagher** and **Tom Marshall** , the second included Councillor **Allan Hill**, **Grace McLean** and **Tom Marshall**

- Aubrey Park – art work, Scottish Warrior sculpture. (Largs not only about Vikings), promote sport, issues with car parking, pond leaks,
- Gallowgate Square requires re-design, shelters introduced, uniform level surfacing, exhibition performance area.
- History Trail
- St Columba’s Heritage Trail – Neolithic thumb, observatory.
- Sewer outfall in the area of Aubrey Park and burn estuary
- Play area is very successful,
- Grass is sacrosanct along the road. No changes!
- Promenade is getting undermined by erosion.
- If storage huts are proposed on the promenade these will have to be removed during winter months.
- No segregation pedestrian / cyclists.
- Co-op with 24h loading bay is proposed in Amusement Arcade.
- Wetherspools and possible betting shop to be located in Amusement Arcade.
- New lamp posts with banners will be replacing old lamp post along A78.
- Priorities:

1. Main Street – unify the street, new trees and street furniture, high quality.
2. Gallowgate Square – remove bins and well? Area to be flat, introduce shelter, create space for festival entertainment.
3. Promenade – re-surfacing
4. Motorboats on the beach – platforms for mooring (use of the sea).
5. Sign posting
6. Kiosk at Aubrey Park

- No permanent structures along promenade
- No ships

- Re-paint Gogo Burn bridge including detail and tidy up adjacent areas.
- Lighting – no Blackpool illumination type lighting along promenade.
- No reduction in grass along promenade.

The Largs BID Team

Dave Hewitt – Largs Yacht Haven

- Windsurfing and Kite surfing not ideal around the Aubrey Park due to prevailing winds.
- Pontoon in Largs bay would be blown away by severe weather conditions.
- Water sports like windsurfing, kayaking, dingy boats and kite surfing along southern beech and Carnies Quay (there is existing jetty).
- Requirement for water sports facilities like storage huts, changing huts.
- Requirement for open air gym and improvement to the coastal path linking town with marina (lighting).
- Buoys in the sea for yacht boats anchorage.
- Coastal Rowing – requirement for storage huts. Firth of Clyde Coastal Rowing Club have proposals for Carnies Quay.
- Life Boat Station slipway upgraded recently.
- Dog washing facilities.

Toni Dawson – Vice Chair of BID team

- Gallowgate Square requires re-design, new seating, and litter bin provisions (it is priority). Possible closing off Gallowgate Lane.
- Light up trees throughout the town.
- Toni rents the putting greens (both).
- Putting green at the Vikingar could be reduced in lieu of car parking if required.
- Council maintains greens.
- Toni maintains putting green shelters / kiosks.
- 5 year lease for putting greens
- Priority – Promenade
- Adult gym and other sports facilities with additional car parking, food kiosk at Aubrey Park.
- No traffic warden in Largs.

Eric McMillan – Architect

- Transport Scotland – issues relating to doing anything on the pavement along Main Street.
- Opportunities for ‘water taxi’ from marina to Largs town centre.
- Use the sea and link the town again to sea.
- Opportunity for sculptural bridge over burn at the Aubrey Park.
- Promote walking and cycling. Bike hire facilities at marina, town centre and Aubrey Park.
- Largs famous for being visited by Scottish Football Team.
- Largs Thistle Football Club and Scottish Gymnastic Centre.
- Priority – town centre.
- Poor planning decisions by ferry terminal.
- Features in Largs Bay like recent lit ‘Yes’ voting sign on the buoy.
- Festivals and Fayres at green area to the south of play park.
- Change location of Magnus (Viking sculpture?).
- Viking Garden with chairs and tables.

Ron Muir

- Gallowgate Square re-designed in 1994 however it requires further redevelopment to suit current requirements like performance space, market etc.
- Requirement for bandstand (performance area) with brass band!
- Fresh Fair Fitness – permission for fitness machines (13 pieces of equipment for £14K).
- Aubrey Park game changer like ‘Ferris Wheel’.

- Trees and palm trees requires to be replaced.
- Roller skating club Largs.

John Campbell, Willie Wood, John Corrigan and John Hamilton

- Flexible space at the Gallowgate Square.
- Get rid of bricks (planters) from Largs promenade.
- Delineation of cyclists and pedestrians by change of surface colour.
- Features in water.
- Location for public notices, banners.
- Introduce art features.

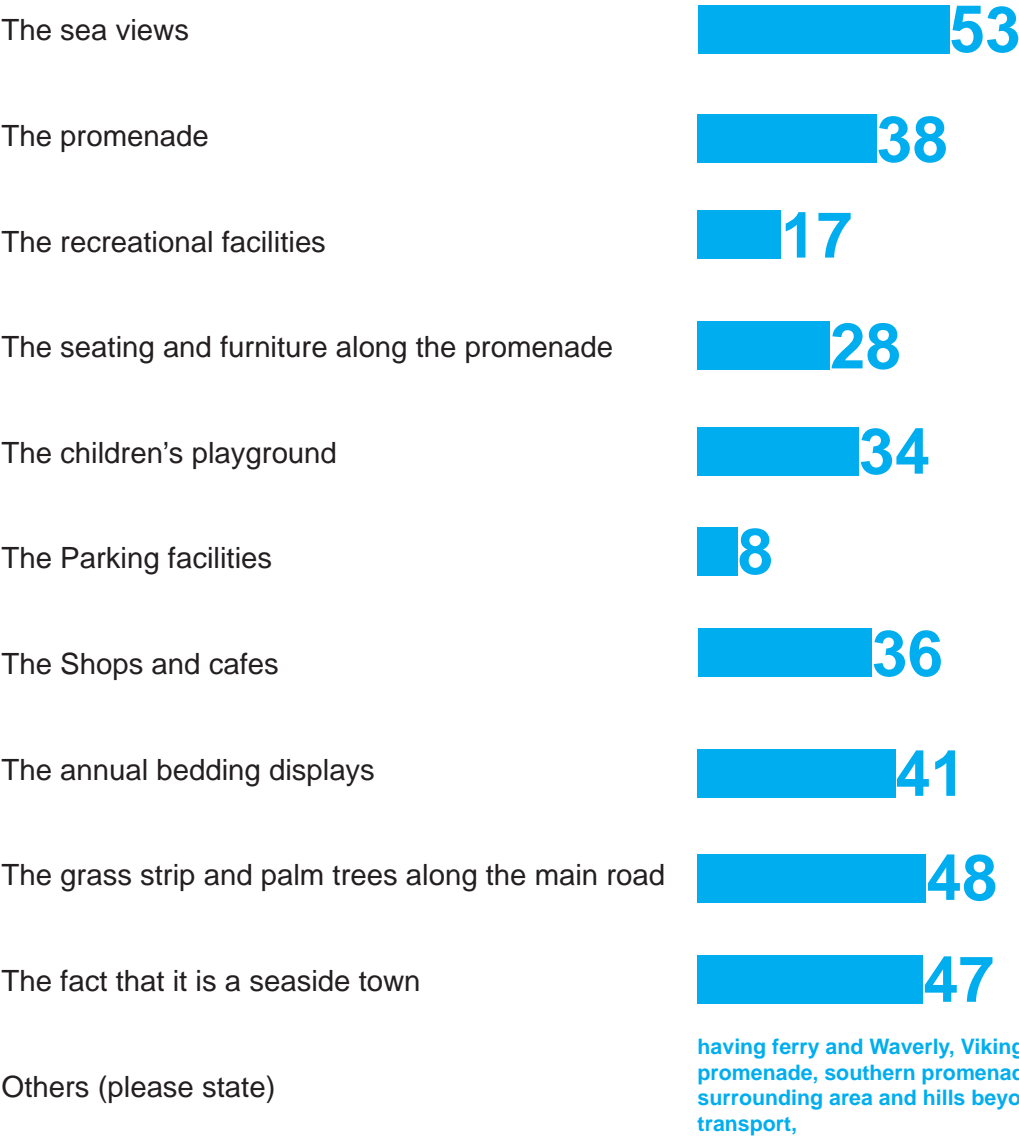
Community consultation

General public – 2 day consultation
54 questionnaires received and 2 emailed responses.

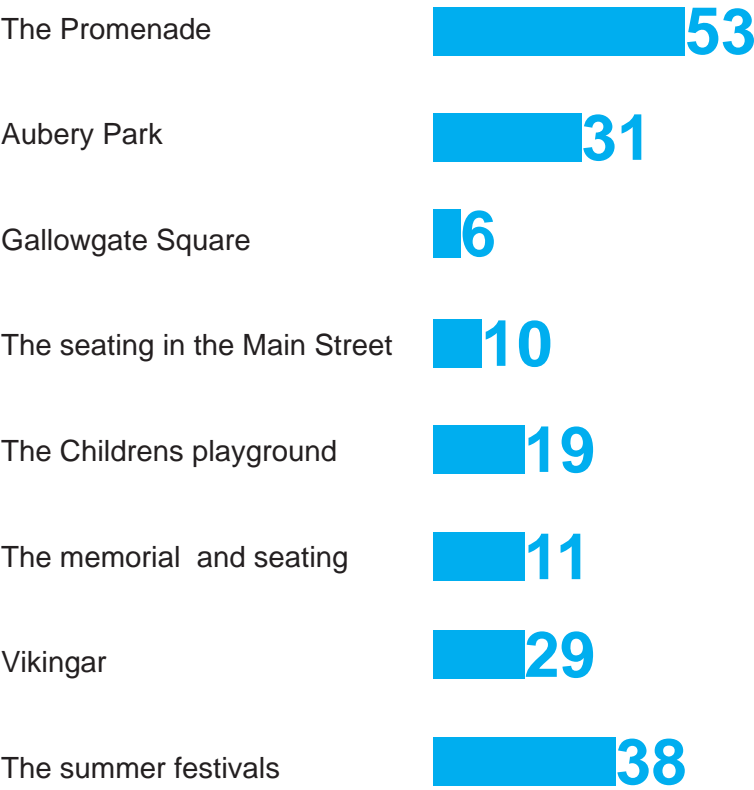
What don’t you like about your town?



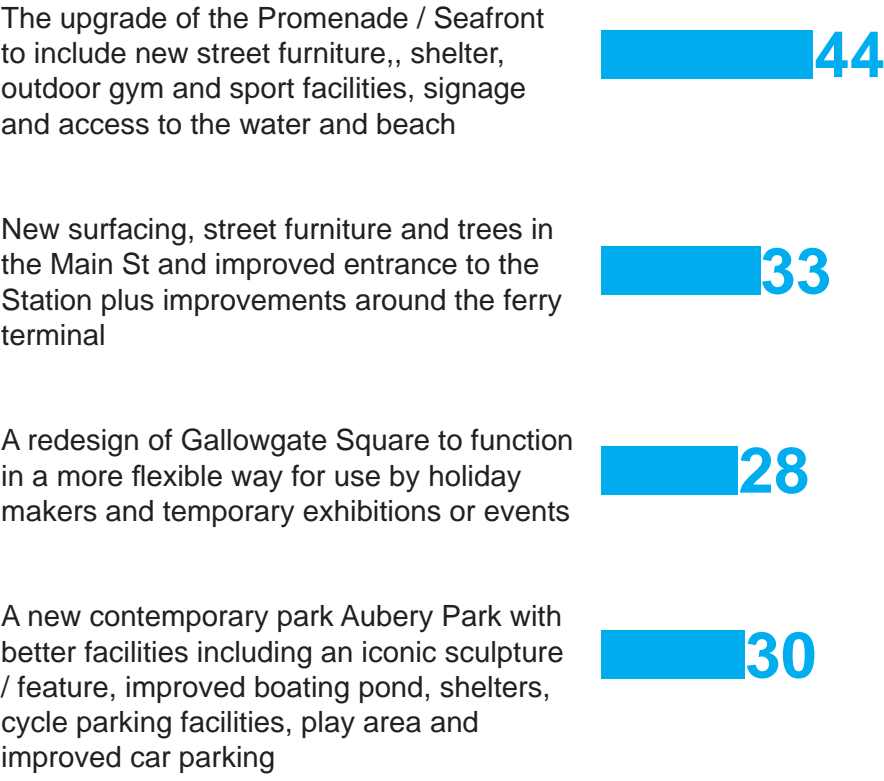
What do you like about Largs?



What do you use / go to most ?



If you had a choice about what you would like to see improved what would it be ?



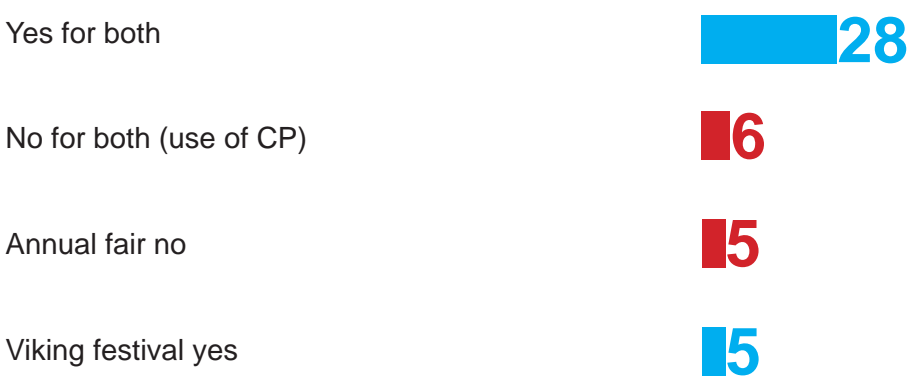
Do you think car parking is a problem all year round in Largs?



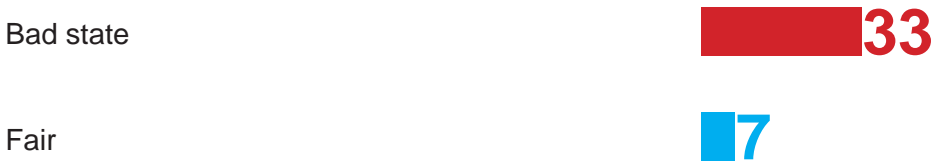
Do you use a bicycle?



Do you think the annual fair and Viking festival are situated in a good location?



What do you think of the level of street / urban realm maintenance in the town?



Do you use the beach or need access to the sea?



Appendix 2: Consultation themes

As a result of the consultations, lists of improvements were prepared for further discussion. The following is a list of all ideas and suggestions for the improvements to the town.

Improvement themes:

Sport

- Swimming – Lido, swimming on the sea at the beach, swimming pool at Vikingar
- Disabled sports facilities – associated Largs Centre for Excellence for sport
- Outdoor gym/fitness trail – associated with Vikingar
- Skateboarding
- Cycling – connection with Sustrans routes. Parking and storage facilities along the seafront particularly at Aubery Park. Sailing – proposed pontoon, connection with Sailing school at Millport and the Yacht Haven
- Kayaking – connection to Inverclyde and Argyll and Bute Kayak Trails. Launching, changing and storage facilities.
- Windsurfing and Kite surfing – launching area and changing facilities.
- Water sports like windsurfing, kayaking, dingy boats and kite surfing along southern beach and Carnie's Quay (where there is existing jetty)
- Coastal Rowing – requirement for storage huts
- Buoys in the sea for yacht boats anchorage.

Culture and heritage

- Not just about Vikings! Vikingar festival - September
- Heritage of Largs as a Seaside Resort – 'Doon the Water'
- Arts Sector - place for external exhibition, performance.
- Pop up art or shows.
- Vikingar – extend to the seafront
- Allow for exhibition space which is functional – hard surface , electricity connections, easily serviceable,
- Public art
- St Columbas – tourist trails
- Vikingar – Viking exhibition, museum, library, theatre
- Heritage trail – along the promenade (Community council proposal)
- Interpretation
- Lighting – Destination in Ayrshire for Saturday nights. Night time use 'lighting
- Bar/ restaurant on seafront
- Viking Garden
- Scottish warrior sculpture
- Features in the Largs Bay
- Nardinis
- Food festival
- Farmers market – in town
- Churches / memorial / fountain

Play

- Playground at southern end
- Improve skating facility
- Need more play along promenade

- Upgrade and retro fit the toddlers fairground
- 'Incidents' along the promenade
- Boating pond at Aubery Park
- Play area at Aubery Park

Entrance to the town

- Make more welcoming
- Upgrade route from station to Ferry terminal
- A78 make it obvious you are entering a seaside town

Transport, traffic and vehicles

- A78 – change from through road to 'street'
- Allow access across the road
- Allow on street parking
- Different material surface
- Deal with Congestion at ferry terminal
- Deal with Parking issues
- Opportunities for 'water taxi' from marina to Largs town centre.
- Bike hire facilities at marina, town centre and Aubrey Park.
- Delineation of cyclists and pedestrians by change of surface colour or not?

Physical improvements :

- Connections – from town to ferry and sea frontage
- From north to south and beyond
- From town to the Cumbraes
- From town to Yacht Haven
- From town to Skelmorlie
- To the beach
- Signage - Directional, interpretation, information
- Make people aware of what is beyond their noses
- Get people to walk along the whole promenade
- Light up trees throughout the street.
- Location for public notices, banners.
- New public realm – Main St
- New public realm – promenade
- Seating, shelters, beach huts, bins, seaside retro theme
- Good quality soft landscape and bedding displays - but in the right place
- Traditional approach to sea sides – beach huts, telescopes, Punch and Judy, deckchairs, ice cream kiosks
- Incidental facilities
- Zones for different functions
- Themes – to make promenade more attractive
- Upgrade Gallowgate Square
- Seawalls and flooding issues – make less engineered
- Refurbish memorial, bridge and fountain – new seating and soft landscape
- Redesign parts of play park
- Connection with road above and town

References

NAC Coastal Tourism Assessment
NA Area Profile
Ayrshire and Arran Tourism Strategy 2012 – 2017
Ayrshire Marine and Coastal Strategic Regeneration Action Plan 2013 -Optimal Economics
Ayrshire Visitor Survey Report 2013 - TNS
Coastal Design Guidance – Anderson Bell Christie
Town Centre Guidance – Anderson Bell Christie
NAC Core Paths plan
Town Centre reviews for Dalkeith, Kilbirnie, Beith and Largs - Douglas Wheeler 2013
Largs Seafront - ARPL



Trone Place on sunny day - well used but outdated



Prepared by
TGP Landscape Architects Limited
for
North Ayrshire Council
April 2015



NORTH AYRSHIRE COUNCIL

Agenda Item 5.4

24 September 2015

North Coast Area Committee

Subject: **Economy and Communities Update - Largs**

Purpose: To update the Committee on actions taken in relation to the list of projects and issues provided by the Chair.

Recommendation: That the Committee notes the update contained within the report.

1. Introduction

- 1.1 In March 2015, the Chair of the North Coast Area Committee requested regular updates on a list of projects and issues pertinent to the North Coast area.

2. Current Position

- 2.1 Updates are provided on projects/issues of interest to the Area Committee as follows:

Largs Forestry Proposals

- 2.2 Members will be aware of significant forestry proposals extending some 140ha to the east of Largs at Halkhill and Blairpark. At the time of writing, the developer is amending their Environment Statement following further comments from Forestry Commission Scotland (FCS). The proposals will undergo statutory public consultation only after FCS is satisfied with the final draft of the Environment Statement. Latest indications are that this consultation will take place before the end of the year. Following close of consultation, FCS will review comments received and then either grant the proposals, subject to conditions, or refuse consent. There is an appeal process should the developer wish to appeal FCS's decision.
- 2.3 In terms of the hydro electric proposals reported to the Area Committee, both recently received full planning permission under delegated powers. They are at Greeto Water (817kW) and Gogo Water (500kW). Planning consents were issued to the Greeto Water and Gogo Schemes respectively on 24 July 2015 (ref:15/00167/PP) and 2 September 2015 (ref 15/00295/PP).

Business Development

- 2.4 As outlined in the report circulated on 13 August, 2016, Stuart Munro is the Business Growth Manager with direct responsibility for Largs and Cumbrae. Over the last six weeks Stuart has been building his networks within these communities and worked closely with the Largs BID team on the launch of Superfast Broadband in the town. He is also working to develop growth plans with a number of local businesses and providing assistance where appropriate/necessary.

3. Proposals

- 3.1 The Committee are asked to note the update provided within this report.

4. Implications

Financial Implications

- 4.1 None

Human Resource Implications

- 4.2 None

Legal Implications

- 4.3 None

Equality Implications

- 4.4 None

Environmental and Sustainability Implications

- 4.5 None

Implications for Key Priorities

- 4.6 None.

5. Consultations

- 5.1 None, other than those referred to at Section 2 above.

6. Conclusion

6.1 Members are asked to note the update within the report.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference :

For further information please contact Andrew McNair, Planning Officer on telephone number 01294 324769

Background Papers

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NORTH AYRSHIRE COUNCIL

Agenda Item 6.1

24 September 2015

North Coast Area Committee

Subject: **Economy and Communities Update - Fairlie**

Purpose: To update the Committee on actions taken in relation to the list of projects and issues provided by the Chair.

Recommendation: That the Committee notes the update contained within the report.

1. Introduction

- 1.1 In March 2015, the Chair of the North Coast Area Committee requested regular updates on a list of projects and issues pertinent to the North Coast area.

2. Current Position

- 2.1 Updates are provided on projects/issues of interest to the Area Committee as follows:

A78

- 2.2 Officers from Economy and Communities attend meetings of the Fairlie Safer Roads Group. The next meeting is scheduled for 13 October 2015, following a meeting between Kenneth Gibson MSP and Fergusson Coal. The Committee will be updated on any further issues following this meeting. Both the installation of traffic signals which are activated when vehicles exceed the speed limit, and a change to the road surface to lessen noise are both considered to have had a positive effect on traffic within Fairlie.

Shore Path

- 2.2 The following information provides an update on the Fairlie Community Links project:

Phase 1 - Coastal Path Bay Street to South Car Park

- 2.3 The public consultation on the Coastal Path started on Friday 28 August and will end on Friday 9 October. This includes:

- Electronic copies of the consultation documents on the Council website;
 - Paper copies of the consultation documents in a number of local facilities;
 - Meetings with interest groups including North Ayrshire Access Panel; and
 - A public exhibition drop-in session in Fairlie Village Hall on Thursday 17 September from 11am to 3pm and 4pm to 7.30pm.
- 2.4 The Committee will be updated on the feedback obtained from the consultation process thereafter.

Phase 2 - South Car Park to Hunterston Roundabout

- 2.5 The third stages of the Cycle and Road Safety Audits are now complete. This has assessed the path as constructed to identify any potential hazards and recommend measures to remove or mitigate against any such hazards. A small number of measures have been identified and are being implemented by the contractor.

Radioactive Waste

- 2.6 The Scottish Environment Protection Agency (SEPA) is still considering EDF's application to vary its authorisation to dispose of radioactive waste at Hunterston B. The latest update from SEPA is that it hopes to make a decision by the end of 2015. However, the decision could be somewhat delayed depending on how quickly government bodies respond to a second round of consultation. This consultation is limited to the Scottish Government, the Office for Nuclear Regulation and Food Standards Scotland.

Hunterston

- 2.7 Members will be aware of the proposed closure of the Longannet Coal Power Station in Fife in March 2016. The station itself employs 230 staff, however its closure will also see a number of job losses at Hunterston from those currently employed by Clydeport (who service the transfer of coal through Hunterston and which serves Longannet). As well as the impact of the Longannet closure, the loss of employment is understood to be related to the introduction of the carbon tax announced in the recent budget.

- 2.8 The Scottish Government has recently set up a Longannet Task Force Operational Group which will draw up an economic recovery plan to support workers, businesses and communities affected by the closure of the station. The first meeting of the task force was recently chaired by the Energy Minister Fergus Ewing and the group is made up of elected representatives, trades unions, businesses, government agencies, neighbouring local authorities, the coal industry, trade unions and Scottish Power. Officers have secured the involvement of North Ayrshire Council and will ensure that sufficient focus is placed on community impacts in North Ayrshire.

3. Proposals

- 3.1 The Committee are asked to note the update provided within this report.

4. Implications

Financial Implications

- 4.1 None.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental and Sustainability Implications

- 4.5 None.

Implications for Key Priorities

- 4.6 None.

5. Consultations

5.1 None, other than those referred to at Section 2 above.

6. Conclusion

6.1 Members are asked to note the updates within this report.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference : AL/LK

For further information please contact Louise Kirk, Access Officer on
telephone number 01294 324766

Background Papers

NORTH AYRSHIRE COUNCIL

Agenda Item 7.1

24 September 2015

North Coast Area Committee

Subject: **Economy & Communities Update - Skelmorlie**

Purpose: To update the Committee on actions taken in relation to the list of projects and issues provided by the Chair.

Recommendation: That the Committee notes the update contained within the report.

1. Introduction

- 1.1 In March 2015, the Chair of the North Coast Area Committee requested regular updates on a list of projects and issues pertinent to the North Coast area.

2. Current Position

- 2.1 Updates are provided on projects/issues of interest to the Area Committee as follows:

Skelmorlie Cross

- 2.2 Consideration is being given to the relocation of the school pick up point at Skelmorlie Cross. This was one of a number of issues which were considered to be contributing to congestion issues. Following the suggestion of the Community Council, officers have consulted with colleagues in Education and Roads and have concluded that the relocation of the pick up point to Skelmorlie Community Centre is likely to represent the best option. This will be confirmed through consultation with the Community Centre and the outcome of a safety audit into the proposal.
- 2.3 The removal of the bus bay marking from the Spar side at Skelmorlie Cross was another issue considered to be contributing to congestion. In line with the suggestion of the Community Council, the Council's Place (Roads) Service will proceed to remove the bus bay marking, although the bus stop will remain.

3. Proposals

- 3.1 The Committee are asked to note the update provided within this report.

4. Implications

Financial Implications

4.1 None.

Human Resource Implications

4.2 None.

Legal Implications

4.3 None.

Equality Implications

4.4 None.

Environmental and Sustainability Implications

4.5 None.

Implications for Key Priorities

4.6 None.

5. Consultations

5.1 None, other than those referred to at Section 2 above.

6. Conclusion

6.1 This report is the third regular update on a list of current projects and priorities within the North Coast area. Members are asked to note the update within the report.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference : GP/AL

For further information please contact Gareth Picken, Technician on telephone number 01294 324746

Background Papers

none

NORTH AYRSHIRE COUNCIL

Agenda Item 8.1

24 September 2015

North Coast Area Committee

Subject: Economy and Communities Update - Cumbrae

Purpose: To update the Committee on actions taken in relation to the list of projects and issues provided by the Chair.

Recommendation: That the Committee notes the update contained within the report.

1. Introduction

- 1.1 In March 2015, the Chair of the North Coast Area Committee requested regular updates on a list of projects and issues pertinent to the North Coast area.

2. Current Position

- 2.1 Updates are provided on projects/issues of interest to the Area Committee as follows:

Millport Conservation Area Regeneration Scheme (CARS)

- 2.2 No major update since the last Committee. The scheme will be launched early in 2016, and it will operate for a five year period thereafter. A specific officer will be appointed to take forward the CARS project. It is intended that retailers are consulted upon the nature of a shopfront improvement scheme in the Autumn.

Garrison Stables

- 2.3 No major update since the last Committee. Officers wrote to the owner of the property on 26 May 2015. At the time of writing, only a brief phone call from an individual acting on behalf of the property owner has been received. The Committee has previously been advised that, subject to correspondence with the owner not delivering sufficient progress, a specific proposal demonstrating a positive use for the building would be required to be in place to provide justification for the use of compulsory purchase processes. In exploring this, CCDC have also written to parties who have previously expressed interest in the use of the building. The case for any CPO would require to be approved by the Council, and ultimately be determined by the Scottish Government. In deciding whether to confirm a CPO Scottish Ministers would weigh up the public benefit in the proposals against the interests of the people affected.

Cumbræ Economic Development

- 2.4 A public consultation event was held on 31 August to discuss the proposed Cumbræ Economic Regeneration Plan. This event was attended by around 50 people from the local community/community groups, businesses, and partner agencies such as the Field Studies Council and Sport Scotland. The draft Economic Regeneration Plan which was presented at the event proposes a series of actions within the four themes of:
- Economic infrastructure,
 - The visitor economy;
 - The Conservation Area Regeneration Scheme; and,
 - Community activity.
- 2.5 The event was successful in confirming the content of the economic plan, and saw good feedback and comment from those in attendance. Priorities emerging included the development of marine tourism facilities, the implementation of the CARS scheme including the provision of wet weather facilities, and the provision of accommodation on the Island. The event was attended by representatives of Complete Solutions Ltd who are developing proposals for the Westpoint Holiday Village and who will also present the the Area Committee.
- 2.6 Further to the event the draft plan will be finalised and circulated for comment to those who attended the workshop and anyone else who requires a copy. Thereafter it is envisaged that a group will be formed to drive forward the implementation of the plan, ensuring appropriate focus of those involved and facilitating improved joint working. Representation from appropriate community groups, partner agencies, local businesses, etc and an appropriate chair will be sought.

Millport Field Centre

- 2.7 Officers continue to support the Field Studies Council (FSC) in their operation of the Millport Field Centre. The new teaching and accommodation facilities developed with the assistance of North Ayrshire Council, Highlands and Islands Enterprise and Scottish Government were opened on 1 July 2015. Officers also attended the launch of the Year of Fieldwork on 14th September which received extensive press coverage. The FSC are currently tendering works to allow the refurbishment of the previously existing teaching and accommodation facilities at the site. This will see the implementation of a further package of works that will extend to over £1m funded by a range of sources secured with the assistance of the Council.

Other

- 2.8 Officers also continue to explore the potential for investment in additional accommodation facilities on the Island through proposals emerging at both the Westpoint Village and George Hotel.

3. Proposals

- 3.1 The Committee is asked to note the update provided within this report.

4. Implications

Financial Implications

- 4.1 None.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental and Sustainability Implications

- 4.5 None.

Implications for Key Priorities

- 4.6 None.

5. Consultations

- 5.1 None, other than those referred to at Section 2 above.

6. Conclusion

6.1 Members are asked to note the update within the report.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference :

For further information please contact Alasdair Laurensen, Senior Manager, Regeneration on telephone number 01294 324758

Background Papers

none

NORTH AYRSHIRE COUNCIL

Agenda Item 9

24 September 2015

North Coast Area Committee

Subject: **Community Development Grants Scheme Award and Local Youth Action Fund: Applications for Financial Assistance 2015/16**

Purpose: To advise the Committee of applications received in respect of the Community Development Grants Scheme Award and Local Youth Action Fund.

Recommendation: That the Committee considers and determines the applications as outlined in Appendix 2 of this report.

1. Introduction

- 1.1 The Community Development Grant Scheme for the North Coast and Cumbrae Area Committee has a balance of £5,401.07 available for disbursement, which includes the release of phase 2 of the 50% split.
- 1.2 The sum of £1,350 is available for disbursement from the Local Youth Action Fund.

2. Current Position

- 2.1 Applications have been received within a number of categories of the Community Development Grant Scheme. Details of these applications are summarised in Appendix 2 of this report.
- 2.2 We have not received any applications for the Local Youth Action Fund for this meeting.

3. Proposals

- 3.1 It is proposed that the Committee considers the applications as outlined in Appendix 3 of this report.

4. Implications

Financial Implications

- 4.1 Awards will be met from the available balance.

Human Resource Implications

- 4.2 There are no human resource implications arising from this report.

Legal Implications

- 4.3 There are no legal implications arising from this report.

Equality Implications

- 4.4 There are no equality implications arising from this report.

Environmental and Sustainability Implications

- 4.5 There are no environmental and sustainability implications arising from this report.

Implications for Key Priorities

- 4.6 By supporting the applications listed in Appendix 3 of this report will assist in achieving outcomes:

Adults and older people in North Ayrshire live healthier and more active lives:

- People are more active more often.
- Health inequalities have reduced.
- Mental wellbeing is improved.

North Ayrshire residents feel safer and communities are empowered:

- More residents engage in community activities and volunteering.

5. Consultations

- 5.1 Consultation has taken place between the applicant bodies and the appropriate Officers of the Council.

6. Conclusion

- 6.1 Awards from the Community Development Grant Scheme assist community-based projects, including cultural, social, welfare, recreational or sporting based initiatives.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference : JMcH/BA

For further information please contact Jim McHarg, Senior Manager, Connected Communities, Participation and Empowerment Team on 01294 324424.

Background Papers

None

Community Development Grant Scheme Award 2015/16

North Coast & Cumbrae Area Committee

Amount Allocated 2013/14: £11,640

Amount Allocated 2014/15: £11,474

Amount Allocated 2015/16: £11,640

[illegible]

Local Youth Action Fund 2015/16

North Coast , Cumbrae Area Committee

Amount Allocated 2013/14: £5,072

Amount Allocated 2014/15: £5,072

Amount Allocated 2015/16: £4,650

[illegible]

APPENDIX 2 - Summary Sheet

Community Development Grants Scheme 2015/16				
Applications from Organisations seeking Financial Assistance - North Coast and Cumbrae Area Committee Meeting - 24 September 2015				
Organisation	Purpose of Grant	Amount Requested	Amount Recommended	Comments
<p>Fairlie Fairtrade Initiative (FFI)</p> <p>Meeting place: Fairlie Primary School, Semple Centre and Community Gardens.</p> <p>Established: December 2004</p> <p>Numbers attending: 10</p> <p>Balance in bank: £816.56 (speakers, travel, hospitality and general running costs)</p> <p>Past awards: CDGS 2009/10 awarded £832 towards stalls and general running costs. 2010/11 awarded £140 towards general running costs. 2011/12 awarded £508 towards general running costs. 2013/14 awarded £580 towards publicity costs and stalls.</p>	<p>Costs towards Steering Group to attend workshops held by the Scottish Fair Trade Forum:</p> <ul style="list-style-type: none"> • Venue costs for events - £170 • Event publicity - £150 • Travel expenses to attend conferences/seminars - £150 • Promotional materials and literature - £100 • Fairtrade food/product samples and booklets - £250 • Ipad for record keeping and social media - £250 <p>Total cost of project - £820</p>	£820	£700	<p>Awarding of a grant would enable the FFI to continue to develop its community profile as it would help offset some of the training and awareness raising costs which the group will incur as part of their plans.</p> <p>The recommended amount will go towards:</p> <ul style="list-style-type: none"> • Venue costs for events - £170 • Event publicity - £150 • Promotional materials and literature - £100 • Ipad for record keeping and social media - £250 • £30 towards travel expenses
<p>Largs Gaelic Choir</p> <p>Meeting place: St Columba's Episcopal Church Hall, Largs</p> <p>Established: 1980</p> <p>Numbers attending: 30</p> <p>Balance in bank: £5,338.47 (restricted funds for salaries, music, printing costs, hall let and travel costs)</p> <p>Past awards: CDGS 2009/10 awarded £900 towards accommodation costs for the Mod. 2010/11 awarded £900 towards accommodation costs for the Mod. 2011/12 awarded £900 towards accommodation costs for the Mod.</p>	<p>Costs towards accommodation at the Royal National Mod Competition in Oban 2015:</p> <ul style="list-style-type: none"> • Accommodation - £900 <p>Total cost of accommodation - £2,320 (not all items listed in application)</p>	£900	£900	<p>The choir are representing North Ayrshire as well as Largs at the 2015 Royal National Mod Competition in Oban.</p> <p>The recommended amount will help with the accommodation costs.</p>



Community Development Grant Scheme Assessment Form

1. Reporting Officer: Mary Scott
2. Department: Connected Communities - Participation and Empowerment Team
Telephone No.: 01294 475912

SECTION 1 - Details of Group/Organisation

3. Name of Group/Organisation: Fairlie Fairtrade (FFI)
4. Date of Officer's Visit: 24 August 2015
5. Are you satisfied that the details contained in the Grant Application are accurate? - Yes

If NO give reasons

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6. Is the proposal a realistic undertaking of the group? - Yes

If NO explain why

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7. Does the group carry appropriate insurance for the project? - Yes
8. Does group attendance concur with the application? - Yes
9. Does your organisation cater for children under the age of 16 years for more than 2 hours and more than 6 times per year? - No

If YES, is it registered with the Care Commission under the Regulation of Care (Scotland) Act 2001? -

If NO explain why

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10. Does the expenditure meet the Community Development Grant Funding Criteria? - Yes

SECTION 2 - Criteria for Assessment

11. In which way does this application address Council priorities?

Adults and older people in North Ayrshire live healthier and more active lives:

- People are more active more often.
- Health inequalities have reduced.
- Mental wellbeing is improved.

North Ayrshire residents feel safer and communities are empowered:

- More residents engage in community activities and volunteering.

12. How will the expenditure develop the group/organisation and benefit the local community?

The FFI have existing links with the local primary schools and are currently working with them to assist them to achieve Fairtrade School Status.

The focus of the group is to both promote and raise awareness of fairtrade and the wider issue of social justice within an international context.

Whilst the aim of the FFI does not fit neatly into the SOA 'boxes' with regards to outcomes (within North Ayrshire) the issues concerned with social justice are universal. The important message that the FFI promotes to children and adults alike within a participating democracy is, I would consider in keeping with the Scottish Governments vision of a fairer and more just Scotland.

13. How does the application show innovation or development?

The group was set up to raise awareness and promote the concept of fairtrade. The group were instrumental in ensuring Fairlie was awarded Fairtrade Village status in 2004, and 2009 and also again in 2013 when it was renewed.

Members have developed links with a range of church groups and other voluntary organisations. They became affiliated to the Scottish Fair Trade Forum and Fair Trade Foundation (UK umbrella organisation) in 2008, and were instrumental in assisting Fairlie Parish Church to secure Fairtrade Church status in 2010.

In 2013-14 the group initiated the development of North Ayrshire Fairtrade Zone, and continue to assist with this. The aim of the zone is to help make links and offer assistance to develop new groups from those individuals who are interested from across North Ayrshire. The idea is that knowledge and expertise will be shared throughout North Ayrshire.

During 2014 they organised a 10th anniversary celebration; participated in Queen's Baton Relay celebration in Millport; and also organised Common Wealth - themed open day at the Fairlie Parish Church.

Work is currently ongoing with schools across North Ayrshire and FFI have been instrumental in assisting several to work towards achieving Fairtrade School status.

14. Overall assessment?

The group have attracted external funding for their events, are pro-active and continue to have a regular community presence at the monthly farmers market, schools and a range of community events throughout the year. The work of the FFI is a contributing factor in the building of community cohesion as it cuts across all sections of the community.

Members hope to continue to build on previous success and continue to strengthen their existing community links through: developing the Fairtrade Zone, continuing to be a presence at the farmers markets and community events. They are also keen to continue to develop the work with local schools and help them achieve Fairtrade School status. The group also plan to work in partnership to organise three public events to increase community and public awareness: a joint event with Fairlie Community Gardens, a Christmas Fayre, and a Fairtrade Fortnight.

SECTION 3 - Details of Proposed Expenditure

15. Amount Requested: £820

16. Group Contribution: £120

SECTION 4 - Recommendation

17. Support Application: Yes

18. Defer Application?

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19. Amount recommended: **£700**
Give reasons

The focus of the group is to both promote and raise awareness of fairtrade and the wider issue of social justice within an international context.

The group have attracted external funding for their events, are pro-active and continue to have a regular community presence at the monthly farmers market, schools and a range of community events throughout the year. Work is currently ongoing with schools across North Ayrshire and FFI have been instrumental in assisting several to work towards achieving Fairtrade School status.

Whilst the aim of the FFI does not fit neatly into the SOA 'boxes' with regards to outcomes (within North Ayrshire) the issues concerned with social justice are universal. The important message that the FFI promotes to children and adults alike within a participating democracy is, I would consider, in keeping with the Scottish Governments vision of a fairer and more just Scotland, and should be supported by North Ayrshire Council.

The awarding of the grant would enable the FFI to continue to develop its community profile as it would help offset some of the training and awareness raising costs which the group will incur as part of their plans.

Given that the group have a small bank balance I would consider the awarding of £700 to be not unreasonable, as it will ensure that they can operate for a further year whilst retaining a small amount of funding for subsequent years.

Signature: Mary Scott

Date: 3 September 2015

Community Development Grant Scheme Assessment Form

1. Reporting Officer: Mae Murray
2. Department: Education and Youth Employment
Telephone No.: 01294 470172

SECTION 1 - Details of Group/Organisation

3. Name of Group/Organisation: Largs Gaelic Choir
4. Date of Officer's Visit: 3 September (telephone)
5. Are you satisfied that the details contained in the Grant Application are accurate? - Yes

If NO give reasons

6. Is the proposal a realistic undertaking of the group? - Yes

If NO explain why

7. Does the group carry appropriate insurance for the project? - Yes
8. Does group attendance concur with the application? - Yes
9. Does your organisation cater for children under the age of 16 years for more than 2 hours and more than 6 times per year? - No

If YES, is it registered with the Care Commission under the Regulation of Care (Scotland) Act 2001? -

If NO explain why

10. Does the expenditure meet the Community Development Grant Funding Criteria? - Yes

SECTION 2 - Criteria for Assessment

11. In which way does this application address Council priorities?

Adults and older people in North Ayrshire live healthier and more active lives:

- People are more active more often.
- Health inequalities have reduced.
- Mental wellbeing is improved.

North Ayrshire residents feel safer and communities are empowered:

- More residents engage in community activities and volunteering.

12. How will the expenditure develop the group/organisation and benefit the local community?

This group are helping to keep the language alive within the community. The choir does perform within the local community and is beneficial to them to participate in the Mod.

13. How does the application show innovation or development?

Attending this annual large scale event gives the group the opportunity to experience new pieces of music, new techniques and to build partnerships with other similar groups.

The choir has been winners of various competitions at the Royal National Mod the most recent of which was overall winners in the Margaret Duncan Memorial Trophy at the 2013 Royal National Mod in Paisley.

The choir also participates in ceilidhs and concerts for local good causes, which encourages new participants to come along and become part of the choir.

14. Overall assessment?

The Gaelic tradition is quite strong in North Ayrshire even though it is several centuries since it was the common language in the area.

The Royal National Mod is a cultural event as well as being a music competition. In order to participate in the cultural events it is necessary to spend at least two nights there. The benefit is to immerse the choir members in a series of events where they will come into contact with other Gaelic speakers from all over Scotland.

SECTION 3 - Details of Proposed Expenditure

15. Amount Requested: £900

16. Group Contribution: £1,420

SECTION 4 - Recommendation

17. Support Application: Yes

18. Defer Application?

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19. Amount recommended: **£900**

Give reasons

The choir will be representing North Ayrshire as well as Largs. It will give them the opportunity to build their team and to gain valuable experience through meeting people with similar interests.

The grant will go towards the accommodation costs for the 2015 Royal National Mod in Oban.

Signature: Mae Murray

Date: 4 September 2015