



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Planning Committee

A Meeting of the **Planning Committee** of North Ayrshire Council will be held in the **Council Chambers, Ground Floor, Cunninghame House, Irvine, KA12 8EE** on **Wednesday, 24 January 2024** at **14:00** to consider the undernoted business.

Meeting Arrangements - Hybrid Meetings

This meeting will be held on a predominantly physical basis but with provision, by prior notification, for remote attendance by Elected Members in accordance with the provisions of the Local Government (Scotland) Act 2003. Where possible, the meeting will be live-streamed and available to view at <https://north-ayrshire.public-i.tv/core/portal/home>.

1 Declarations of Interest

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

2 Minutes

The accuracy of the Minutes of the meeting held on 22 November 2023 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 West Kilbride Local Place Plan

Submit report by the Executive Director (Place) on the preparation and submission of a Local Place Plan for West Kilbride, Seamill and Portencross by West Kilbride Community Council (copy enclosed).

4 Urgent Items

Any other items which the Chair considers to be urgent.

Webcasting

Please note: this meeting may be filmed/recorded/live-streamed to the Council's internet site and available to view at <https://north-ayrshire.public-i.tv/core/portal/home>, where it will be capable of repeated viewing. At the start of the meeting, the Provost/Chair will confirm if all or part of the meeting is being filmed/recorded/live-streamed.

You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the webcast will be retained in accordance with the Council's published policy, including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Generally, the press and public seating areas will not be filmed. However, by entering the Council Chambers, using the press or public seating area or (by invitation) participating remotely in this meeting, you are consenting to being filmed and consenting to the use and storage of those images and sound recordings and any information pertaining to you contained in them for webcasting or training purposes and for the purpose of keeping historical records and making those records available to the public. If you do not wish to participate in a recording, you should leave the meeting. This will constitute your revocation of consent.

If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact dataprotectionofficer@north-ayrshire.gov.uk.

Planning Committee Sederunt

Robert Foster (Chair)
Timothy Billings (Vice-Chair)
Scott Davidson
Stewart Ferguson
Cameron Inglis
Amanda Kerr
Davina McTiernan
Jim Montgomerie
Ian Murdoch
Chloe Robertson

Chair:

Apologies:

Attending:

At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m. involving a combination of participation by remote electronic means and physical attendance within the Council Chambers, Irvine.

Present (Physical Participation)

Stewart Ferguson, Davina McTiernan and Chloe Robertson.

Present (Remote Participation)

Timothy Billings and Amanda Kerr.

In Attendance (Physical Participation)

A. Finlayson, Chief Planning Officer and A. Gemmell, Strategic Planning Manager (Place); R. Lynch, Senior Manager and L. Ingram, Solicitor (Legal Services), and C. Stewart and D. McCaw, Committee Services Officers (Democratic Services) (Chief Executive's Service).

Also In Attendance (Physical Participation)

R. Crolla, AAH Consultants.

Chair

Councillor Billings in the Chair.

Apologies

Robert Foster, Scott Davison, Cameron Inglis, Jim Montgomerie and Ian Murdoch.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 11 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the Meeting held on 20 September 2023 were confirmed and signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Local Development Plan Scheme

Submitted report by the Executive Director (Place) on the preparation of the Council's next Local Development Plan (LDP3) and seeking approval of a revised Development Plan Scheme. Appendix 1 to the report detailed the draft Development Plan Scheme 2023 including the proposed timetable for main stages of the LDP preparation, what is involved at key stages and a Participation Statement outlining the consultation process.

New legislative provisions and regulations relating to the development planning system came into force on 19 May 2023 and Local Development Planning Guidance, setting out the Scottish Ministers' expectations for implementing the new system, was also published in May. The Guidance supported a more informed timetable for the preparation of North Ayrshire's third Local Development Plan, with adoption envisaged on LDP3 on or before March 2027.

Members asked questions and were provided with information in relation to:-

- engagement with key stakeholders, including housing providers;
- the role of local place plans in the development of the LDP Evidence Report;
- the intention to increase community group awareness in relation to preparation of local place plans;
- Elected Member assistance in providing details of community groups who would have an interest in the LDP process;
- the 'Your Place' survey, seeking feedback from communities, which would remain live until April 2024; and
- further consultation opportunities following submission of the Evidence Report to the Scottish Government.

The Committee agreed to (a) note the start of the preparation of the next North Ayrshire Local Development Plan; and (b) adopt the Development Plan Scheme as set out at Appendix 1 to the report.

4. Planning Performance Framework

Submitted report by the Executive Director (Place) on the feedback from the Scottish Government on the 2022/23 Planning Performance Framework. The Performance Markers report was set out at Appendix 1 to the report.

The Chief Planning Officer advised the Planning Committee that the Scottish Government (SG) PPF audit assessed 15 performance markers through the RAG ('Red, Amber, Green') rating and provided commentary on each marker. North Ayrshire Council had been given a green rating for all but one of the relevant markers where an amber rating had been given for a reduced focus on Continuous Improvement attributable to the period where no Chief Planning Officer had been in post.

The Committee commended Officers for their continued best practice in delivering the Planning Service during a challenging time regarding leadership and the introduction of new Planning Legislation.

Noted.

Councillor Kerr, having lost her remote connection, left the meeting at this point.

5. 23/00420/PPM: Site to South West of Mosscolloch Farm, Kilwinning

Keepmoat Homes Ltd. have applied for planning permission for the erection of 85 residential dwellings with associated works including access, parking, landscaping, open-space and SuDS on a site to the south west of Mosscolloch Farm, Kilwinning.

The Chief Planning Officer advised the Committee on representations received and officer responses in terms of the application.

Councillor Kerr rejoined the meeting at this point.

Members asked questions and were provided with information in relation to:-

- the extension of the 30mph speed limit, on the Kilwinning side of the development, as part of the planning process;
- comprehensive detail of footpath connections and implementation dates to Blair Road and the B778 being provided by the developer;
- the retention and maintenance of hedgerows along the boundaries of the development; and
- ongoing maintenance of the common spaces and general planting areas through a factoring scheme proposed by the applicant.

Councillor McTiernan, seconded by Councillor Ferguson, moved that the application be granted, subject to the conditions set out in the officer's report, with Condition 5 amended to address footpath implementation dates. There being no amendment, the motion was declared carried.

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

1. That the development hereby approved shall be implemented in accordance with the submitted plans, drawings and recommendations contained in the application (inclusive of all associated supporting documentation) unless otherwise indicated below, all to the satisfaction of North Ayrshire Council as Planning Authority.
2. That prior to the commencement of the development hereby approved, the applicant shall submit a Construction Environmental Management Plan for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall be implemented in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.
3. That prior to the commencement of the development hereby approved, the developer shall provide full details of the proposed finishing materials to be used for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

4. That prior to the commencement of the development hereby approved, full details of the surface water drainage system for the development, including the discharge rate, basin capacity, other temporary storage capacity, water quality treatment measures and post development overland flood flow paths shall be submitted for the approval of North Ayrshire Council as Planning Authority. The scheme shall be prepared in accordance with the principles and practices contained in 'The SuDS Manual' (CIRIA report C753, published November 2015). Thereafter, the scheme as may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
5. That prior to the commencement of the development hereby approved, the developer shall provide comprehensive details, including implementation dates, of the proposed path connections to Blair Road and the B778 for the written approval of North Ayrshire Council as Planning Authority. The path connection to Blair Road shall incorporate ramped sections adjacent to the steps for the wheeling of cycles and shall be adequately edged and hard surfaced. Thereafter, the development shall progress in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.
6. That no development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by North Ayrshire Council and Planning Authority. Thereafter, the applicant shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
7. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species until established, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

6. 23/00731/PPM: Meiklelaught Farm, Saltcoats

GPC 1127 Ltd. have applied for planning permission for the construction and operation of a 30 MW battery energy storage system with associated infrastructure, substation, security fencing, CCTV and landscaping on a site to the north west of Meiklelaught Farm, Saltcoats.

The Applicant's Agent addressed the meeting in support of the application and highlighted endorsement of the recommendations detailed in the officer report.

The Chief Planning Officer advised the Committee on representations received and officer responses in terms of the application.

Members asked questions and were provided with information in relation to:-

- any impact of the low-level decibel electrical noise which would occur from the site;
- the landscape appraisal and conditions to be applied to any Planning Permission;
- any implications in connection with the proposed future B714 upgrade; and
- the possible extension to the duration of landscaped area maintenance within the operational lifetime of the development.

Councillor McTiernan, seconded by Councillor Billings, moved that the application be granted, subject to the conditions set out in the officer's report, with Condition 4 amended to address landscape maintenance within the operational lifetime of the development. There being no amendment, the motion was declared carried.

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

1. That prior to the commencement of the development hereby approved, the developer shall provide full details of finishing materials of the containers, buildings and other ancillary structures for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt, the colour of the finishing materials shall be chosen to be sympathetic to the rural landscape. Thereafter the development shall progress in accordance with such details as may be approved.
2. That within a period of 24 weeks of the battery storage facility ceasing operation or becoming redundant for any reason, the site shall be remediated and restored to its previous condition to the satisfaction of North Ayrshire Council as Planning Authority.
3. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.
4. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within the operational lifetime of the development, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.
5. That the rated noise level, as defined in BS 4142:2014 +A1:2019, from the operation of the proposed facility must not exceed the background noise level at the curtilage of any noise sensitive property, by 5dB or more, to the satisfaction of North Ayrshire Council as Planning Authority.

6. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
7. That Visibility splays of 2.5 metres by 120 metres, in both directions, must be provided and maintained at the junction with the public road to the satisfaction of North Ayrshire Council as Planning Authority. No item with a height greater than 1.05 metre above adjacent carriageway level must be located within these sightline triangles. The first 5 metres of the access measured from the existing edge of the public road shall be hard surfaced.
8. That prior to the commencement of the development hereby approved full details of the proposed access track shall be provided for the written approval of North Ayrshire Council as Planning Authority. These shall include details of the route, surfacing material and drainage as well as details regarding the proposals for the existing field access and dirt track. Thereafter, the development shall progress in accordance with such details as may be approved.
9. That the construction of the development hereby approved shall take place outwith the main bird breeding season of March to August, otherwise, if taking place within this period, a pre-commencement nesting survey shall be undertaken by a suitably experienced ecologist and the results submitted for the written approval of North Ayrshire Council as Planning Authority. Any remediation/mitigation required shall be undertaken prior to the commencement of the development, to the satisfaction of North Ayrshire Council as Planning Authority.
10. That prior to the commencement of the development hereby approved, a Badger Survey shall be undertaken by a suitably experienced ecologist and the result submitted for the written approval of North Ayrshire Council as Planning Authority. Any remediation/mitigation required shall be undertaken prior to the commencement of the development, to the satisfaction of North Ayrshire Council as Planning Authority.
11. That measures to appropriately maintain run-off flow-paths through the site and/or reroute runoff flow-paths around the site would be provided for the written approval of North Ayrshire Council as Planning Authority and that the identified measures would be fully implemented prior to the first use of the site as an energy storage facility.

The meeting ended at 3.30 p.m.

NORTH AYRSHIRE COUNCIL

21 February 2024

Planning Committee

Title: **West Kilbride Local Place Plan**

Purpose: To advise Members on the preparation and submission of a Local Place Plan for West Kilbride, Seamill and Portencross by West Kilbride Community Council.

Recommendation: It is recommended that the Planning Committee:

- 1) agrees to the registration of the Local Place Plan for West Kilbride, Seamill and Portencross submitted by West Kilbride Community Council, and
- 2) notes the requirement to take account of the plan in the preparation of North Ayrshire’s third Local Development Plan (LDP3).

1. Executive Summary

- 1.1 The Planning (Scotland) Act 2019 introduced a new right for communities to produce local place plans (LPPs): community-led plans setting out proposals for the development and use of land and buildings. The aim of LPPs is to enhance engagement in development planning by empowering communities to play a proactive role in defining the future of their places. Planning authorities must take account of registered local place plans when preparing a Local Development Plan.
- 1.2 West Kilbride Community Council submitted a local place plan for West Kilbride, Seamill and Portencross to the Council on 24 October 2023. It is assessed that West Kilbride Community Council meets the definition of a ‘community body’; has complied with the requirements concerning the form and content of a local place plan; the steps to be taken before submission; and provided the information required by the legislation and regulations. Accordingly, North Ayrshire Council as planning authority should accept the Local Place Plan as valid and proceed to register the plan.

2. Background

- 2.1 The legislative requirements for the preparation, submission and registration of local place plans are set out in the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019 and the Town and Country Planning (Local Place Plan) (Scotland) Regulations 2021. Local Place Plans are part of the Scottish Government’s wider work on planning reform and implementation of the 2019 Act, including steps to reduce conflict, improve community engagement and build

public trust in planning matters. They offer the opportunity for a community-led, collaborative approach to creating great local places. It is vital that local people can engage meaningfully and have a positive influence in the future planning of development in their areas. The aim of LPPs is to significantly enhance engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places.

- 2.2 The Act and Regulations set out the minimum requirements for the preparation, form and content and submission of local place plans. LPPs may be prepared by a 'Community Body' defined as a community-controlled body within the definition given in section 19 of the Community Empowerment (Scotland) Act 2015 or a community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973. LPPs must set out and map proposals as to the development or use of land and have regard to certain documents. Prior to submission the community body preparing the local place plan must prepare an 'information notice' for local councillors and relevant community councils and finally should set out the level and nature of community support for the plan.
- 2.3 West Kilbride Community Council approached the Planning Service in February 2022 intimating their intention to submit a Local Place Plan for the area. Advice was provided to the community council at this time and detailed comments given in response to a first draft of the Plan in May 2022. West Kilbride Community Council submitted a local place plan for West Kilbride, Seamill and Portencross to the Council on 24 October 2023.

West Kilbride Local Place Plan Proposals

- 2.4 A copy of the submitted Local Place Plan for West Kilbride, Seamill and Portencross is provided at Appendix 1. It is not the role of the planning authority at this point to assess the proposals contained within the LPP for their planning merit or deliverability, however, the Plan's proposals for the development and use of land are summarised at Appendix 2. The details of the summary have been confirmed with West Kilbride Community Council to avoid any misunderstanding and include social housing; all-weather multi-use sports pitch; a green belt; town centre parking and visitor facilities.

Registration

- 2.5 When a planning authority receives a local place plan it should acknowledge receipt of the plan and check it whether it is valid. A valid LPP is one which a) has been prepared by a Community Body; b) is a proposal as to the development and use of land; and c) fulfils the legal requirements set out in the 1997 Act and the 2021 Regulations. If these three conditions are met, then the planning authority must accept the local place plan as valid and proceed to register it.
- 2.6 The Planning Service proposes to take a 'light touch' approach to the interpretation of the legislative requirements and has liaised with West Kilbride Community Council to clarify that the submitted LPP meets the requirements of a valid local place plan. It is judged that the Local Place Plan for West Kilbride, Seamill and Portencross submitted by West Kilbride Community Council is a valid LPP and should be registered.
- 2.7 Every planning authority must keep a register of local place plans and make publicly available a map that shows the land to which the local place plans in their register of

local place plans relate. When a valid local place plan is submitted by a community body, it must be included in the register and the community body that submitted the plan informed that it has been registered. The register and map must be available for inspection by the public free of charge at all reasonable hours at an office of the planning authority and on a website maintained for that purpose.

Other Local Place Plans

2.8 In accordance with the legislation, an 'invitation to prepare a local place plan' was published on 19 May 2023 and sent directly to community councils and to community groups via locality planning partnerships. Community bodies intending to prepare a local place plan were invited to submit a 'notice of intention to prepare a local place plan' by completing an online form. To date, five community bodies – in addition to West Kilbride Community Council – have indicated an interest in preparing a Local Place Plan: Cumbrae, Fairlie, Largs and Stevenston Community Councils and Skelmorlie Environment Trust.

2.9 Furthermore, following on from the 'Place Framework' pilots carried out in Largs, Saltcoats and Kilwinning, the Regeneration team are supporting community bodies in the Garnock Valley to jointly prepare a local place plan. The Planning Service will continue to support community bodies seeking to progress a Local Place Plan on an individual basis. To be taken into account in the preparation of North Ayrshire's third local development plan, the deadline for the submission local place plans is 30 June 2024, however, the revision to the proposed timetable for the preparation of LDP3 set out the Development Plan Scheme and agreed by Planning Committee in November 2023 does allow for additional time for community bodies if required.

3. Proposals

3.1 It is recommended that the Planning Committee agrees to the registration of a Local Place Plan for West Kilbride, Seamill and Portencross submitted by West Kilbride Community Council and notes the requirement to take account of the plan in the preparation of North Ayrshire's third Local Development Plan (LDP3).

4. Implications/Socio-economic Duty

Financial

4.1 None.

Human Resources

4.2 None.

Legal

4.3 The legislative requirements for the preparation, submission and registration of Local Place Plans are set out in the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019 and the Town and Country Planning (Local Place Plan) (Scotland) Regulations 2021.

Equality/Socio-economic

4.4 The Council is required to take account of registered Local Place Plans in the preparation of North Ayrshire's third Local Development Plan (LDP3) which will be subject of an equalities impact assessment and assessment on the impact of the plan on children.

Environmental and Sustainability

4.5 The Council is required to take account of registered Local Place Plans in the preparation of North Ayrshire's third Local Development Plan (LDP3) which will be subject of a Strategic Environmental Assessment and Habitat Regulations Appraisal.

Key Priorities

4.6 Communities and Local Democracy are one of four interlinked and interdependent priorities set out in the Council Plan (2023-28). The preparation of Local Place Plans by community bodies are a means of enabling local communities to be active in the preparation of North Ayrshire's next Local Development Plan and placemaking approaches.

Community Wealth Building

4.7 None.

5. Consultation

5.1 While there is no legal requirement for a Community Body to engage with its wider community in the preparation of a local place plan, it is however required to include a statement setting out its view of the level and nature of support for the Local Place Plan and the basis on which it has reached that view, including a description of any consultation in respect of the proposed plan. At Appendix 2 & 3 of the Local Place Plan, the Community Council describes that it issued a draft of the LPP to 41 local community groups; Elected Members for the North Coast ward; 103 subscribers to their mailing list; posted a notice on the community notice board and on social media, attracting 2,400 hits. In total 87 responses to the draft were submitted and have been taken account of in the draft.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact **Alistair Gemmell, Strategic Planning Manager**, on **01294 324021**.

Background Papers

0



West Kilbride lies on the Clyde Coast in North Ayrshire with iconic views across the water to Arran and surrounding islands.

Local Place Plan for West Kilbride, Seamill and Portencross

■ Our community's aspirations for its future development over the next 10 years



Contents

1. Introduction	3
2. Purpose of this plan	4
3. Our approach	5
4. Housing	6
5. Infrastructure	8
6. Heritage	9
7. Transport	10
8. Landscape	11
9. Leisure	12
10. Tourism	13
11. Economy	14
12. National Planning Framework 4 (NPF4) Hunterston Strategic Asset	15
Appendix 1 Summary of the draft Local Place Plan	16
Appendix 2 Consultation on draft Local Place Plan	18

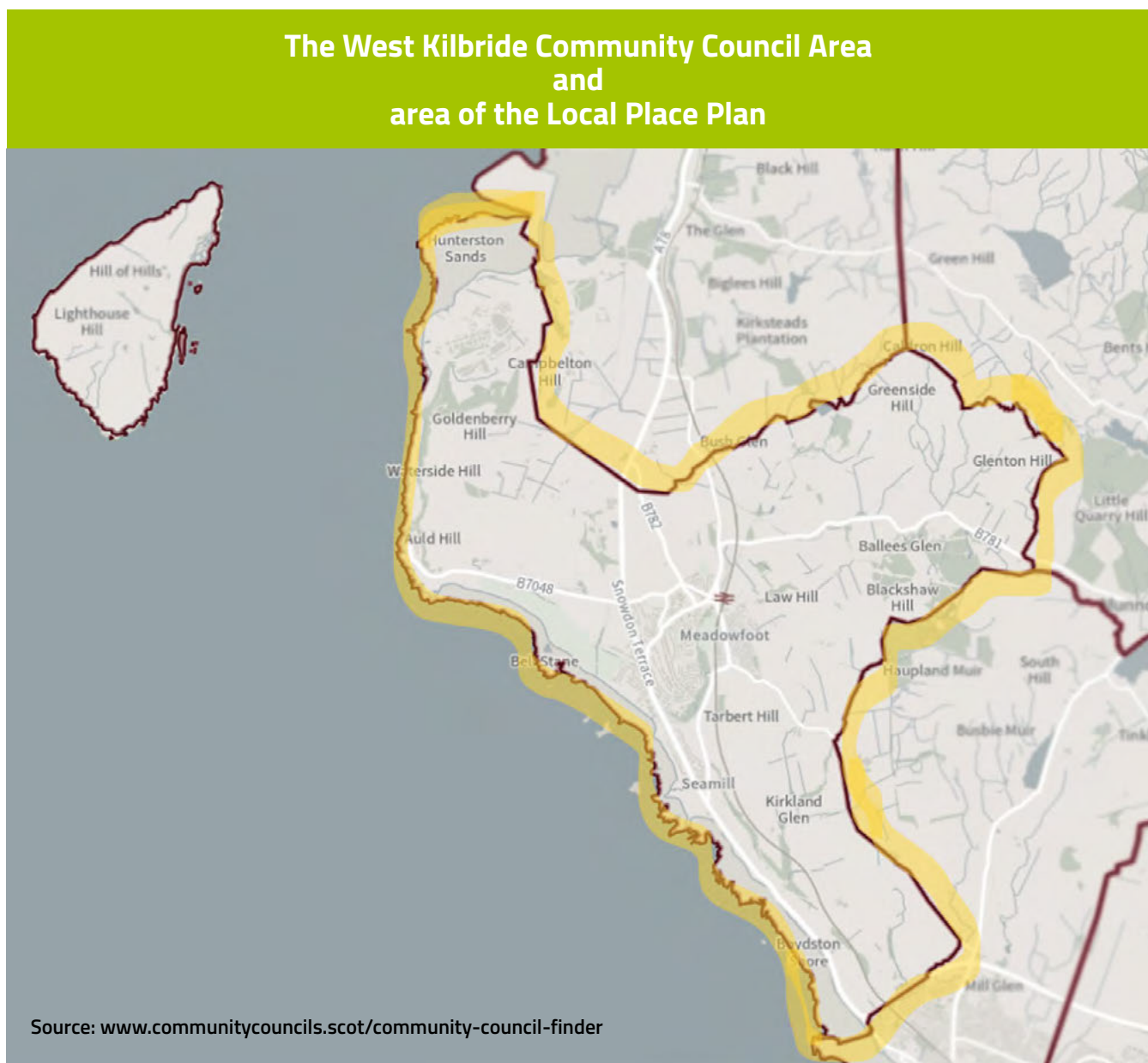


1. Introduction

- This Place Plan has been prepared by West Kilbride Community Council (WKCC) in conjunction with North Ayrshire Council and has involved consultation with various local groups within the community. The local community are at the heart of this plan and with the council we will continue to work together to support this plan.

The West Kilbride Community Council was set up after the demise of the District Council when the area came under Cunninghame District Council and not Ayr County. Since it was constituted there has been no break in representation of the population of West Kilbride by West Kilbride Community Council.

The area West Kilbride Community Council covers is from the Montfode Roundabout outside Ardrossan to and including Seamill, West Kilbride, Portencross, Hunterston Power Stations and the south west part of Hunterston Estate.



2. Purpose of this plan

■ This plan aims to improve West Kilbride as a place by allowing our community to work with the local authority and other public bodies to bring forward proposals that reflect both national and local objectives and will make change easier to achieve. This is a community-led plan which sets out development and use proposals for our locality.

This plan also sets out our community's aspirations for its future development over the next 10 years. We hope that the plan will be taken into account when North Ayrshire council (NAC) produce their Local Development Plan in 2024.

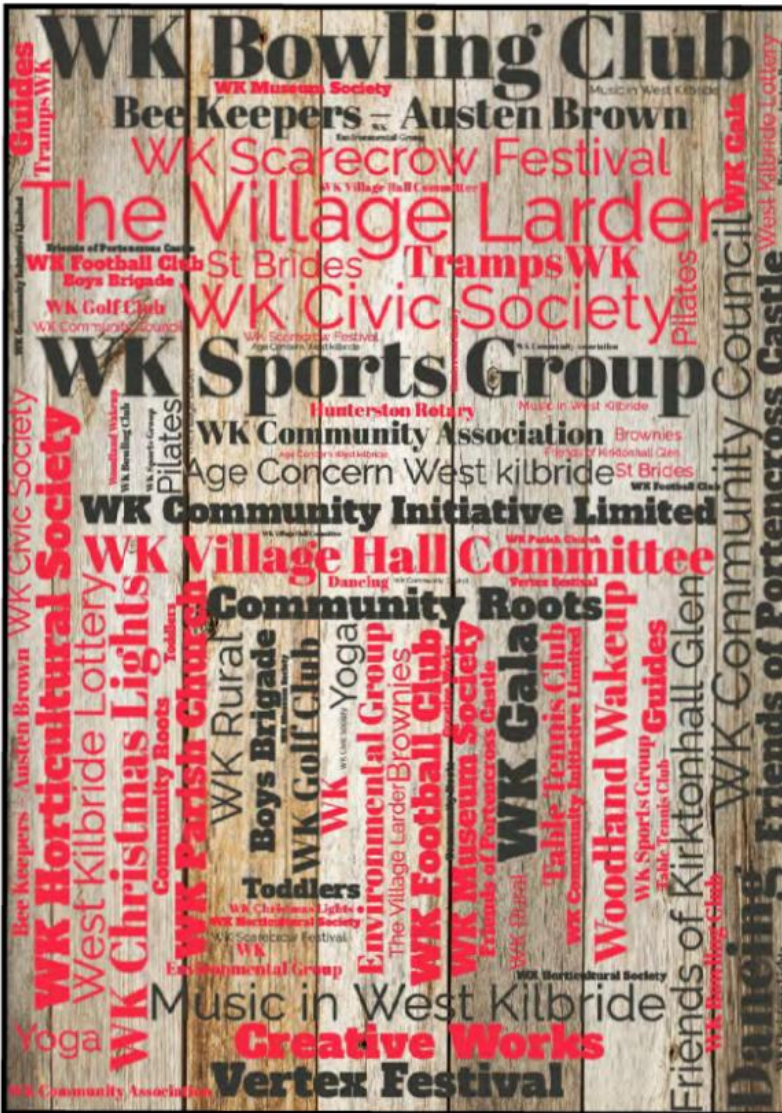


3. Our approach: Community consultation

Preparation of the plan was initiated by NAC and WKCC in line with the Scottish Government's **Planning Circular 1/2022: Local Place Plans**. The plan was prepared in draft form before consultation with all our local councillors and numerous community groups. A summary of the plan will be posted on the town notice boards, West Kilbride community social media pages, and the WKCC Facebook page.

Community Activity

West Kilbride has a wide range of active local interest groups as illustrated above. There are over 30 groups active in the area - and all have been invited to join in with this consultation.



4. Housing

In terms of LDP2 West Kilbride, Seamill and Portencross have several areas allocated for future housing. The areas identified for housing include Summerlea fields (220 houses), Lawhill farm (64), Ardrossan High road (35), Ardrossan Road (109), Bowfield (10)

Housing situation as at May 2023

The map shows several key housing sites with callout boxes:

- Summerlea fields**: Full planning granted for 220 houses subject to S75 agreement
- Ardrossan High road**: Planning approved for 35 houses
- Lawhill Farm**: outline planning consent for 50 houses. (currently not financially viable)
- Ardrossan Rd (Hope Homes)**: -135 houses completed
- Old galleon Pub site on A78**: Planning granted for 10 flats
- Rose cottage Portencross**: -complete

Source: Google Earth

The plan for 50 Affordable Homes at Tarbert Avenue, has been rejected by the Local Housing Associations (who are supported by the NAC) and sundry developers as it would cost too much to access the site. This is due to the Scottish government Reporter reducing the size of the area initially included in LDP1 without consultation which had been agreed by the full Council prior to submission to Scottish Government. In order that this development of badly needed housing (Affordable) goes ahead then NAC requires to allow this development area to be reinstated in LDP3.

Areas within our plan area that would be acceptable to the community for residential development are very few, although there are a few infill sites available.

The access to the Tarbert Avenue site from Ardrossan High Road to the east of existing housing would be appropriate, as this would allow the affordable homes to be constructed.

There are Planning applications in place for Ardrossan High Road (to the south of 128-130 Meadowfoot Road) for 35 dwellings and at Summerlea Road for 220 houses (Approved in LDP2 for 175 Residential Houses by the Scottish Government Reporter), This application was subject to a significant and unprecedented quantity of local objections and was not supported.

The possible future development of the land to the south west of Tarbert Hill is also not supported by our local community.

Our Local place plan reflects the above.

All areas including the above would require the town envelope to be extended outwith the capability of the infrastructure to support it, as is required now that National Planning Framework 4 (NPF4) is in place

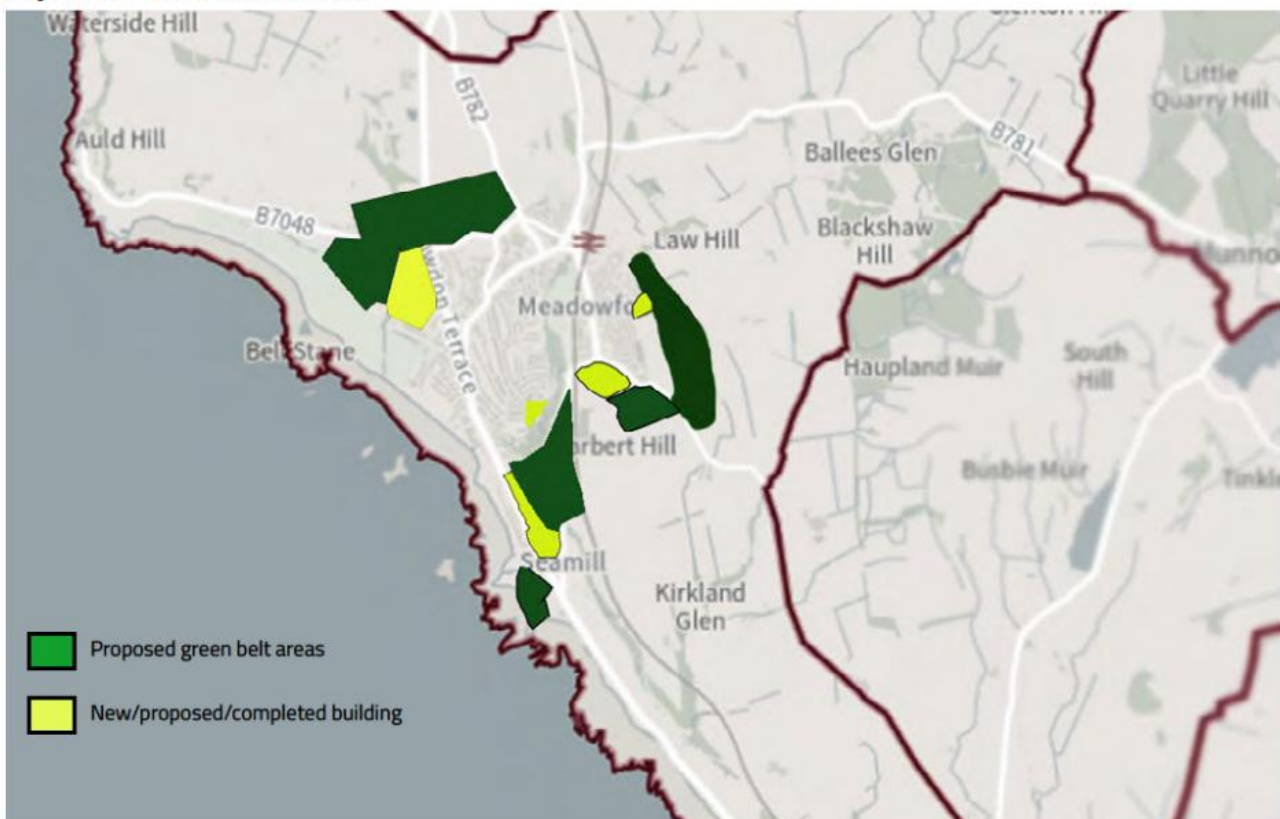
There are currently no Brownfield Sites within West Kilbride Land designated as vacant and derelicts as defined by NAC are as follows :-

1. **Old coachworks** – works currently ongoing
2. **Land Facing Barony church** - currently has planning approved for car showroom
3. **Steep slope adjacent to path through Glen** – No current plans

NAC’s definition of vacant and derelict is ‘land over 0.1 hectares’ (1000sq m) that has previously been developed but is now considered unused or damaged.

The community would like to see the allocation of a green belt area around the town to protect the countryside. Our LPP includes a proposal for a green belt.

Proposed Green belt area



5. Infrastructure

The town Infrastructure is at a critical stage with the current estimate of population being 4600 possibly rising to 6000 taking on board the current plans for future housing within LDP2.

The water and sewerage systems need upgrading as the Victorian system within the town cannot cope with further increased population or climate change with increased rainfall.

The town services - Doctors / Dentist/ Elderly provision and support/ Primary Education provision - are at a critical stage and any further expansion must be in line with NPF4 In other words:

“the infrastructure must be in place before any further expansion is proposed.”

The road network within the town requires that there is adequate and available town centre parking provision as a priority. West Kilbride is a rural area with a minimal public transport system available - bus service every half hour, train service normally hourly in each direction). There is a requirement to readdress the provision of off-road parking in the town centre. The plans that were approved by NAC for a car park in the grounds of Kirktonhall (which were then cancelled) need to be revisited as a starting point.

Two other sites were identified as possible locations, (a) area from halfway street to the Community Centre, and (b) the area to the south of Orchard Street at the start of the Kilbride glen.

In addition to the above there is scope to increase the parking capacity at the station to provide for future park and ride demand. The relevant land is owned by Network Rail.

A further option would be to create a parking/drop off point offering easier access to facilities in the glen.

The town needs more EV charging points and the community centre car park was a suggested location

It was also suggested that cycling facilities could be improved by providing cycling racks and improving cycling routes through the town.



6. Heritage



There are a number of historic buildings within the parish of West Kilbride. Within the town itself listed buildings are protected to an extent but can be demolished if they become a hazard to the public, e.g. the Wellington Building at the junction of Hunterston Road and Main Street. NAC require owners of historic properties to carry out works to stop any risk to the public from the building becoming dangerous and having to be demolished.



Category C Listed Building (at Risk)

73 Main Street makes a distinctive contribution to the streetscape in West Kilbride. On a prominent corner site, in the centre of the town, it formed a crucial part of the town. The unusual proportions of the widely spaced bays to the street elevations are further distinguished by the distinctive rounded corner with its quaint upswept cornice. It was a coaching inn and is described as the 'main public house in the town of West Kilbride' in the Ordnance Survey Name book. The extension to the rear is cited on the 1st Edition Ordnance Map as Wellington Hall and this was used for discussing local business or for holding public lectures. The hall was situated on the upper floor as the ground floor was used for stabling. As yet, there is no evidence for a date of construction, but it is probable that its origins may be around the turn of the 19th century

SOURCE: [Historic Environment Scotland](#)



Category B Listed Building with Category A Listed sundial

Kirktonhall - Tall 3 storey house backing onto main street; harled; grey painted stone dressings; battlemented parapet has date 1807; another datestone near street level has initials R.S. and M.W. 1660 - Principal facade towards garden to rear; centrepromoting 2 storey porch has Gothic Palladian window on 1st floor and lower stage supported on corner columns; lintel has inscription "Rebuilt by Frank Ritchie 1791"; long 3 window facade, ridge roof with large Victorian dormers, plain gables; lower addition to left has bay window. Dr. Robert Simpson, translator of Euclid, was a native of West Kilbride, his family having lived at Kirktonhall for some generations.

SOURCE: [Historic Environment Scotland](#)

7. Transport

■ As stated under Infrastructure (section 5) the town centre requires parking investment. NAC are currently looking at publishing their local **Transport and Active Travel Strategy (LTATS)**. WKCC have commented on these proposals.

The current bus service - one in each direction at peak every half hour either north or south is inadequate for a growing population in a hilly location where walking and cycling are not practicable for many.

Rail transport is also inadequate. The rail link to West Kilbride is often affected by high winds and high seas and can only worsen due to rising sea levels.

The Yerton Brae footpath (see photo below) is a safety concern that needs to be re-addressed by NAC Roads Dept.

The A78 south of Seamill requires that Scottish Government and NAC collaborate to progress improvements in respect of the effects of Climate Change and rising sea levels.



Inadequate footpath width



Inadequate park and ride facility

8. Landscape

- The scenic value of the area within the Clyde Landscape makes it a favourite Tourist location which brings value to the businesses and community. Any future developments must not impinge on this aspect.



9. Leisure



The Glen

The Glen is an area of community significance and the sports facilities are badly in need of upgrading. This is currently the main area for recreation in West Kilbride. The Tennis Club has prospered with the installation of all-weather courts but the Football Club does not have the funding to make the current pitch playable as the drainage (Initially put in by West Kilbride District Council in 1970's) now needs serious work.

Unlike most areas in North Ayrshire West Kilbride does not have all weather multi games facilities. There are currently areas within the Glen that would accommodate this facility if funding were available.

The pedestrian and vehicular access roads into the Glen need upgrading

Kilbride Glen is highlighted on the LPP plans of West Kilbride as an area for improvement and development of all weather multi use sporting facilities and associated infrastructure

NAC have released funding for Play Park upgrades from which West Kilbride hopefully will see some benefit.

Both the West Kilbride Golf Club and Bowling club are recognised as significant assets to the locality and attract many visitors for both social and sports events.

10. Tourism

- The designation of West Kilbride as ‘Craft Town Scotland’ brings tourists to the town.

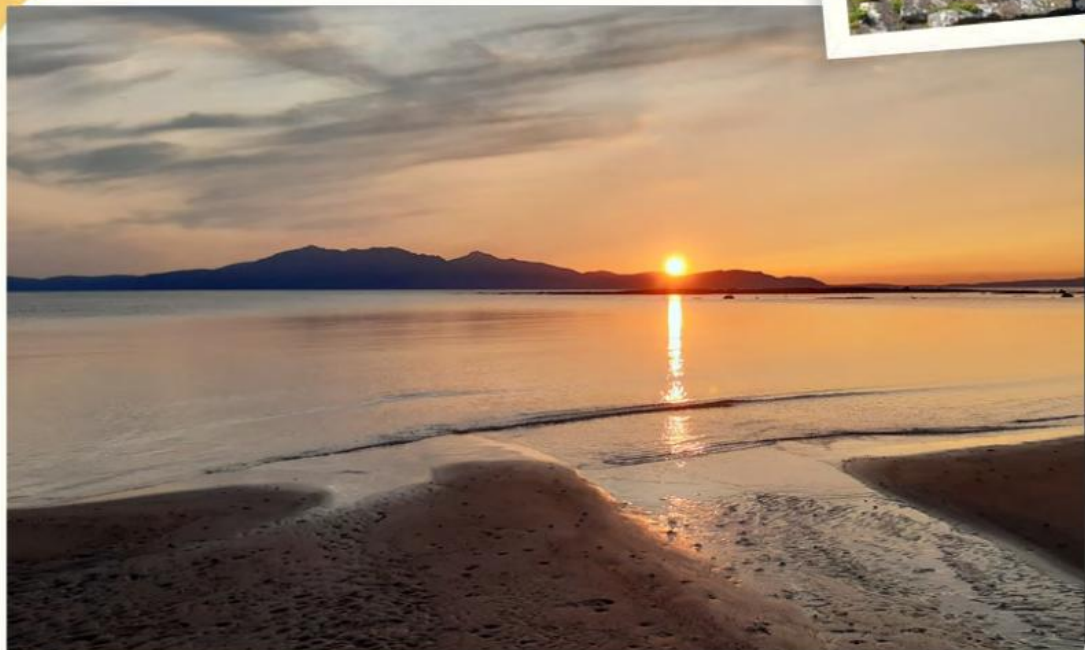
However, the lack of central parking is a significant drawback to either any expansion of businesses or more tourist footfalls. The town Civic Society took over the operation of toilet facilities in the town when NAC closed them due to cost cutting.

- **The local hotels** have managed to survive the Covid-19 pandemic, Although we are now reduced to only three in Seamill, the room capacity is similar due to recent expansions. In the past Seamill had six hotels.

- **The West Kilbride Golf Club** is recognised as a significant asset to the Tourist trade in the locality.

- **The Seamill Beach** is another asset to tourism. Locals have expressed concern over lack of toilets, public slipway and current car parking. The current car park is less than satisfactory. The area of the car park is in the ownership of the developer of Faulds Wynd and has never been completed as detailed in the original planning permission granted by Cunninghame District Council. NAC need to pursue this planning condition or provide a proper car park.

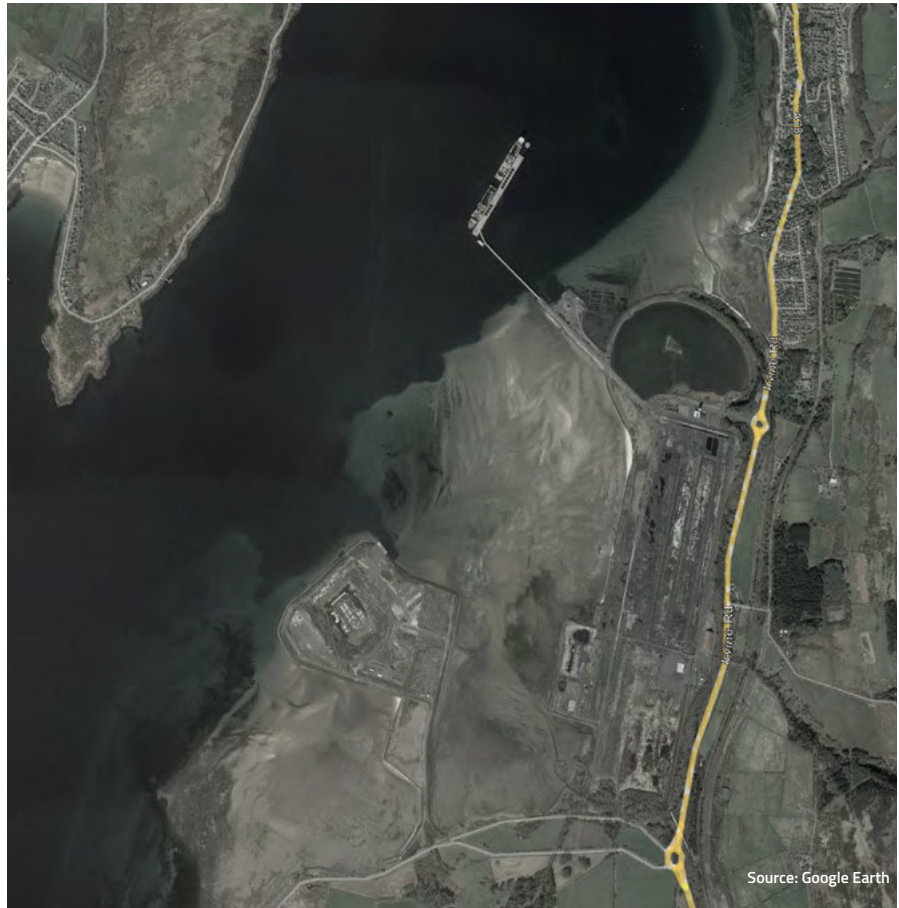
- **The Castle at Portencross** is a significant tourist attraction. Visitors and locals alike complain about the lack of toilet facilities. Public toilets would be a welcome addition to the area.



11. Economy

- The economy of the town and surroundings is to a large extent based on Tourism and as a residential area for the designated industrial area at Hunterston.

The Hunterston peninsula, as detailed in NPF4, is the result of a decision taken in 1973 by British Steel to construct a replacement for the Motherwell industrial area, due to the construction of Hunterston A and B for power and deep water for bulk shipments of raw materials. Hunterston A and B are now in decommissioning stage. Employment opportunities with decommissioning are not a disaster as some would forecast but must be taken into account in the overall employment prospects for the area. This also has an effect on the income generated to NAC from Business Rates. The development of Hunterston PARC by Peel Ports utilising the Deepwater Facility of the Jetty and Construction Yard are being developed for new technology manufacture. However actual hard commitment by companies are stil to materialise.



Update as of May 2023

- XLCC cable manufacturing have conditional planning permission in principal (Granted June 2022). Planning permission is in place for extrusion tower.
- AMP Energy have started work on the provision of a battery storage facility.
- Bakkafrost are planning an onshore salmon hatchery.

These projects are currently progressing within the planning system and all this will have a bearing on the local infrastructure which lags behind any future housing development.

While local residents are divided as to the designation of Hunterston as a strategic asset there could be spin off benefits as well as detrimental effects. **This has to be taken into account by NAC when producing LDP3.**

12. National Planning Framework 4 (NPF4) Hunterston Strategic Asset

- NPF4 supports the repurposing of Hunterston port as well as the adjacent former nuclear power station site. Hunterston has long been recognised as a strategic location for the port and energy sectors given its Deepwater access and existing infrastructure.

The location and infrastructure offer potential for electricity generation from renewables, and a variety of commercial uses including port, research and development, aquaculture, the circular economy. New development will need to work with the capacity of the transport network, include active travel links and be compatible with a location adjacent to sites with nuclear power uses. Designated biodiversity sites will require protection and enhancement where possible, and sustainable flood risk management solutions will be required. Aligned with the Ayrshire Growth Deal, investment in this location will support a wellbeing economy by opening up opportunities for employment and training for local people. A community wealth building approach is expected to form a part of future development proposals to ensure the benefits are retained locally as far as possible.

■ Location

Hunterston Port and Hunterston A power station site.

■ Need

These classes of development support the redevelopment and reuse of existing strategic assets and land contributing to a net zero economy. It also supports delivery of our spatial strategy by stimulating investment in the west of Scotland, potentially contributing to the wider aim of tackling inequalities.

■ Designation and classes of development

A development in the location within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as ‘major’ by ‘The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009’, is designated a national development:

- Infrastructure to support a multi-modal deep-water harbour;
- Land and buildings for bulk handling, storage, processing and distribution.
- Facilities for marine energy generation technology fabrication and decommissioning;
- Facilities for marine energy servicing;
- Land and buildings for industrial, commercial, research and development, and training uses;
- Infrastructure for the capture, transportation and long-term storage of greenhouse gas emissions, where transportation may be by pipe or vehicular means;
- Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen; and hydrogen production related chemicals including ammonia; and
- Infrastructure for the generation and storage of electricity from renewables of or exceeding 50 megawatts.

■ Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Appendix 1

Summary of the draft Local Place Plan

This notice is to inform people that West Kilbride Community Council (WKCC) will take the opportunity given by Scottish Government to contribute to the next Local Development Plan (LDP3) by formulating a Local Place Plan (LPP). Details can be found on the Scottish Government web site.

We are seeking comments/contribution from all sectors of the public domain in West Kilbride prior to submitting our plan to North Ayrshire Council for consideration prior to finalising LDP3.

Please send your comments to wkcc1620@gmail.com with 'Local Place Plan' in the subject line.

Alternatively, please post your comments to:
 WKCC, West Kilbride Community Centre, 15 Corse Street, West Kilbride KA23 9AX

All comments/contributions must be notified to WKCC no later than 31st August 2023

This is a community-led plan which sets out development and use of our local land over the next 10 years.

Highlights of this plan

1. The need for social housing and one bedroom homes
2. Development of all weather sports facilities in the glen
3. Formation of Green Belt to protect our countryside and outstanding vista
4. Adequate car parking at beach and town

**A summary of our proposed Local Place Plan for West Kilbride can be read overleaf
 Copies of this plan will also be available to read at West kilbride Library**



A summary of our proposed Local Place Plan for West Kilbride

AREA	Key points
Housing	<p>The land currently set aside for housing and not yet developed is as follows:</p> <ul style="list-style-type: none"> • Lawhill farm - Outline consent granted • Ardrossan high road - Planning granted for 35 houses • Summerlea Fields - Permission granted for 220 houses • Old Galleon site on A78 Permission granted for 10 flats <p>The lack of social housing and 1 bedroom homes needs addressed. A green belt is proposed.</p>
Infrastructure	<p>The infrastructure is currently at its limit, water and sewerage systems require upgrading within the town. The doctors' surgery cannot cope with the current population and is probably the biggest issue our town has at this time. We are also now down to one part time dentist. The current population has not been updated since the last census of 4750 to a now forecast level of 6000 + with all the housing developments that have either been completed or are already approved in LDP2. Due to the rural aspect of the town, road transport is the most common method of conveyance but adequate off-road parking within the town is required if business is to survive and grow. There are several options for additional parking we would wish NAC to consider.</p>
Heritage	<p>There are a number of historic buildings within the parish of West Kilbride, within the town itself listed buildings are protected to an extent but can be demolished if they become a hazard to the public. Eg. Wellington Building.</p>
Transport	<p>Lack of Bus service one in each direction at peak every half hour either north or south is inadequate for a growing population in a hilly location where walking and cycling is not practicable for many. Rail travel is also inadequate. Future Park and Ride provision should be considered.</p>
Landscape	<p>The rural and scenic value of the location of West Kilbride, Seamill and Portencross in the Clyde Landscape makes it a favourite tourist location which brings value to the businesses and community. Any future developments must not impinge on these criteria.</p>
Leisure	<p>The Glen is an area of community significance and the sports facilities are in need of upgrading. This is currently the main area for recreation in West Kilbride. The Tennis Club has prospered with the installation of all-weather courts. Unlike most areas in North Ayrshire West Kilbride does not have all weather multi-games facilities. There are currently areas within the glen that would accommodate this facility if funding were available.</p>
Tourism	<p>The designation of West Kilbride as Craft Town Scotland brings tourists to the town; The town Civic Society took over the operation of toilet facilities in the town when NAC closed them due to cost cutting. The Local hotels have managed to survive the Covid-19 pandemic, however we are now reduced to only three in Seamill, in the past Seamill had six hotels. The West Kilbride Golf Club is recognised as a significant asset to the Tourist trade in the locality. The Seamill Beach is another asset to tourism albeit that the current car park is less than satisfactory. The Castle at Portencross now attracts significant visitors, although visitors still complain of lack of toilet facilities in the vicinity.</p>
Economy	<p>The economy of the town and its surroundings is to a large extent based on Tourism and as a residential area for the designated industrial area at Hunterston, and commuting to Glasgow. Hunterston A and B are now in decommissioning stage. Employment opportunities with decommissioning are not a disaster as some would forecast but must be taken into account in the overall employment prospects for the area. The development of Hunterston Parc by Peel Ports utilising the Deepwater Facility of the Jetty and Construction Yard are being developed for new technology manufacturing. All this has a bearing on the local infrastructure which lags behind any future housing development. While local residents are divided as to the designation of Hunterston as a strategic asset there could be spin off benefits as well as detrimental effects.</p>



Appendix 2

Consultation on draft Local Place Plan

The Consultation on the Draft LPP sent to the following individuals and Community Groups within West Kilbride Place Plan Area.

NAC COUNCILLORS:

- Cllr E. Collier
- Cllr T. Ferguson
- Cllr T. Marshall
- Cllr I. Murdoch
- Cllr A. Hill

WEST KILBRIDE COMMUNITY COUNCILLORS:

- J. Lamb
- G. Buckley
- G. Cloughley
- D. Penman
- H. Thomson
- N. Armstrong
- R. Doughty.
- K. Hall

WEST KILBRIDE COMMUNITY GROUPS as at May 2023

WK Community Council	[REDACTED]
WK Village Hall Committee	[REDACTED]
WK Sports Group	[REDACTED]
WK Football Club	[REDACTED]
WK Community Initiative Limited	[REDACTED]
WK Com Assoc (Com Centre)	[REDACTED]
Community Roots	[REDACTED]
WK Civic Society	[REDACTED]
WK Museum Society	[REDACTED]
WK Environmental Group	[REDACTED]
Music in West Kilbride	[REDACTED]
WK Christmas Lights	[REDACTED]
WK Gala	[REDACTED]
WK Scarecrow Festival	[REDACTED]
Age Well WK	[REDACTED]
WK Rural	[REDACTED]
WK Horticultural Society	[REDACTED]
Hunterston Rotary	[REDACTED]
Creative Works	[REDACTED]
Ukelele Group	[REDACTED]
Friends of Portencross Castle	[REDACTED]
Friends of Kirktonhall Glen	[REDACTED]
Vertex Festival	[REDACTED]
TrampsWK	[REDACTED]
West Kilbride Lottery	[REDACTED]



West Kilbride Allotments	[REDACTED]
Bee Keepers – Austen Brown	[REDACTED]
Boys Brigade	[REDACTED]
WK Bowling Club	[REDACTED]
Guides	[REDACTED]
Brownies	[REDACTED]
Woodland Wakeup	[REDACTED]
Parish Church – Hub/Rendevous	[REDACTED]
St Brides	[REDACTED]
The Village Band	[REDACTED]
Scrap booking	[REDACTED]
Hospice Ladies Lunch	[REDACTED]
CAMRA	[REDACTED]
WK Ramblers	[REDACTED]
WK Golf Club	[REDACTED]
West Kilbride Table Tennis Club	[REDACTED]
West Kilbride Snooker Club	[REDACTED]

ALL GROUPS WERE ASKED TO ISSUE THE DRAFT PLAN TO THEIR INDIVIDUAL MEMBERS

The Notice that the LPP was available for comment was also displayed on the Community noticeboard in the town. It was available to be downloaded as required.

The draft plan was also issued to all 103 subscribers on Mail Chimp and received 2400 hits on social media. More than 64 draft plans were e-mailed to individual residents who requested copies.

We received 87 responses to the public consultation and where appropriate we have implemented them in this final version.

Local Place Plan for West Kilbride, Seamill and Portencross

Our community's aspirations for its future development over the next 10 years



Produced for the local community by West Kilbride Community Council (WKCC)
September 2023

• WEST KILBRIDE •
COMMUNITY
COUNCIL

Address: WKCC, c/o West Kilbride Community Centre,
15 Corse Street, West Kilbride KA23 9AX
E-mail: wkcc1620@gmail.com

www.facebook.com/wkcc1620



Summary of Local Place Plan Proposals

Local Place Plan: West Kilbride, Seamill and Portencross

Submitted by: West Kilbride Community Council

Date: October 2023

Proposals for the development and/or use of specific land and/or buildings:

1	Social housing & one-bedroom homes	Lawhill Farm / Tarbert Avenue site
2	All-weather multi-use sports pitch	Kilbride Glen
3	Green Belt	Various locations as mapped
4	Off-street town centre parking	a) Area from Halfway Street to Community Centre b) Area to the south of Orchard Street at Kilbride Glen entrance c) Grounds of Kirktonhall
5	Increased parking at Railway Station (Park & Ride)	Area to south of existing station car park
6	Kilbride Glen parking/drop-off point	Off Meadowfoot Road
7	Visitor facilities – toilets, public slipway and car parking	Seamill Beach at Hyndman Road & Fullerton Drive
8	Visitor facilities – toilets	Portencross Castle



Legend

-  Social Housing
-  Green Belt
-  Visitor Facilities
-  All Weather Pitch
-  Town Centre Parking
-  Park & Ride Expansion

Produced by: OW	Ref: WKLLP
Checked by: AG	Date: 06/12/23
West Kilbride Local Place Plan Proposal Map	
1:15000	

