

Infrastructure and Environment Services Committee
25 November 1998

Irvine, 25 November 1998 - At a Meeting of the Infrastructure and Environment Services Committee of North Ayrshire Council at 2.00 p.m.

Present

S. Gooding, D. Munn, J. Carson, J. Clements, J. Donn, M. Highet, E. McLardy, T. Morris, R. Reilly and J. Sillars.

In Attendance

B. MacDonald, Assistant Chief Executive (Development and Promotion), R. Forrest, Principal Planning Officer, (Development and Promotion); N. Buchan, Head of Roads (Property Services); I. MacKay, Assistant Chief Executive, J. Delury, Principal Building Control Officer and K. Thomas, Principal Environmental Health Officer (Legal and Regulatory Services); and M. McKeown, Administration Officer (Chief Executive's).

Chair

Mr Gooding in the Chair.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 14th October 1998, copies of which had previously been circulated, were confirmed.

2. Building (Scotland) Act 1959/70: Determination of Application for Building Warrant

Submitted reports by the Assistant Chief Executive (Legal and Regulatory Services) on applications for Building Warrants in respect of (a) 98 (1R) East Road, Irvine (Ref: RFS/5/BW/98/0172); and (b) 4 Turnberry Court, Whitehirst Park, Kilwinning (Ref: RFS/5/BW/98/0443).

The Committee agreed to refuse the applications on the grounds that in each case "the proposed development does not comply with the Building Standards (Scotland) Regulations 1990 as amended".

3. North Ayrshire Council's Air Quality Monitoring Annual Air Quality Results 1997

Submitted report by the Assistant Chief Executive (Legal and Regulatory Services) in relation to air quality monitoring undertaken in North Ayrshire during the period January to December 1997 in respect of sulphur dioxide (SO₂) and nitrogen dioxide (NO₂).

SO₂ and NO₂ levels are currently monitored at various sites throughout the district and the results provide a valuable source of air pollution data, and baseline data, which the Council uses in respect of its current duties under the Local Air Quality Management provisions of the Environment Act 1995.

After discussion the Committee agreed to (a) provide copies of the report to SEPA and Strathclyde Passenger Transport, and to make copies available to the general public; and (b)

consider further reports on air quality monitoring at a future date.

4. Flood Prevention and Land Drainage (Scotland) Act 1997 - Flood Control and Relief

Submitted report by the Corporate Director (Property Services) on the implications for the Council of the Flood Prevention and Land Drainage (Scotland) Act 1997, with reference to the Flood Emergency of 22nd October 1998.

The Act places new obligations on local authorities in relation to controlling and alleviating flooding, and the full implications of this became clear subsequent to the flooding emergency of 22nd October 1998, and to a lesser degree 24th October, when heavy rainfall resulted in extensive flooding in areas throughout North Ayrshire, notably between Ardrossan and Largs, and in a band encompassing the Garnock Valley, resulting in several roads being closed.

It was noted that whilst responsibility for flood prevention and relief work is not covered by the Council's Scheme of Delegation, there is an expectation that these works will be carried out by the Roads Service. Examination of the costs incurred as a result of the flooding emergencies indicate that these will amount to at least £40,000, this amount being solely for cleaning up work and not including any structural repairs which may be required once detailed inspections have been carried out. It was acknowledged there is no provision for these costs in the Roads budget for financial year 1998/99 and, consequently, if no additional funds are forthcoming, certain schemes will have to be postponed.

In noting the consequences of the recent flooding emergencies the Committee agreed to remit the matter of the delegation of responsibility for dealing with flooding and the appropriate funding in future years to the Corporate Strategy Committee for consideration.

5. Winter Maintenance 1998/99

Submitted report by the Corporate Director (Property Services) which set out details of the steps being taken to prepare for winter maintenance in 1998/99.

The aim of the authority in respect of its roads maintenance service will be to (a) provide a service which will permit safe movement of vehicle and pedestrian traffic giving due regard to prevailing weather conditions; (b) establish a pattern of working which will keep delays, diversions or road closures to a minimum during adverse weather conditions; and (c) conduct operations within the requirements of the Health and Safety at Work Act 1974 and any other relevant enactments.

Noted.

6. White Paper on Integrated Transport Policy - West of Scotland Transport Forum

Submitted report by the Corporate Director (Property Services) on the possible establishment of a West of Scotland Transport Forum.

In September 1998 the Committee considered a report on the Government's White Paper on Integrated Transport Policy, which outlined the various measures contained in that document, and explained that further consultation papers would be issued by The Scottish Office in due course.

One of the significant aspects of the White Paper is the Government's intention of establishing Regional Transport Bodies to improve and co-ordinate the planning of transport across the boundaries of individual local authorities.

Against this background, it is considered that local authorities in the West of Scotland should

explore the possibility of working together on transport planning issues by establishing a West of Scotland Transport Forum.

The Committee agreed that a further report be submitted to a future meeting.

7. Bridge Assessment Programme

Submitted report by the Corporate Director (Property Services) on progress in the Bridge Assessment Programme which has been ongoing for most of this decade to ensure that all road structures are adequate for present and future traffic needs as a result of the introduction of 40 tonne lorries from 1st January 1999.

The Committee noted that over 40 bridges/culverts will require to be upgraded and details of these were provided in the report. In addition replacement or strengthening estimates vary from around £10,000 to £200,000 depending on the size and/or complexity of the structure and, whilst some of the sub-standard bridges may be suitable for monitoring or temporary propping without imposing weight restrictions, this will only allow a two year delay before strengthening or weight restrictions have to be applied.

The Committee (a) noted the weight restrictions proposed and agreed the necessary procedures be instigated; and (b) agreed that additional funding for strengthening sub-standard bridges is required in order to reduce the length of time any weight restrictions will be in force.

8. Traffic Regulation Orders

(a) A78 Trunk Road, Largs

Submitted report by the Corporate Director (Property Services) on The Scottish Office's intention to relocate the existing 30mph speed limit on the A78 Trunk Road at the south end of Largs, to facilitate the introduction of a 'gateway' at the boundary of the speed limit area.

Noted.

(b) A737 Trunk Road, Kilwinning

Submitted report by the Corporate Director (Property Services) on The Scottish Office's intention to relocate the existing 30mph speed limit on the A737 Trunk Road at the north end of Kilwinning, to facilitate the introduction of a 'gateway' at the boundary of the speed limit area.

Noted.

(c) New Street, Irvine

Submitted report by the Corporate Director (Property Services) on the proposed Traffic Regulation Order in respect of New Street, Irvine.

The Committee approved the implementation of the Traffic Regulation Order which (a) revokes the existing one-way order which extends from Harbour Road round the Rivergate Centre and car parks to Fullarton roundabout; and (b) introduces a new one-way operation between Harbour Road and the proposed Rivergate roundabout, and between Station roundabout and Fullarton roundabout, resulting in two-way operations between the Station and Rivergate roundabouts.

9. National Planning Policy Guideline 8: Town Centres and Retailing

Submitted report by the Assistant Chief Executive (Development and Promotion) on National Planning Policy Guideline 8: Town Centres and Retailing issued by The Scottish Office, which retains the underlying thrust of the original Guideline published in April 1996, offers further clarification of the commitment to town centres to ensure a more consistent interpretation of the policy principles, and extends the policy to commercial leisure developments.

The broad policy objectives of the Guideline are to sustain and enhance the vitality, viability and design quality of town centres as the most appropriate location for retailing and other related activities; to maintain an efficient, competitive and innovative retail sector offering consumer choice, consistent with the overall commitment to town centres; and to ensure that ways of meeting these objectives are compatible with sustainable development and, in particular, that new developments are located where there are good public transport services, and better access for those walking and cycling, leading to less dependence on access by car.

The Committee agreed that the contents of the new Guideline should be reflected in the Ayrshire Joint Structure Plan, in the Replacement Local Plans for Irvine/Kilwinning and the Garnock Valley, and in future local plans as they are updated.

10. Ayrshire Structure Plan: Draft Written Statement

Submitted report by the Assistant Chief Executive (Development and Promotion) on the preparation of the Ayrshire Structure Plan Written Statement.

In March 1998 the Committee agreed to the Ayrshire Joint Structure Plan Consultation Draft being issued for public and statutory consultation. The formal consultation period ran until 18th June 1998 and since then a series of Joint Working Group meetings have been held to analyse responses and to contribute to the revised policies.

The revised policies have now been approved by the Joint Structure Plan Committee and a further meeting to approve the text of the document will be held on 4th December 1998. Thereafter, the document will require to be formally approved by each of the three Ayrshire Councils.

The Committee agreed that a seminar of all Members should be convened to allow presentation of the document and detailed consideration of the issues relating to North Ayrshire.

11. Irvine and Kilwinning Replacement Local Plan

Submitted report of a Special Sub Committee being the minutes of the meeting held on 5th November 1998.

The Committee agreed to adopt the report, Councillor Carson dissenting, regarding the exclusion of Highfield, Irvine from the list of sites allocated for housing development.

12. Garnock Valley Replacement Local Plan

Submitted report of a Special Sub Committee being the minutes of the meeting held on 16th November 1998.

The Committee agreed to adopt the report.

13. Ardrossan/Saltcoats/Stevenston Local Plan Monitoring Report

Submitted report by the Assistant Chief Executive (Development and Promotion) on the proposal to commence the preparation of a Replacement Plan for Ardrossan, Saltcoats and Stevenston.

Although the existing Local Plan was adopted in March 1995, the finalised Plan was actually published in June 1992. The policies and proposals are now either completed or in need of updating, and it is proposed that work should begin on a Replacement Local Plan.

The Committee agreed (a) to authorise commencement of the preparation of a Replacement Plan for Ardrossan, Saltcoats and Stevenston in February 1999, and to place the required notification in the local press; and (b) to form a Local Plan Sub-Committee for Ardrossan, Saltcoats and Stevenston comprising the Chair, Vice-Chair and local members as appropriate.

14. Development Briefs

(a) Irvine, Speyburn Place, Lawthorn

Submitted report by the Assistant Chief Executive (Development and Promotion) on a Development Brief to guide development on a site at Speyburn Place, Lawthorn, Irvine, which is suitable for residential development.

The Committee approved the Development Brief.

(b) East Road, Irvine

Submitted report by the Assistant Chief Executive (Development and Promotion) proposing that the site at East Road, Irvine be marketed for retail or commercial/leisure use, and setting out a Marketing Brief.

The Committee (a) agreed that the site be marketed for retail or commercial/leisure use; and (b) approved the Marketing Brief.

15. Environmental Projects Funded by Landfill Tax Credits

Submitted report by the Assistant Chief Executive (Development and Promotion) on a proposed programme of environmental projects to be funded by landfill tax credits in 1999, and in future years.

In March 1998 the Committee agreed to use landfill tax credits generated in the 1997/98 landfill tax year to fund restoration work at Trinity Church; agreed amendments to the process of evaluating prospective projects; and requested that a programme of environmental projects to be funded in future years be brought forward for approval in due course.

The Trinity Church restoration project was subsequently approved by Entrust and this funding has now been paid from landfill tax credits. In addition a small surplus allowed reinstatement of some works at Cumbrae Slip and a contribution to Sustrans as agreed in previous reports.

A programme of projects seeking funding from landfill tax credits has now been assembled from a variety of sources and all projects under consideration have been examined and are eligible for funding under the landfill tax regulations. The projects submitted for funding varied in nature, and also in their degree of development, from projects which have been fully worked up, costed and are ready to start as soon as funding is available to projects which are still at concept stage where details of works, costs and timescales are currently not known. Proposals for projects to be funded in 1999 from landfill tax credits generated in the landfill tax year November 1998/October,

and details of projects which are at an earlier stage of development but which would be eligible for funding in future years, were provided.

After a full discussion the Committee agreed that (a) the programme of environmental projects detailed in part 3 of the report be funded from the Council's landfill tax credits generated in 1999; (b) information on the landfill tax credits scheme be circulated to Members and that Members be invited to suggest projects to be funded in future years; and (c) the Assistant Chief Executive (Development and Promotion) be authorised to deal with minor variations within the programme.

16. Outstanding Applications for Planning Permission for Determination

Submit reports by the Assistant Chief Executive (Legal and Regulatory Services) on the following applications:-

(a) N/01/98/0491: Saltcoats: 2 Seabank Street

A. W. Blair and Sons (Funeral Directors), 2 Seabank Street, Saltcoats, have applied for planning permission for the erection of a car lock-up for two vehicles and the formation of a car park. An objection has been received from Mr and Mrs A. J. Fulton, 5 Robertson Crescent, Saltcoats (petition signed by owners of 4 residential properties on Robertson Crescent).

The site is owned by North Ayrshire Council and under the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997 the Council is required to give notification to the Secretary of State where they intend to grant planning permission for developments on land wholly or partly within their ownership or in which they have an interest, and where the proposed development does not accord with the adopted Local Plan.

The Committee, after consideration of the terms of the objections, agreed, subject to the Secretary of State being notified under the Direction, to grant the application subject to the following conditions:-

- (1) that prior to the commencement of the use of the car park and lock-up the applicant shall (i) delineate the parking bays on the ground; and (ii) erect the proposed boundary fencing and gates, all to the satisfaction of North Ayrshire Council as planning authority.
- (2) That the car park shall be designed and constructed in such a way as to ensure that no surface water shall issue from the car park onto the footway or carriageway in Seabank Street.

(b) N/01/97/0207: Sannox Sand Quarry, Sannox, Isle of Arran

John Thomson Construction Ltd, Park Terrace, Lamlash, Isle of Arran have applied for planning permission for the continuation and extension of operations for the winning and working of minerals at Sannox Sand Quarry, Sannox, Isle of Arran. The application was advertised in the Arran Banner on 19th July 1997 and in the Edinburgh Gazette in the same week, as required by the Environmental Assessment Regulations. Thirteen objections and two letters of support have been received, plus a 78 signature petition.

After a full discussion the Committee, having regard to the terms of objections, agreed to continue consideration of the application to allow the Chair, Vice-Chair and local member, to meet with the applicant and objectors in a public forum to discuss the application in more detail, prior to the matter being determined at an appropriate Committee in due course.

(c) N/01/98/0480: Brodick, Auchrannie Country House Hotel

Auchrannie Leisure Ltd, Auchrannie Country House Hotel, Brodick, Isle of Arran, have applied for outline planning permission for a sports complex comprising a tennis sports hall, swimming pools, squash courts, gymnasiums and staff accommodation together with a visitor accommodation block, parking and landscaping. The application was advertised in the Arran Banner on 5th September 1998 as both a bad neighbour development and as being potentially contrary to the development plan. Twenty one representations were received, 14 objecting, 6 in support and one generally supportive but raising some concerns.

The Committee, having considered the terms of the objections, agreed to grant the application subject to the following conditions:-

- (1) That the approval of North Ayrshire Council as planning authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.
- (2) That prior to the occupation and opening to the public of the complex the access road shall be upgraded to adoptable standard, with 5.5 metre carriageway, a 2 metre wide footway on one side and a 0.5 metre wide verge on the other side, between Glencloy Place and the entrance to the site, to the satisfaction of North Ayrshire Council as planning authority.
- (3) That drainage from the proposed development shall discharge to the public sewerage system via the applicant's private drainage system following appropriate pre-treatment, to the satisfaction of North Ayrshire Council as planning authority.
- (4) 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.
- (5) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as planning authority gives written consent to any variation.

(d) N/01/98.0172: Beith: Townhead of Threepwood (site to the west of)

J. Kerr and J. Lamont, West Overton, Beith have applied for outline planning permission for the erection of a dwellinghouse at Townhead of Threepwood (site to the west of), Beith. Objections have been received from Mr and Mrs Morton and Mr Cunninghame, all of Townhead of Threepwood, Beith. The land is designated as countryside in the adopted Local Plan.

The Committee, after consideration of the terms of the objections, and having noted the terms of the emerging Replacement Local Plan, agreed to grant the application subject to the following conditions:-

- (1) That the approval of North Ayrshire Council as planning authority with regard to the siting, design and external appearance of landscaping and means of access to the proposed development shall be obtained before the development is commenced.
- (2) That the occupation of the dwelling shall be limited to a person solely or mainly

employed, or last employed, in the locality of agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997 or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

- (3) That visibility splays of 2.5m x 60m shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above the height of 1.05 metres measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as planning authority.
- (4) That the proposed dwellinghouse shall be provided with an adequate and wholesome water supply, details of which shall be submitted for the written approval of North Ayrshire Council as planning authority prior to the commencement of the development.,
- (5) That no development shall take place until a soil porosity test has been carried out to the satisfaction of North Ayrshire Council as planning authority.
- (6) That the proposed septic tank shall be designed and constructed in accordance with the current code of practice BS6297:1983.

(e) N/01/98/0519 & N/01/98/0024: Irvine: 57 High Street

James Irvine, 57 High Street, Irvine has applied for planning permission for (i) a change of use of shop to office and painting of Kirkgate and High Street elevations in retrospect; and (b) alterations to form an office, including the exterior painting of Kirkgate and High Street elevations and the erection of a name board to fascia and company logos to a window and door. No objections have been received in respect of the application.

The Committee agreed to (a) grant planning permission in respect of application N/01/98/0519; and (b) grant Listed Building Consent in respect of application N/02/98/0024 subject to Section 12 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

(f) N/01/98/0481: Kilwinning: Irvine Road: Ventura (site to north of)

Mr B Moore, 'Ventura', Irvine Road, Kilwinning has applied for planning permission for the erection of a dwellinghouse. The application was advertised in the local press as being potentially contrary to the Development Plan. No objections were received.

The Committee agreed, subject to the Secretary of State being notified under the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997, to grant the application subject to the following conditions:-

- (1) That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.
- (2) That the proposed dwellinghouse shall be single storey and shall be located 5 metres from the existing hospital sewer line, 7 metres from the side elevation of the adjoining dwellinghouse, in line with the existing front elevation of the adjoining dwellinghouse and shall measure 14.5 metres between north and south elevations.
- (3) That visibility splays of 2.5m x 120m shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above the height of 1.05m measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) That prior to the occupation of the house 2 car parking spaces and a separate turning area shall be provided within the site to the satisfaction of North Ayrshire Council as Planning Authority.
- (5) That the first 2m of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious materials being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.
- (6) That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines

to the satisfaction of North Ayrshire Council as Planning Authority.

(7) That the septic tank shall be sited within a distance of 30m of a suitable hard standing surface to allow it to be emptied by road suction tanker.

(8) That the septic tank shall comply with the current code of practice BS6297:1983.

(9) That notwithstanding the permission granted by Article 3 of and Classes 1 to 3 of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilage of the dwellinghouse.

17. Urgent Items

a) Irvine: Land to the south of Greenwood Interchange

Submitted report by the Assistant Chief Executive (Development and Promotional Services) in respect of land at Greenwood Interchange.

Enterprise Ayrshire have approached the Council with proposals to upgrade the Greenwood Interchange to a four-way junction when appropriate funding is in place. Timescale for the upgrading is envisaged to be early 1999. The upgrading programme will create a commercial/leisure development opportunity on land currently in the ownership of Scottish Enterprise, but also on part of the Council owned land.

Access to the development opportunity can only be taken over the Council owned land and Enterprise Ayrshire require to acquire ground presently in the ownership of North Ayrshire Council, extending to approximately 2.65 hectares in order to facilitate a major part of the road upgrading programme.

In view of the restricted timetable required for consideration of this proposal the Chair of the Committee had agreed that the land in question should be declared surplus to requirements, subject to its future use being remitted to the Support Services Committee.

The Committee homologated the decision of the Chair.

The meeting ended at 4.00 p.m.

Infrastructure and Environment Services Committee
25/11/98

Appendix No
I&E 1

IRVINE, 5 November 1998 - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 10.00 a.m.

Present

Samuel Gooding, Thomas Barr, David Munn, Jack Carson, Ian Clarkson, James Clements, Elliot Gray, Jane Gorman, Irene Oldfather and Gena Seales.

In Attendance

B. MacDonald, Assistant Chief Executive, R. Forrest, Principal Planning Officer, M. Ferrier, Team Leader, I. McQuaker, D. Donoghue and S. Taylor, all Planning Officers (Development and Promotion); J. Ferguson, Assistant Principal Estates Officer (Legal and Regulatory); and M. McKeown, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

Apologies

Stewart Dewar

1. Irvine and Kilwinning Replacement Local Plan

Submitted covering report by the Director of Planning, Roads and Environment detailing progress in relation to the Irvine and Kilwinning Replacement Local Plan and enclosing a 'Report on Public Participation' which summarises the 70 responses received by the close of the consultation period, and sets out proposed changes to the Plan to take account of these representations. These amendments are summarised below and, where appropriate, the Sub Committee's comments are included:-

Business and Industry

Policy **IND 1** which reserves Riverside Business Park for large business and industrial development within Classes 4 and 5 of the Town and Country Planning Use Classes (Scotland) Order 1997, has been amended so that uses within Class 6 will accord with the Local Plan where they are secondary or ancillary to an existing or proposed use in Class 4 or 5. Within the area adjacent to the Greenwood Interchange, leisure and commercial uses will accord with the Local Plan where they are clearly required in support of the business and industrial use, and where they are generally readily accessible on foot or bicycle from the

Business Park.

A new Policy **IND 7** allocates industrial reserve sites at Meadowhead (East) and Shewalton (East), where expansion of existing operations shall accord with the Local Plan. Development on these sites not associated with existing operations shall not accord with the Local Plan.

Housing

The list of sites identified in Policy **HOU 1** for housing purposes has been amended to reflect new population household projections.

An additional site at Tarryholme, Irvine, will be included in the list of sites identified in Policy **HOU2** on sites with housing potential. The site at East Road/Greyhound Track is removed.

The Sub Committee agreed that Housing Services and Scottish Homes be re-consulted with regard to the allocation of sites identified in Policy **HOU 6** for affordable or social rented housing and the number of sites specifically allocated for this use be reduced.

Policy **HOU 13** identifies additional Urban Fringe Sites and the Policy makes clear that proposals should, as well as including appropriate native tree planting, retain any existing natural features.

The Sub Committee noted the representations received regarding the allocation of additional land for housing at Perceton, Lawthorn, Highfield and West Byrehill but agreed that these requests were not justified.

Retailing

Policy **RET 8** on *Peripheral Areas* has been amended so that within the peripheral areas surrounding the retail core of Irvine **and Kilwinning** Town Centres, proposals for change of use to, or new development comprising shopping, offices, residential or leisure related activities shall accord to the Local Plan, and shall be assessed against specified criteria.

In terms of Policy **RET 9** on *Out of Centre Developments* proposals for retail development, other than local convenience shops permitted in terms of Policy **RET 12**, outwith the town centres of Irvine and Kilwinning, shall not accord with the Local Plan unless they can be justified against the criteria specified in the Policy.

Transport

The Sub Committee agreed that Policy **TRA 4** on *Traffic Monitoring* should be amended to make specific reference to the environmental and traffic management problems

at Irvine High Street.

Tourism and Leisure

Policy **TOU 3** on *Hotels* has been amended to remove reference to Irvine Foreshore and to include two new sites at Tarryholme and Riverside Business Park. Any proposals for a new hotel outwith the locations specified will only be supported where it meets the criteria in Policy **TOU 2**.

Montgomerie Park, Irvine has been removed from the list of specified sites in Policy **TOU 6** on *Golf*. Any new or extended golf courses permitted will, as well as having to make the protection of nature conservation interests an integral part of the proposals, be required to prepare and implement an environmental management plan.

Policy **TOU 7** on *Irvine Harbourside* has been changed to make clear that the Council will support proposals for the development and extension of water based sports and associated facilities at Irvine Harbourside, provided they would have no significant adverse effect on the protected habitats at Bogside Flats. Residential areas within Harbourside will be subject to the provisions of Policies **HOU5**, **HOU9** and **HOU10**. It was agreed that Officers would investigate the appropriateness of existing industrial uses along the rail corridor at Irvine Harbourside.

New Policies **TOU 10**, and **TOU 14** have been added covering *Public Art* , and *Recreation Park* , Irvine, respectively.

Social and Community Facilities

Reference to Castlepark School has been removed from the list of areas designated for educational facilities in Policy **SOC 1** as this facility is now operational.

Discussions are ongoing with the part-owner regarding the allocation of the site at Townhead in Kilwinning for Community Health Care provision.

Environment and Countryside

Under new Policy **ENV 6** on *Landscape* the Council will seek to conserve and enhance the landscape character of the Local Plan area by requiring that development proposals are carefully located, sited and designed in order to avoid damaging impacts upon distinctive landscape features. The Ayrshire Landscape Character Assessment will be used in assessing the landscape impact of development proposals.

Policy **ENV 8** on *Nature Conservation* has been amended to make more specific mention of the type of sites to be protected and conserved; and to make clear that development which is likely to adversely affect SSSIs will only be permitted in exceptional circumstances where it can be demonstrated that the underlying objectives and overall integrity of the site remain largely unaffected.

New Policy **ENV 9** on *Coastal Zone* has been developed to protect the recreational, landscape and ecological value of the coast, whilst new Policies **ENV 12** and **ENV 14**

respectively indicate a presumption against *Opencast Coal Extraction* and *Peat Extraction* within the Local Plan area.

Heritage

Policy **HER 5** on *Conservation Areas* , has been amended to indicate that the Council will bring forward proposals for designating a Conservation Area at Harbourside, Irvine, and rationalising the Seagate, Hill Street, and Glasgow Vennels Conservation Areas to form one Conservation Area in Irvine.

Infrastructure and Services

Policy **INF 4** on Landfill has been amended so that proposals involving significant land raising will only be permitted where they would assist in rehabilitating derelict land or would otherwise improve the landscape character.

The Sub Committee agreed that Policy **INF 6** on *Water Treatment* should be altered to read that "... the Council, in conjunction with the Water Authority, will seek to secure the **highest practical standard** of treatment for sewage at the Meadowhead Treatment Works."

A new Policy **INF 10** has been added to make clear the circumstances under which the Council will allow development within the Pipeline Consultation Zone.

A Finalised Plan, taking account of the comments received from the consultation exercise will be prepared and published in early 1999 and six weeks will be allowed for objections to be received. If, after this period, there are still unresolved objections then a Public Local Inquiry will be held. The Council will only be able to adopt the Replacement Plan once the Reporter has presented his findings.

After discussion the Sub Committee agreed (a) to endorse the proposed changes to the Replacement Local Plan; and (b) that a finalised version be prepared and published in early 1999.

Meeting ended at 12.35 p.m.

Infrastructure and Environment Services Committee
25/11/98

Appendix No
I & E 2

IRVINE, 16 November 1998 - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 10.00 a.m.

Present

Samuel Gooding, David Munn, James Jennings, Thomas Morris, Robert Reilly, George Steven.

In Attendance

B. MacDonald, Assistant Chief Executive, R. Forrest, Principal Planning Officer, M. Ferrier, Team Leader, K. McKelvie, R. Henry and L. Tough, all Planning Officers (Development and Promotion); J. Ferguson, Assistant Principal Estates Officer (Legal and Regulatory); and M. McKeown, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair.

1. Garnock Valley Replacement Local Plan

Submitted report by the Assistant Chief Executive (Development and Promotion) which advised the Sub Committee of (a) responses received and comments on the consultative draft of the Replacement Local Plan (as set out in the 'Report on Public Participation'); (b) proposed amendments to the Local Plan Policies to enable a Finalised Plan to be prepared; (c) the current situation regarding Lochshore, Glengarnock; and (d) the background to a letter received regarding Woodside House, Beith.

65 representations were received by the close of the consultation period and the terms of these were summarised in the 'Report on Public Participation', which also set out responses and any proposed changes to the Plan to take account of these representations. Significant amendments are summarised below and, where appropriate, the Sub Committee's comments are included:-

Housing

Policy **HOU 10** has been amended so that new housing in the countryside shall **not** accord with the Local Plan **unless** it can be demonstrated that it is required for workers either in agriculture or forestry **and** subject to the criteria set out in the Policy being satisfied (including the additional criterion that the development does not affect significant natural heritage interests).

The Sub Committee agreed (a) that the requests for the allocation of additional land for housing, (e.g. at Woodside House, Beith, and Hillend and Ryefield, Dalry) were not justified; (b) that no change be made to Policy **HOU 1(b)** in the relation to the allocation of land at Manse Field, Glebe Road, Beith, for housing; and (c) to approve a minor adjustment to the settlement boundary of Barrmill.

Business and Industry

The Sub Committee considered the implications of implementing Policy **IND 2** which identifies Lochshore North (part), Glengarnock, as the Strategic Industrial Site in the Garnock Valley for new business and industry development, and where the Council, in association with Scottish Enterprise National and Enterprise Ayrshire, is seeking to secure, as a priority, resources to treat site problems of ground stability and contamination, and environmentally improve the site in order to attract development which shall secure maximum employment benefit to the area.

Representations had been received regarding the over provision of industrial land at Lochshore and it was noted that a Master-planning exercise, to identify those parcels of land best suited for industrial holding at Lochshore, commissioned jointly by Enterprise Ayrshire and the Council, is currently being finalised. Enterprise Ayrshire have a remit from The Scottish Office to dispose of all surplus land. Lochshore North is to be retained as a Strategic Industrial Site along with Lochshore West for local development. Land to the north of the Strategic Site is to remain allocated as countryside and it was agreed that discussions should be held with Enterprise Ayrshire on options for disposal of any surplus land.

The Sub Committee (a) agreed that the proposal for a 3 h.a. site within the allocation of land at Lochshore for a Televillage was not appropriate for the site in question, and that the Development and Promotion Service should discuss more appropriate alternative housing sites with the proposed developer; and (b) noted the representation regarding the allocation of additional industrial land for the Bonded Warehousing at Willow-yard but agreed that only the land to the north of the existing site be reserved for this specific use.

Policy **IND 6** on *Business and Industry Outwith Allocated Sites* has been amended to afford protection to the local environment and significant natural heritage interests.

Retailing

Policy **RET 4** on *Out of Centre Developments* has been rewritten so that proposals for retail development, other than local convenience shops permitted in terms of Policy **RET 7**, outwith the town centres of Kilbirnie, Beith and Dalry, shall not accord with the Local Plan, unless they can be justified against the criteria set out in the revised Policy.

Tourism and Leisure

The Sub Committee noted the work being undertaken by the Development and Promotion Section to identify and protect Public Rights of Way and agreed that Policy **TOU 2** be amended to incorporate the identification of strategic footpaths.

Policy **TOU 3** on *Tourism and Leisure Developments* has been amended so that, in addition to satisfying the existing criterion against which the presumption in favour will be evaluated, proposed developments will now have to (a) avoid damaging impacts on important natural heritage interests; and (b) not lead to an unacceptable loss of open space or playing fields protected by Policy **TOU 10**.

New Policies **TOU 9** and **TOU 11** have been added covering *Public Art* and *Sports Pitches* respectively.

Policy **TOU 13** on *Golf* has been amended so that any new or extended golf courses permitted will, as well as having to make the protection of nature conservation interests an integral part of the proposals, be required to prepare and implement an environmental management plan. Facilities which are not clearly related to the primary use of golf, such as housing, shall not accord with the local plan.

Farming, Forestry and Minerals

Existing Policy **FAR 1** has been re-structured to form two distinct Policies, **FAR 1** and **FAR 2**, on *Prime Quality Farmland* and *Locally Important Farmland* respectively.

Policy **MIN 1** has been amended to identify the opportunities for creating wildlife and landscape features and to indicate the possible need for a bond to secure aftercare.

New Policy **MIN 2** and reworded Policy **MIN 6** (previously Policy **MIN 5**) indicate, respectively, a presumption against *Opencast Coal Extraction* and *Peat Extraction* within the local plan area.

Transportation

Policy **TRN 4** on *New Developments* has been redrafted to accord with the Irvine and Kilwinning Replacement Local Plan.

Policy **TRN 7** *Strathclyde Passenger Transport* has been amended to make reference to improved disabled access and enhanced security and safety aspects at stations.

Infrastructure and Services

Policy **INF 1** on *Recycling* has been amended to ensure that any proposals which increase the reuse and recycling of waste materials will have no significant adverse effects on important areas of natural heritage interest.

Policy **INF 2** on the *Reuse of Materials* now provides that the Council shall consult the Scottish Environment Protection Agency on proposals involving the recycling or reuse of demolition material.

The Sub Committee agreed that the terminology used in Policy **INF 3** on *Sewage Sludge* should be reviewed.

Policy **INF 5** on *Landfill* has been altered so that proposals involving significant land raising shall only be permitted where they would assist in rehabilitating derelict land or would otherwise improve the landscape character; safeguarding significant natural heritage interests. The possible requirement for a restoration bond is also included.

Policy **INF 6** on *Renewable Energy* has been reworded to protect Clyde Muirshiel Regional Park. Reference is also made to Ayrshire Landscape Character Assessment.

New Policy **INF 9** on the *Pipeline Consultation Zone* has been added so that development within the zone shall only accord with the local plan where the Council is satisfied that future uses on occupants shall not significantly add to the number of people exposed to the existing risk from the pipeline; and the development shall not in any way affect the operation of the pipeline.

Community Facilities

The Sub Committee noted that no significant representations were received in respect of the proposals and policies for *Community Facilities* .

Natural Environment and Heritage

The Sub Committee welcomed the designation of Beith Town Centre as an Outstanding Conservation Area and agreed that proposal **ENV 1P** could be deleted from the Finalised Plan, and agreed not to propose the designation of Conservation Areas in Kilbirnie and Dalry as part of the Local Plan.

Policy **ENV 3** on *Nature Conservation* sets out the steps that will be taken to protect and conserve wildlife, habitat and other natural features of importance.

Policies **ENV 3, ENV4, ENV 5, ENV 6, ENV 7, ENV 9** and **ENV 10** have been included to cover the Council's policy in respect of *Nature Conservation, Landscape, Sensitive Landscape Character Areas, Scheduled Ancient Monuments, Archaeological Sites, Conservation Areas and Designated landscapes*.

The wording of Policy **ENV 11** on *Development in the Countryside* was amended by the addition of further criterion to accord with Policy **HOU 10** on *Houses in the Countryside*.

A Finalised Plan, taking account of the representations received from the consultation exercise, and Members' comments, will be prepared and published in early 1999. Six weeks will be allowed for objections to be received after which, if there are still unresolved objections, a Public Local Inquiry will be held. The Council will only be able to adopt the Replacement Plan once the Reporter has presented his findings.

After discussion the Sub Committee agreed (a) to endorse proposed changes to the Replacement Local Plan ; and (b) that a finalised version be prepared and published in early

1999.

Meeting ended at 12.25 p.m.