

Local Development Plan Committee
14 August 2012

IRVINE, 14 August 2012 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

Present

Marie Burns, Ronnie McNicol, Robert Barr, John Bell, Matthew Brown, John Bruce, Anthea Dickson, John Ferguson, Alex Gallagher, Willie Gibson, Tony Gurney, Jean Highgate, Alan Hill, Elizabeth McLardy, Alex McLean, Catherine McMillan, Peter McNamara, Ruth Maguire, Tom Marshall, David O'Neill, Donald Reid, Robert Steel and Joan Sturgeon.

In Attendance

I. Mackay, Solicitor to the Council, D. Hammond, Team Manager (Development Plans), A. McNair, Planning Officer (Corporate Services); M. McKeown, Committee Services Manager (Chief Executive's Service).

Also In Attendance

Mr I. Mills.

Chair

Councillor Burns in the Chair.

Apologies for Absence

John Easdale, Jim Montgomerie and Irene Oldfather.

1. Appointment of Vice Chair

The Chair invited nominations to fill the position of Vice Chair to the Committee.

Councillor Gibson, seconded by Councillor Barr, moved that Councillor Ronnie McNicol be appointed to the position. There being no amendment, the motion was declared carried.

Accordingly the Committee agreed to appoint Councillor Ronnie McNicol as Vice Chair.

2. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16.

3. Local Development Plan - Noddsdale Meadow & Brisbane Glen Road, Largs

Submitted report by the Solicitor to the Council which provided further clarification on access and flood risk issues raised by Members in respect of the proposed inclusion of sites at Noddsdale Meadow & Brisbane Glen Road, Largs, within the Local Development Plan (LDP).

At the outset the Committee, with the permission of the Chair, heard from Mr I. Mills, a Largs resident, in respect of local concerns regarding the reinstatement of the sites within the LDP. Members had the opportunity to ask questions of Mr Mills in respect of his presentation.

In November 2010, the Committee approved publication of the Proposed LDP which allocated Noddsdale Meadow and Brisbane Glen Road, Largs for housing development of indicatively 80 and 60 units respectively. Public consultation then followed during which local residents submitted representations requesting a second road bridge to access Noddsdale Meadow, and expressing concern that either development would exacerbate flooding issues within Largs.

In March 2012, the Committee considered the outcome of the consultation and agreed, on a motion, to delete the allocations pending further investigation of the flood risk of both sites and whether existing vehicular access arrangements for Noddsdale Meadow were sufficient.

Subsequently, at its meeting held on 4 April 2012, the Council received a report which provided an outline of investigatory works to be undertaken by the developers. The report sought agreement, if the work were deemed adequate by officers, to reinstate the allocations within the Modified Plan prior to the Plan's publication. The Council agreed to delay the publication of the Modified Plan until all issues had been addressed, and recognised the resulting significant delay in publishing a Modified Plan.

The scope of the flood risk assessment work for both sites was agreed between the developers' engineers and Council officers and subsequently undertaken and submitted for consideration by officers. The report summarised the findings of the investigatory works undertaken and identified specific mitigation measures details of which were set out within the Infrastructure Requirement Schedule which was appended to the report.

The report proposed, based on the outcome of the investigatory works and the proposed mitigation measures, that the Committee should agree to the reinstatement of both of the sites as housing allocations within the Modified Plan.

Members asked questions and received clarification on the information presented, including:

- the reliability of the assessment works carried out and the robustness of the methodologies used;
- the lack of long term evidence and monitoring of flooding on the sites;
- the impact of future changes in climate change including patterns of rainfall; and
- the effectiveness of the proposed mitigation and attenuation measures presented in the report;

Thereafter, Councillor Gallagher, seconded by Councillor Gurney, moved that the Committee agree not to reinstate the proposed allocations within the LDP on the basis that, notwithstanding the advice presented in the report in relation to the acceptability of the risk of flooding on the sites in terms of the Risk Framework within

National Policy, there were still sufficient local concerns and a lack of long term evidence through monitoring, to support reinstatement of the sites within the Modified Plan. There being no amendment, the motion was declared carried.

Accordingly, the Committee agreed not to reinstate the sites at Noddsdale Meadow & Brisbane Glen Road, Largs, into the Modified Plan as Policy RES 2: Additional Housing Sites

4. Development Plan Scheme Update

Submitted report by the Solicitor to the Council on recent progress made on the Local Development Plan (LDP), and seeking approval for the publication of the revised Development Plan Scheme.

The Development Plan Scheme sets out the programme for preparing the LDP, provides a concise summary of the preparation process, and enables stakeholders to monitor plan progression. A Development Plan Scheme, which included a revised preparation timetable, was appended to the report.

The Modified Plan will be published and a 6 week consultation period will follow. A report on the outcome of the consultation process, which will seek agreement to responses to representations on the Modified Plan, will be presented to the Committee in December 2012. Thereafter the relevant information will be submitted to the Scottish Government in February 2013 who will then appoint an independent Reporter to consider unresolved representations as part the examination of the Local Development Plan.

Adoption of the LDP is now anticipated in Autumn 2013. This milestone is dependent upon the length of the Reporter's examination.

The Committee agreed to approve the revised Development Plan Scheme as set out in the report.

The meeting ended at 11.05 a.m.