

Infrastructure and Environment Services Committee
11 June 1997

Irvine, 11 June 1997 - At a Meeting of the Infrastructure and Environment Services Committee of North Ayrshire Council at 2.00 p.m.

Present

Samuel Gooding, David Munn, Patrick Browne, Jack Carson, Ian Clarkson, James Clements, Margaret Highet, Elizabeth McLardy, Thomas Morris, Alan Munro, David O'Neill (Item 13(e) only), John Sillars and George Steven.

In Attendance

The Director of Planning, Roads and Environment, J. McCorkell, Head of Planning and Environment, N. Buchan, Head of Roads, M. Ferrier, Team Leader (Planning, Roads and Environment), J. Hair, Principal Officer Accountancy (Financial Services) and S. Bale, Administration Officer (Chief Executive).

Chair

Mr Gooding in the Chair

Apologies for Absence

John Donn.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 30 April 1997, copies of which had previously been circulated, were confirmed.

2. North Ayrshire Planning and Land Use Strategy

Submitted report by the Director of Planning, Roads and Environment on the North Ayrshire Planning and Land Use Strategy document which has been produced to review the existing planning policy framework and to provide general directional guidance for future planning activity. This is intended to be a working document which will stimulate internal and external discussion, assist in adopting a more strategic approach Council wide and form the basis of input to the Structure and Local Plans.

The Chair emphasised the importance of partnerships with other agencies to attract business and industry to the area and the importance of improving the road links to the national motorway network, as detailed in the document.

After a full discussion, the Committee agreed (a) to approve the North Ayrshire Planning and Land Use Strategy document as the basis for input to the future stages of Structure and Local Plans preparation and any related planning policy documents; and (b) to send copies of the document to the two local MPs.

3. The Ayrshire and Arran Tourism Strategy and Local Tourism Action Plans

Submitted report by the Director of Planning, Roads and Environment on the Ayrshire and Arran Tourism Strategy and Local Tourism Action Plans.

On 19 March 1997, the Committee agreed to support the role which the Ayrshire and Arran Tourism Industry Forum will play in the co-ordination of tourism development and training

throughout North Ayrshire.

The AATIF have prepared the Ayrshire and Arran Tourism Strategy and Local Tourism Action Plans to co-ordinate and direct public and private sector tourism activities over the next five years. The Strategy and Action Plans are being presented to all the Ayrshire Councils and the Local Enterprise Companies. In addition, AATIF also consider that it is important for developments and projects at a local level to be co-ordinated and have a clear relationship to the broad strategy.

At a local level, two Action Plans have been formulated for North Ayrshire, covering (i) the Isle of Arran and (ii) the mainland and the Isle of Cumbrae. These set out a number of local projects and initiatives and provide details of the key activities and potential developments required to improve the tourism sector within the local economy over the next five years. Examples given included the upgrading of the existing accommodation stock on Arran and footpath and cycle links connected with Clyde Muirshiel Regional Park, for which appropriate sources of funding will have to be identified on a project by project basis.

After discussion, the Committee agreed to approve (a) the Ayrshire and Arran Tourism Strategy and (b) North Ayrshire's two Local Action Plans covering (i) the Isle of Arran; and (ii) the mainland and the Isle of Cumbrae.

4. Master Plan: Irvine Riverside Business Park

Submitted report by the Director of Planning, Roads and Environment on the Master Plan for Irvine Riverside Business Park and the proposed Planning Framework.

The Riverside Business Park is allocated for business and employment purposes within the existing Irvine and Kilwinning Local Plan and Strathclyde Structure Plan. Following the wind-up of Irvine Development Corporation, agreement was reached that Enterprise Ayrshire, as successor owners, would commission a major study to review the Riverside Business Park area and to appoint consultants to prepare an up-to-date Master Plan for the Business Park.

The Master Plan has now been finalised and provides a detailed reappraisal of Riverside Business Park, establishing its potential as a major strategic investment site. The site which is owned by Scottish Enterprise National is one of the largest areas available for development in Scotland. Enterprise Ayrshire are currently investigating a programme of works designed to help the existing businesses and attract new investors. The range of potential users is significant and the Plan includes a site for a 200,000 sq. feet unit suitable for a major manufacturer. Priority works identified include landscape and maintenance, external road signage and improved access. The Master Plan will guide the development of the Business Park and also act as a marketing document.

After discussion, the Committee agreed (a) to approve the Master Plan for Irvine Riverside Business Park; (b) to advise Enterprise Ayrshire of this approval; (c) to approve the incorporation of the contents of the Master Plan into the forthcoming Irvine and Kilwinning Local Plan Review and, as a strategic industrial site, into the forthcoming Ayrshire Structure Plan; and (e) to send the report to the two local MPs.

5. Request for Financial Contribution: Strathclyde Labour Market Information System (SLIMS)

Submitted report by the Director of Planning, Roads and Environment on proposed membership of the Strathclyde Labour Market Information System (SLIMS) which provides access to a range of labour market information, both from official sources and commissioned research and which can be used in support of European funding applications.

The Committee agreed to subscribe to the SLIMS service for 1997/98 at a cost of £3,011.00.

6. Clydeport Liaison Meeting

Submitted report by the Chief Executive on the Clydeport Liaison Meeting held on 30 May 1997.

Noted.

7. Inward Investment: Financial Support for Advance Factory Construction at Riverside Business Park, Irvine

Submitted report by the Director of Planning, Roads and Environment on proposals to support inward investment, in partnership with Enterprise Ayrshire, to secure the construction of an advance factory unit at Riverside Business Park, Irvine.

Inward investment projects normally require a unit of approximately 30,000 sq. feet to commence their operation. At present there is only one unit of this size available at Riverside Business Park and if this unit is let there will be no units available in Irvine to accommodate inward investment projects. At present neither Enterprise Ayrshire nor the Council have the resources to fund directly the provision of suitable accommodation. Enterprise Ayrshire have therefore proposed that a developer would construct a unit of approximately 30,000 sq. feet with Enterprise Ayrshire providing grant assistance towards the construction costs. Enterprise Ayrshire have requested that the Council provide a three year rental guarantee to the developer, the implications of this being that if the unit were to remain empty the Council would pay the rental for the period up to the first let of the factory or for 3 years, whichever is the earlier.

The Committee agreed to advise Enterprise Ayrshire that the Council is willing in principle to provide rental guarantees for three years to support the construction of an advance factory unit at Riverside Business Park, Irvine.

8. Road Safety Forum Steering Group

Submitted report by the Director of Planning, Roads and Environment on arrangements to deal with the strategic aspects of road safety.

Since 1 April 1996, the responsibility for road safety has been shared jointly between the Chief Constable of Strathclyde Police and the Directors/Heads of Roads of the twelve Councils within the former Strathclyde area. A group called the Road Safety Forum was set up in 1996, comprising senior Roads Officers and representatives of the Chief Constable, to ensure that road safety was tackled in as uniform a manner as possible across all twelve Councils. A meeting was held on 13 May 1997, at which the Council was represented by the Convenor and the Head of Roads, when it was agreed that a new group be formed called the Road Safety Forum Steering Group, comprising senior elected members and roads officers from each of the twelve Councils, along with the Convenor of the Joint Police Board and representatives of the Chief Constable.

The Committee agreed to appoint the Chair and the Head of Roads to the Road Safety Forum Steering Group.

9. Traffic Regulation Order: Corsehill Mount Road, Dreghorn

Submitted report by the Director of Planning, Roads and Environment on a proposed Traffic Regulation Order for Corsehill Mount Road, Dreghorn.

A request has been made by the local member for a review of the speed limit, currently 40 mph, on Corsehill Mount Road near to Greenwood Academy.

The Committee agreed to approve the investigation and preparation of a Traffic Regulation Order regarding the speed limit at Corsehill Mount Road, Dreghorn and the public advertisement of the proposal.

10. Maintenance of Open Spaces in Housing Developments

Submitted report by the Chief Executive on the maintenance of Open Spaces in Housing Developments.

On 13 May 1997 the Development Control Sub-Committee considered a report on this matter and agreed (a) that the Director of Planning, Roads and Environment submit a comprehensive planning policy on open space to a future meeting of the Infrastructure and Environment Services Committee; (b) to recommend to the Infrastructure and Environment Services Committee that the following interim measures be adopted:-

- (1) Developers should be made aware of the Council's requirements for the adoption of open space, as approved by the Community and Recreational Services Committee;
- (2) That it be made conditional on developers to secure arrangements for the management of landscaped areas prior to the development being occupied, where Council adoption is not being pursued; and
- (3) That it be made conditional that developers, where appropriate, make occupiers and owners aware of their obligations towards maintenance, prior to moving in, through the marketing package.

The measures proposed are interim measures only and a further report on a comprehensive planning policy on open space will be submitted within two cycles of the Committee meeting.

After discussion the Committee agreed to adopt the interim measures in relation to the maintenance of open space in housing developments as recommended by the Development Control Sub-Committee.

11. Landfill Tax and Potential Environmental Project Funding

On 19 March 1997, the Committee agreed that the Director of Planning, Roads and Environment investigate various aspects relating to Landfill Tax and potential environmental project funding. Submitted report by the Director of Planning, Roads and Environment on this matter.

Both Enterprise Ayrshire and Argyll and the Islands Enterprise have been approached, along with a number of private landfill operators in the area, all of whom have expressed a positive response. The Committee was advised that at present the Council is unable to spend landfill tax credits itself and has to channel these through appropriate environmental trusts.

After discussion, the Committee agreed (a) to authorise the Director of Planning, Roads and Environment to (i) submit a report to the next meeting setting out a strategy and criteria for project evaluation and establishing priority projects for implementation; (ii) submit an annual programme of works based on the strategy, criteria for evaluation and priorities set to a future meeting; and (b) to seek the assistance of the two local MPs in pressing for further legislation to allow local authorities to control directly the expenditure of the landfill tax credits, rather than having to channel these through environmental trusts.

12. Proposals to Deregulate/Devolve Building Control Fee Setting

Submitted report by the Director of Planning, Roads and Environment on the proposed devolvement of Building Control Fee Setting to local authorities. The Committee had continued consideration of this item at their meeting on 23 January 1997.

COSLA is seeking views on whether Councils are, in principle, in favour of devolved/deregulated fee setting and what model of deregulation Councils would prefer, if some form of deregulation is inevitable. COSLA will send the Council's views to the Secretary of State. The Scottish Office, over a period of time, have been seeking to fund the cost of building control from fees charged to

users of the service by local authorities and to remove the central government subsidy for the service.

The Committee acknowledged the report's support for pursuing the deregulation/devolvement of fee setting to local authorities and retaining the existing level of fees as a guide, but did not favour this option.

In conclusion the Committee agreed to advise COSLA that the Council is not in favour of moving towards deregulating/devolving Building Control fee setting since they believe this must be done centrally.

13. Outstanding Applications for Planning Permission for Determination

Submitted reports on the following applications:-

(a) N/01/96/0740: Stevenston: Ardeer Peninsula

Nobel Exhibition Trust, The APL Centre, Stevenston Industrial Estate, Stevenston have applied for outline planning permission for the erection of an exhibition centre and ancillary staff/workshop building together with a footbridge link to Irvine Harbourside over the River Irvine. Objections have been received from Mr D Potter, 115 Mallard Terrace, East Kilbride, Mr D Courtney, 15 Braeside, Irvine, Mr D Cowan, 2 Duncan Drive, Irvine, Mr J Dillon, Steelbank Cottage, Dalgarven, Mr D Lambie, 11 Ivanhoe Crescent, Saltcoats, Irvine, Irvine Boatowners Association, 66 Harbour Street, Irvine and Irvine Sailing and Cruising Club, 66 Harbour Street, Irvine.

After a full discussion and having considered the terms of the objections, the Committee agreed subject to the terms of 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 any subsequent application for approval of reserved matters shall also include full details of (i) the proposed sewerage treatment plant and discharge arrangements; and (ii) the bridge design and full operational protocol.

(3) That no development shall take place until the applicants have carried out a detailed risk assessment in relation to contaminated land within the site and have received the written approval of North Ayrshire Council as Planning Authority for proposals for the remediation measures in that connection.

(4) That the applicants shall fully implement the recommended measures to mitigate the potential adverse effects of the ecology of the area as confirmed in a letter from the Building Design Partnership of 3 June 1997 and including the following matters:-

(a) Prior to the commencement of works the applicants should produce the implement, in conjunction with SNH, a Conservation and Landscape Management Plan which should (i) encompass the appropriate management of all natural habitats, the design and phasing of landscape works and any proposals for the translocation and restoration of natural habitats and (ii) should also identify "closed seasons" for construction works to minimise the disturbance to migratory species.

(b) A Visitor Management Plan should be prepared and implemented prior to the opening of the facility which should include measures for monitoring and minimising the impact of the operation development on the surrounding natural habitats.

(c) Construction work should be restricted to a narrow area surrounding the footprint of the building. Areas required for the work camp, storage of plant and materials should be identified in the Conservation and Landscape Management Plan. All areas of internationally important habitat should be avoided.

(d) Construction of access track. Currently the route of the access track crosses a narrow tongue of saltmarsh vegetation, close to the Garnock Wharf, which is locally important in

conservation terms. An open or culverted structure should be installed at this point to ensure the free movement of total flooding.

(e) A Monitoring Programme, as described in 6.2.3 of the Ecological Assessment Report should be implemented. It is essential the results of this monitoring should be compatible with the needs of the Conservation Landscape Management Plan and that this plan clearly identifies threshold levels to trigger the implementation of management decisions.

(5) No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work 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 North Ayrshire Council as Planning Authority.

(6) 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.

(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 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.

(8) That any subsequent application for the approval of reserved matters shall be accompanied by full details of all construction methods and processes including proposed hours of operation and anticipated noise levels together with proposals to minimise noise nuisance during the construction phase of the development.

(b) N/01/97/0138: Dalry: 1 Blair Road

Wilson's Auctions Ltd, Mallusk, Newtonabbey, Co. Antrim have applied for a change of use of former yarn spinning factory to auction rooms and ancillary offices at 1 Blair Road, Dalry. A representation has been received from Mr Gilbert, Coalheughglen Farm, Dalry.

Having considered the terms of the representation, the Committee agreed to grant the application, subject to the following conditions:-

(1) That no livestock shall be sold from the site.

(2) That prior to the commencement of the use the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a revised plan showing full details of the areas to be used for 65 customer parking spaces, staff parking and cars waiting to be auctioned.

(3) That prior to the commencement of the use the applicant shall provide to the satisfaction of North Ayrshire Council as Planning Authority "give way" markings at the access junction with Blair Road.

(4) That prior to the commencement of the use the applicant shall lower the existing stone wall at the immediate east of the access junction with Blair Road to a maximum of 0.5m in height.

(5) That prior to the commencement of the development the customer and staff parking spaces shall be surfaced and clearly marked out to the satisfaction of North Ayrshire Council as Planning Authority.

(6) That prior to the commencement of the development the applicant shall hard surface and mark out the areas of customer and staff parking to the satisfaction of North Ayrshire Council as Planning Authority.

(c) N/01/97/0039: Kilwinning: Kilwinning Academy (land to the south)

The Board of Management James Watt College, Finnart Street, Greenock have applied for planning permission for the erection of a new college building together with new vehicular and pedestrian access and car parking at land to the south of Kilwinning Academy, Kilwinning. Objections have been received from the Cornerstone Church, 2 Dalry Road, Kilwinning (church house), R. Barr, 8 Dalry Road, Kilwinning, G. Smith, 10 Dalry Road, Kilwinning, J. Frey, 12 Dalry Road, Kilwinning, A. Cullimore, 14 Dalry Road, Kilwinning, S. Galloway, 16 Dalry Road, Kilwinning, A. McKee, 31a Dalry Road, Kilwinning, A. Kennedy, 52 Carey House, Kilwinning, J. McConnell, 9 Woodburn Avenue, Kilwinning and a petition with 37 names from residents of Woodburn Avenue, Kilwinning.

Having considered the terms of the objections the Sub-Committee agreed subject to the Secretary of State being notified under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 and to a Section 75 Agreement (in relation to off-site traffic management and a construction haulage route) to grant planning permission subject to the following conditions:-

- (1) That prior to the commencement of the development an amended parking layout shall be submitted for the written approval of North Ayrshire Council as Planning Authority showing a minimum of 250 spaces.
- (2) That in the event that the sewerage connection is not made on Council land any alternative connection will require the prior written approval of North Ayrshire Council as Planning Authority.
- (3) That prior to the commencement of the development the applicant shall investigate the hydraulic capacity of the culverted section of the Woodburn and demonstrate to North Ayrshire Council as Planning Authority that the storm water flow will not cause any flooding problems.
- (4) That prior to the commencement of the development an oil interceptor shall be provided by the applicant on the drainage from the car park.
- (5) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details of the proposed external finishes.
- (6) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority (i) a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare; and (ii) details of boundary treatment.
- (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 buildings or 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.
- (8) That prior to the occupation of the college building the boundary treatment approved under Condition 9 shall be erected to the satisfaction of North Ayrshire Council as Planning Authority.
- (9) That a 3.5m wide access strip to the rear of the properties in Dalry Road shall be excluded from the development to allow proprietors to form parking spaces, or locate garages within the rear gardens.
- (10) That there shall be no drainage connection to the trunk road drainage system.
- (11) That no direct vehicular or pedestrian access, shall be permitted between the development and Dalry road.
- (12) That prior to the commencement of the development the applicant shall submit (i) details of external security lighting; and (ii) an amended internal layout to relocate the staff and student common rooms from the easternmost part of the building for the approval in writing of North Ayrshire Council as Planning Authority.

(d) N/01/97/0120: Kilwinning: Byrehill Drive: Campbell Distillers Ltd (site to the east of)

Scottish Ambulance Service, Tipperlinn Road, Edinburgh have applied for outline planning permission for the erection of an ambulance station at Campbell Distillers Ltd (site to the east of), Byrehill Drive, Kilwinning.

After a full discussion the Committee 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 commences.
- (2) That access to the site shall be located as close as possible to the north west boundary of the site.
- (3) That a sightline triangle of 4.5m x 60m shall be provided in either direction from the access.

(e) N/01/97/0133: Irvine: New Street: Land to the east of the railway line

Dawn Developments Ltd, Westburn House, Monkton Road, Prestwick have applied for outline planning permission for a retail development comprising a food supermarket, 8 non-food retail units (Class 1), 1 non-food unit with attached garden centre, petrol filling station, fast food restaurant, an access road from between Merryvale Roundabout and New Street with a link to Second Avenue and associated parking at land to the east of the railway line, New Street, Irvine. Objections have been received from Ms C B Smith, 15 McKinley Crescent, Irvine, Mr and Mrs A W Leask, 6 Heatherhouse Road, Irvine, Mr and Mrs Holles, 1A Second Avenue, Irvine, R. Black, 12 Second Avenue, Irvine, J & H Boyd, 14 Second Avenue, Irvine, Mr G Black, 12 Second Avenue, Irvine, J & A Lippi, 6 Second Avenue, Irvine, A Bennett, 8 Second Avenue, Irvine, A McPherson, 3 Third Avenue, J Bell, 20 Second Avenue, Irvine, A Gray, 2 Second Avenue, Irvine, Sigman Aldrich, Second Avenue, Irvine, Land Securities, 302-304 St. Vincent Street, Glasgow, R. Tym & Partners Glasgow on behalf of Somerfield Stores Ltd, Kilmarnock and Prestwick and Halliday, Fraser Munro on behalf of Asda Stores, Irvine. A representation dated 4 June 1997 was also submitted from Angus Matheson Associates on behalf of the applicant and in a letter of 4 June 1997 Land Securities had reiterated their initial objections to the proposal.

In response to concerns raised by the local member and his request that there be public consultation on the proposed pelican crossing, the Director of Planning, Roads and Environment gave assurances that the issues of a pelican crossing and access/egress to the Industrial Estate would be looked at as part of the detailed application and that the access link to Second Avenue would not be opened until detailed consideration had been given

After a full discussion and having considered the terms of the objections and the terms of the representation from the applicant's agent 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 Units 1 - 8 shall be occupied by businesses selling comparison goods only.
- (3) That Units 1 - 5, 7 and 8 shall be a minimum of 900m² in size.
- (4) That notwithstanding the provisions of (a) Section 26(2)(f) of the Town and Country Planning (Scotland) Act 1997; and (b) the Town and Country Planning (Use Classes)(Scotland) Order 1989 the express approval of North Ayrshire Council as Planning Authority shall be required in respect of the sub-division of any of the retail units.
- (5) That all reserved matters shall be submitted as a single application which shall include a phasing plan for implementation.
- (6) That with regard to condition (1), new units 6 - 8 shall be designed to create an integral link in built form and pedestrian access between Riverway Retail Park and the new superstore/non-food

units.

(7) That notwithstanding the provisions of Article 10 of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984 (or any Order revoking or re-enacting that Order) the express consent of North Ayrshire Council as Planning Authority shall be required in respect of any advertisement on the site, being the land and buildings.

(8) That all construction traffic shall enter the site from the Merryvale Roundabout details of which shall be agreed in writing with North Ayrshire Council as Planning Authority.

(9) That new access link and associated junctions and roundabouts and car parking areas shall be completed in full prior to the occupation of any of the retail premises hereby approved.

(10) That the access link to Heatherhouse Industrial Estate shall be formed but shall not be opened until a date agreed with North Ayrshire Council as Planning Authority after a suitable traffic assessment has been made.

(11) That the pedestrian crossing from Unit 6 of the Riverway Retail Park to Unit 5 of the Merryvale Retail Park shall be a controlled pelican crossing.

(12) That all details of the new access road through the site shall be agreed in writing with North Ayrshire Council as Planning Authority, in particular:-

- a) The entry widths at the existing access points on Merryvale Roundabout;
- b) Measures to prevent right turn manoeuvres into and out of the Heatherhouse link road; and
- c) Proposals for the junction spacing and sightlines on the access road.

(13) That bus lay-bys shall be provided on either side of the access road at positions to be agreed with North Ayrshire Council as Planning Authority along with footpath links from the lay-bys to Irvine Station and the main pedestrian network.

(14) 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.

(15) 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 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.

(16) That the existing trees/shrubs along the boundary with McKinlay Crescent shall be retained except as otherwise agreed in the landscape proposals to be approved.

(17) That the means of enclosure to the boundary with McKinlay Crescent shall be a brick wall from the edge of the existing wall to the edge of the service yard beyond which it shall be a 1.8m high close boarded timber fence to the Merryvale Roundabout.

(18) That the means of enclosure to the boundary with the existing railway line shall be a 1.8m high weld mesh fence.

(19) That prior to the submission of reserved matters the site shall be tested for potential contaminants and details of proposals to deal with any contaminants shall be submitted for the approval of North Ayrshire Council as Planning Authority.

(f) N/01/97/0043: West Kilbride: Broomlands Farm

Robert Pettigrew, Broomlands Farm, West Kilbride has applied for planning permission for the erection of a large detached garage at Broomlands Farm, West Kilbride.

The Committee agreed to continue consideration of this application to allow the Chair, Vice-Chair and local member to visit the site.

(g) N/01/96/0334: Stevenston: site to the north of Pennyburn roundabout

On 13 May 1997 the Development Control Sub-Committee agreed to continue consideration of the application by BJK Aitken Holdings Ltd/Granada Hospitality Ltd, 385 Hillington Road, Glasgow for outline planning permission for the erection of a petrol station, roadside diner, 40 bed travel lodge and family restaurant, associated parking, landscaping and formation of access at the site to the north of Pennyburn Roundabout, Stevenston to allow a Member/Officer Working Group comprising the Chair, Vice-Chair and members of the Sub-Committee of 13 May 1997 to discuss the application further and report to the next meeting of the Infrastructure and Environment Services Committee.

Objections have been received previously from Safeway Plc and Mrs C Watson, 2 Duddingston Avenue, Kilwinning.

Having considered the report of the Member/Officer Working Group held on 26 May 1997 and the terms of the objections and the Committee agreed subject to the applicants entering an agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure the simultaneous completion of all the components of the proposed development, 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 a single application shall be submitted for the approval of all the reserved matters.
- (3) That each of the components of the development hereby approved shall be completed simultaneously and that the use of any one part shall not commence until the whole development has been completed to the satisfaction of North Ayrshire Council as Planning Authority.
- (4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of any part of the development or the completion of the development, whichever is the sooner; and any trees or other plants which within a period of 5 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.
- (5) That there shall be no overnight HGV parking within the site.
- (6) The site access shall be constructed, at the applicant's expense, generally as shown on Figure 19 of JMP's Traffic Impact Assessment Report dated February 1997, subject to detailed consideration of layout geometry, to the satisfaction of the Planning Authority, in consultation with the National Roads Directorate, and will be subject to a Safety Audit.
- (7) Proposals for modifications to existing Pennyburn Roundabout, as shown in Drawing Number 2723/KWM/02, should be submitted for approval by the National Roads Directorate, and will be considered as part of the Safety Audit.
- (8) No part of the proposed development shall encroach upon land required for the construction of the A78 Ardrossan Bypass.

(h) N/01/97/0231: Stevenston: Ground between 98 - 104 Boglemart Street

ATM Honda, 104 Boglemart Street, Stevenston have applied for a change of use of vacant ground to car sales, erection of perimeter fence and wall at ground between 98 - 104 Boglemart Street, Stevenston.

The Committee agreed subject to no objections being received and to referral to the Secretary of State the terms of the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997 to grant the application subject to the following conditions:-

- (1) That prior to the commencement of the development hereby approved the applicants shall

submit for the written approval of North Ayrshire Council as Planning Authority a plan indicating a revised parking layout with increased provision within the existing yardspace at the rear of the showroom building.

(2) That the area of unsurfaced ground within the application site shall at all times be maintained in a tidy condition to the satisfaction of North Ayrshire Council as Planning Authority.

14. Proposed Tree Preservation Order: 1 - 4 Boathouse Drive, Largs

Submitted report by the Director of Planning, Roads and Environment on a proposed Tree Preservation Order at 1 - 4 Boathouse Drive, Largs.

The owner of the property at 1 - 4 Boathouse Drive, Largs has advised the Director of Planning, Roads and Environment of her intention to cut down seven mature sycamore trees located within her property. Following an inspection of the site it has been determined that these trees are part of a group of mature trees located along the northern and eastern boundaries of the development at Boathouse Drive. It is considered that the trees in the gardens of numbers 1 - 4 Boathouse Drive make a valuable contribution to the amenity of the area and would justify the protection of the a Tree Preservation Order.

The Committee agreed to authorise the Director of Planning, Roads and Environment to serve a Provisional Tree Preservation Order in terms of Section 163 of the Town and Country Planning (Scotland) Act 1997 on trees in the gardens of numbers 1 - 4 Boathouse Drive, Largs.

15. Building (Scotland) Act 1959/70: Determination of Applications for Building Warrant

Submitted reports on the following applications:-

(a) 3 Cochrane Place East, Largs: RFS/5/BW/96/0945

The information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse the application on the grounds that it does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

(b) 119 Frew Terrace, Irvine: RFS/5/BW/96/0795.

The information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse the application on the grounds that it does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

(c) 27 (land to the east of) Ashgrove Road, Kilwinning: RFS/5/BW/96/0145.

The information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse the application on the grounds that it does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

(d) 35-37 Main Street, Dalry; RFS/5/BW/96/0665

The information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse the application on the grounds that it does not comply with the

Building Standards (Scotland) Regulations 1990 as amended.

16. Conference: National Housing and Planning Conference and Exhibition

Submitted report by the Chief Executive on the National Housing and Planning Conference and Exhibition to be held in Bournemouth from 20th to 23rd October 1997.

On 19 March 1997 the Committee approved attendance at three Conferences including the Royal Town Planning Institute Conference in Edinburgh from 10 - 12 June 1997. As the Infrastructure and Environment Services Committee meets on 11 June 1997 the Chair and Vice-Chair will be unable to attend this. It is proposed that the 1997 National Housing and Planning Conference and Exhibition in Bournemouth from 20 - 23 October 1997 be substituted instead, as an alternative conference for attendance.

The Committee agreed that the Chair and Vice-Chair or their nominees attend the National Housing and Planning Conference in Bournemouth from 20 - 23 October 1997.

The meeting ended at 4. 25 p.m.