

Local Development Plan Committee
20 January 2017

Irvine, 20 January 2017 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

Present

Alex Gallagher (Chair), Ronnie McNicol (Vice Chair), Robert Barr, Matthew Brown, John Bruce, Marie Burns, Joe Cullinane, John Ferguson, Willie Gibson, Alan Hill, John Hunter, Grace McLean, Catherine McMillan, Louise McPhater, Tom Marshall, Alan Munro, David O'Neill, Irene Oldfather, Donald Reid, Robert Steel, and Joan Sturgeon.

In Attendance

J. Miller, Senior Manager (Planning) and N. McIlvanney, Strategic Planning Manager (Economy and Communities); C. Andrew, Senior Manager (Legal Services) and A. Little, Committee Services Officer (Chief Executive's)

Chair

Alex Gallagher in the Chair.

Apologies for Absence

John Bell, Ian Clarkson, Anthea Dickson, John Easdale, Jean Highgate, Jim Montgomerie

1. Declarations of Interest

There were no declarations of interest in terms of Standing Order 16 and Section 5 of the Councillors' Code of Conduct.

2. Minutes

The accuracy of the Minutes of the meeting held on 11 March 2016 was agreed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. North Ayrshire Local Development Plan 2: Main Issues Report Publication and Consultation

Submitted report by the Executive Director (Economy and Communities) on the draft North Ayrshire Main Issues Report (MIR) which identified the key areas for change in the Local Development Plan 2 and included:-

- a vision for Local Development Plan 2;
- Locality Planning and the Place Standard;
- Delivering Houses;
- Town Centres;
- Arran and Cumbrae;
- Regeneration of Employment Land;
- Integrating Marine and Coastal Planning;
- Hunterston Port Energy Hub;
- Planning for Renewable Energy;
- Call for sites Proposals Constraint Assessment; and
- Policy Monitoring Summary.

A summary of the preliminary assessment of sites submitted through the Call for Sites process, was provided in map format at Appendix 1 to the report. Appendix 2 to the report highlighted key findings from the evidence that defined whether the matter should be a main issue.

Members made the following comments and suggestions:-

- the immediate need for housing, including affordable housing, on Arran and Cumbrae;
- the requirement for developers to provide affordable housing at a proportion of the site's capacity and whether a variation to the proportion could be considered;
- freeport and tourism opportunities for Hunterston;
- information in relation to flooding at the Glen in Largs that will require to be taken into consideration as part of the call for sites process;
- the capacity of services within villages and towns to meet the demands of any additional housing provision;
- that the Council should make a strong statement about equality, accessibility and supporting our people, through the promotion of health and well-being, highlighting physical and mental health issues, the impact of the environment on the community and the desire to make our environment dementia friendly; and
- more support to community planning partners to encourage participation in the consultation process.

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

- work that will be done with the Arran Economic Group to identify positive solutions LDP2 can deliver to support the provision of new houses on Arran;
- the completion of the Housing Needs and Demands Assessment (HNDA) that will assist in determining whether the current affordable housing contributions policy is appropriate;
- work that is being done with Peel Port on a masterplan for the port area at Hunterston and will explore options to maximise economic opportunities at Hunterston;
- the call for sites process that invited communities, developers and individuals to promote land to the Council for consideration in future land allocations through LDP2;
- an options appraisal that will be undertaken to assess in more detail the sites identified through the call for sites process;

- the Strategic Infrastructure Group that will examine the pressures on services as a result of the provision of additional housing;
- information that had been provided by the LDP Forum for House builders in relation to the marketability of sites in North Ayrshire and a focus on those that will be of most interest to developers;
- the Strategic Housing Investment Plan (SHIP) which sets out a five year suggested development programme based on affordable housing investment priorities for North Ayrshire;
- the LDP2 vision which recognises the quality of the natural environment and will include equality and accessibility; and
- exhibitions that will take place in each of the 6 Localities in North Ayrshire to present information on the content of the Main Issues Report and to invite interested parties and members of the public to drop-in and discuss the report.

The Committee agreed to approve (a) the Main Issues Report for publication and consultation; and (b) the consultation statement for the MIR.

The meeting ended at 10.40 a.m.