

Infrastructure and Environment Services Committee  
3 March 1999

**Irvine, 3 March 1999** - At a Meeting of the Infrastructure and Environment Services Committee of North Ayrshire Council at 2.00 p.m.

**Present**

D. Munn, J. Carson, J. Clements, M. Highet, E. McLardy, T. Morris, R. Reilly, J. Sillars and G. Steven.

**In Attendance**

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

**Chair**

Mr Munn in the Chair.

**Apologies for Absence**

Ian Clarkson, John Donn and Samuel Gooding

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 20th January 1999, copies of which had previously been circulated, were confirmed.

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

Submitted report by the Assistant Chief Executive (Legal and Regulatory) on the following applications:-

- (a) 6 Kirk Close, Dalry: RFS/5/BW/98/0475
- (b) 4 Overtoun Road, Springside: RFS/5/BW/98/0094
- (c) Public Toilet, North Crescent Road, Ardrossan: RFS/5/BW/98/0392
- (d) 29 Boglemart Street, Stevenston: RFS/5/BW/98/0332 (copies enclosed).

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) Act 1990 as amended".

**3. Outstanding Applications for Planning Permission for Determination**

Submitted reports on the following applications:-

**(a) N/01/98/0538: Stevenston: High Road: Nelson Road (site to east of)**

On 20th January 1999 the Committee considered a report on an application from Ayrshire and Arran Community Health Care NHS Trust for planning permission to erect a Community Health Care Resource Centre, incorporating treatment interview rooms and associated office accommodation, and alterations and improvements to High Road/Nelson Road junction, at a site to the east of Nelson Road, High Road, Stevenston.

Having been advised that following the publication of the Mental Health Framework by Ayrshire and Arran Health Board, and the Government's White Paper 'Designed to Care' and Green Paper 'Working Together for a Healthier Scotland', the Trust intended to undertake a full review of service provision in all areas of Ayrshire and Arran, the Committee agreed to continue the matter to the March meeting.

The Trust had now advised that the review was unlikely to be completed before the end of May 1999 and requested that the Committee agree to continue the application until after this date.

The Committee agreed to continue the application to an appropriate future meeting.

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

On 25th November 1998 the Committee considered a report on an application from John Thomson Construction Ltd, Park Terrace, Lamlash, Isle of Arran, 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. Thirteen objections and two letters of support had been received at this time, plus a 78 signature petition, and the Committee agreed to continue the application to allow the Chair, Vice-Chair and local member to meet with the applicant and objectors. This meeting took place on 8th January in Corrie, Island of Arran.

Following the public meeting an additional representation was received from Mr R E Lamb of Chartered Planners, on behalf of some of the objectors, and the issues raised in this letter were addressed in the report, which also recommended some changes to the recommended conditions. A further letter from Mr Lamb, received prior to the meeting, was also tabled along with a statement on behalf of the objectors.

After a full discussion the Committee agreed, with Councillor Sillars dissenting, and subject to the applicants and landowner entering into an agreement in terms of Section 75 of the Town and Country (Scotland) Act 19997 to provide a financial bond for the proposed restoration of the site, to grant planning permission subject to the following conditions:-

- 1) That prior to the commencement of any work outwith the existing site boundary full details of restoration and after-use of the site, including programming, shall be submitted for the written approval of North Ayrshire Council as planning authority.
- 2) That the development hereby permitted shall be discontinued and the land restored for agricultural purposes in accordance with plans to be approved under condition 1 at or before 31 March 2004 all to the satisfaction of North Ayrshire Council as planning authority.
- 3) That prior to the commencement of any work outwith the existing site boundary a plan showing the proposed programming of work, including the positioning of equipment and stockpiles as work progresses, shall be submitted for the written approval 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 and screening covering the areas shown on the submitted landscape layout plan, 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 and

screening shall be carried out in the first planting season and seeding seasons following this approval; 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.

- 6) That the use hereby permitted shall operate only between the hours of 8am and 6pm Mon-Fri, 8am-12 noon Sat and shall not operate on Sundays or public holidays.
- 7) That noise levels measured at least 3.5 metres in front of the facade of any dwellinghouse facing the quarry shall not exceed 55 dB L Aeq, 1h during the working hours specified above and 42 dB L Aeq, 1h at all other times, to the satisfaction of North Ayrshire Council as planning authority.
- 8) That prior to the commencement of any work outwith the existing site boundary details of measures to be taken to reduce noise levels at the site shall be agreed in writing with North Ayrshire Council as planning authority and implemented thereafter throughout the working life of the quarry. Any change of plant or working methods shall be agreed in writing with North Ayrshire Council as planning authority prior to being implemented.
- 9) That prior to the commencement of any work outwith the existing site boundary the operator shall appoint independent noise consultants, whose appointment shall be agreed in writing by North Ayrshire Council as planning authority, to carry out quarterly noise monitoring at location(s) which shall be agreed in writing with North Ayrshire Council as planning authority, to submit the results of the monitoring direct to the Council, and to continue to monitor noise at the agreed location(s) throughout the working life of the quarry, all to the satisfaction of North Ayrshire Council as planning authority.
- 10) That prior to the commencement of any work in the site, boundary details of measures to be taken to minimise the emission of dust and wind-blown sand from the site, including screening of equipment from wind and wetting of stockpiles, shall be agreed in writing with North Ayrshire Council as planning authority and implemented thereafter throughout the working life of the quarry.
- 11) That prior to the commencement of any work outwith the existing site boundary the operator shall provide dust monitoring equipment which is capable of being checked independently, the type and location of which shall be agreed in writing with North Ayrshire Council as planning authority, and shall continue to monitor dust and wind-blown sand at the agreed location throughout the working life of the quarry, to the satisfaction of North Ayrshire Council as planning authority.
- 12) That adequate wheel washing facilities shall be provided, and open vehicles carrying materials shall be sheeted before leaving the site, to ensure that vehicles leaving the site shall not deposit deleterious material on public roads.
- 13) That prior to the commencement of any work outwith the existing site boundary measures shall be in place to ensure that no liquid or solid material shall enter the Sannox Burn from the site, to the satisfaction of North Ayrshire Council as planning authority.
- 14) That the developers shall afford access at all reasonable times to West of Scotland Archaeology Service, or an organisation nominated by it, and shall allow them to observe work in progress and record items of interest and finds. Notification of the commencement date and information as to who should be contacted on site shall be given to North Ayrshire Council as Planning Authority and to West of Scotland Archaeology Service in writing not less than 14 days before the development commences.
- 15) That prior to the commencement of any work outwith the existing site boundary the operator shall submit details, including locations, of notices indicating the potential danger of the settlement ponds and of fencing of the settlement ponds, for the written approval of North Ayrshire Council as planning authority and shall erect them within 1 month of that approval being given.
- 16) That prior to the commencement of any work outwith the existing site boundary the oil tank and sump shall be contained within a bund as shown on approved drawing no. SS97-L2-A, to the satisfaction of North Ayrshire Council as planning authority.

**(c) N/01/98/0653: Stevenston; 4A Moorpark Road East**

On 20th January 1999 the Committee considered an application from W Ahmad, 158 Eastwoodmains Road, Clarkston, Glasgow, for planning permission for a change of use of a vacant building to form a dwellinghouse at 4a Moorpark Road East, Stevenston and agreed to grant the application subject to no objections being received within the public representation period.

A letter of objection from the owner/occupiers of Nos 6 and 8 1/L Moorpark Road East, was subsequently received and details of the grounds of objection were set out.

After discussion the Committee agreed to grant the application.

**4. N/06/98/0004 (Dalry: Bankhead) and N/06/98/0005 (Kilwinning: High Smithstone Farm): Applications for determination of conditions for mineral/mining sites**

Submitted report by the Assistant Chief Executive (Legal and Regulatory) seeking approval to serve a Planning Contravention Notice to require submission of information regarding records of previous mineral extraction at High Smithstone and Bankhead Quarries.

The report set out issues surrounding suspected breaches of planning control at High Smithstone and Bankhead Quarries. In order to expedite resolution of these matters, it was proposed that the Council should serve Planning Contravention Notices, in terms of Section 125 of the Town and Country Planning (Scotland) Act 1997, on persons with an interest in these quarries, requiring information on the various aspects of their operation of the sites.

The Committee agreed to serve Planning Contravention Notices on appropriate persons with an interest in the land comprising High Smithstone and Bankhead Quarries requesting the information as set out in the report.

**5. EC Bathing Water Directive 76/160/EEC Bathing Water Quality Results 1998**

Submitted report by the Assistant Chief Executive (Legal and Regulatory) on the 1998 bathing water quality results published by the Scottish Environment Protection Agency (SEPA).

At the present time the beaches at Irvine/Gailes and Saltcoats/Ardrossan are identified bathing waters in terms of EC directive 76/160/EEC and, as such, Member States are required to take all measures to bring these bathing waters up to the quality standards specified in the directive.

SEPA undertakes inspection of bathing waters on behalf of The Scottish Office and the results for 1998 reveal that the Saltcoats/Ardrossan beaches and the Irvine beach failed to meet the specified standards on 4 and 10 occasions respectively during the reporting period. SEPA also inspect non-designated beaches and, applying the same standards for designated beaches, the beaches at Largs, Seamill, Stevenston and Millport, all failed the standards. SEPA suggests that the cloudy and wet summer contributed to these poor results.

It is hoped that a study currently being undertaken by Leeds University on bathing waters along the Ayrshire coast will reveal reasons for the failure on North Ayrshire beaches and enable action to be taken to remove the cause of the failures.

The Scottish Office has also announced that 37 more Scottish beaches have been designated, including a beach on Cumbrae. The implications for the Council in terms of beach cleaning, monitoring, and the publications of results were highlighted.

The Committee (a) agreed that an appropriate number of Notice Boards and inserts be

provided at the new designated beach and that arrangements be made with the Local Island Office with a view to the notices being updated weekly during the summer season.

#### **6. Water Supply (Water Quality) (Scotland) Regulations 1990: Water (Scotland) Act 1980: West of Scotland Water Authority: Temporary Relaxations and Undertakings to The Secretary of State for 1999**

Submitted report the Assistant Chief Executive (Legal and Regulatory) on the submission by West of Scotland Water Authority of revised undertakings and applications for relaxations to the Secretary of State for Scotland.

Water Authorities must supply domestic water which complies with the prescribed standards of wholesomeness set down in the Regulations. Where an existing water supply fails to comply with the standards, the Water Authority must give a formal undertaking to the Secretary of State as to the action it intends taking to comply with the Regulations, and the timetable for such course of action. Where any of the chemical standards specified in the legislation cannot be met as a result of the nature or structure of the ground in the area from which water supply is abstracted, the Water Authority may apply to the Secretary of State for relaxation of the standard. No relaxation can however be granted where the failure is in respect of a health related parameter.

The report provided information on the undertakings and temporary relaxations which are currently in force in North Ayrshire. It was noted that in the list of undertakings only those small supplies serving the Island of Arran are still subject to undertakings, although a series of new treatment works and alternative supplies on the Island should ensure that all the Arran supplies are removed from the list of undertakings in due course. In relation to the mainland supplies, relaxations are in force mainly for manganese, and details of recent incidents concerning manganese in the water supply were noted.

The Committee agreed that a letter be sent to West of Scotland Water urging that the programme of works to remove manganese from the water supplies be expedited

#### **7. Traffic Regulation Orders**

Submit reports by the Corporate Director (Property Services) on traffic management proposals:-

##### **(a) Sidney Street, Saltcoats**

The Committee approved the investigation and preparation of a Traffic Regulation Order to improve road safety and traffic management at Sidney Street, Saltcoats by introducing (i) a one-way traffic operation (south to north) within Sidney Street and (ii) waiting restrictions in the vicinity of the Sidney Street junction with Eglinton Street, and agreed that it be advertised.

##### **(b) Perceton Church Road (Route C27), Perceton, Irvine**

The Committee approved the investigation and preparation of a Traffic Regulation Order to improve road safety at Perceton Church Road (Route C27), Irvine by introducing a Prohibition of Movement Order to close the road as a through route, and agreed that it be advertised.

##### **(c) Trunk Road A738 and Various Road, Kilwinning**

The Committee (a) approved the investigation and preparation of a Traffic Regulation Order to improve road safety and traffic management on Whitehirst Park Road, Woodside Road and Pennyburn Road, Kilwinning, by reducing the speed limit from 40 mph to 30 mph, and to extend the existing 30 mph limit on Stevenston Road, and agreed that it be advertised; and (b) noted The Scottish Office Development Department's intention to promote a Traffic Regulation Order to relocate

the speed limit on the A738 Trunk Road.

**(d) Route B777 at Longbar**

The Committee (a) approved the investigation and preparation of a Traffic Regulation Order to improve road safety and traffic management on Route B777 at Longbar by extending the present 30 mph limit up to Gurdie Road, and agreed that it be advertised; and (b) agreed that proposals for additional traffic calming measures, including the provision of 'gateways' at either side of the village, the provision of additional road signing on the B777, improvements to the bend and junction definition on the B777 at the Beith Road/Highfield -Longbar Road connection, and the provision of islands and markings between Longbar and Glengarnock, be submitted for inclusion in the 1999 Capital Programme.

**8. The North Ayrshire Council (Various Street, Brodick) (Prohibition of Waiting) Order**

Submitted report by the Corporate Director (Property Services) on the current position and objections to the proposed traffic restrictions for Brodick.

On 4th August 1996 the Committee approved the investigation of a Traffic Regulation Order for various streets in Brodick, Island of Arran. After investigation proposals were drawn up for consultation and public advertising in March-April 1998. A number of objections to the proposals were received and an Officer from Roads Services subsequently met with the objectors to discuss the issues raised.

Despite these discussions many of the objections have been maintained. In view of the level of objections, and the scale of any amendments to the original proposals which would be required to satisfy these objections, it was proposed that the existing TRO should be abandoned and that further consideration be given to drawing up possible options, which will then displayed on the Island to enable reaction from the public to be taken into account before a new Order is promoted.

The Committee agreed (a) to abandon the existing North Ayrshire Council (Various Street, Brodick) (Prohibition of Waiting) Order; and (b) to authorise the Head of Roads to investigate options for dealing with the problems and to consult the public prior to bringing proposals for a new TRO back to an appropriate Committee for consideration.

**9. Traffic Accidents and Casualties for Period from July to December 1998**

Submitted report by the Corporate Director (Property Services) on road traffic accident and casualty statistics for North Ayrshire during the period July to December 1998.

The report showed a 10% reduction in the total number of accidents compared with the same period in 1997, with injury accidents remaining constant.

Noted.

**10. Proposed Inspection Charges for Roads in New Developments**

Submitted report by the Corporate Director (Property Services) on the proposed introduction of charges for the inspection and monitoring of new roads.

Construction Consents, are currently processed by Roads Services at no cost to the applicant. Under Section 140(6) of the Roads (Scotland) Act 1984, Roads Authorities may recover expenses reasonably incurred in inspecting work associated with a Roads Construction Consent.

A number of Scottish Local Authorities now levy charges in connection with this work and following discussions, the Roads Working Group, which comprises the Head of Roads from areas covered by the 12 West of Scotland Councils, agreed to recommend a scale of charges to their

respective Councils:-

<b>Estimated Road Construction Cost</b>	<b>Inspection Charge per £1000 of Roads Construction Cost</b>
Up to £1000	£21
£1,001 to £5,000	£33
£5,001 to £20,000	£30 (minimum charge - £165)
£20,000 to £100,000	£27 (minimum charge - £600)
Over £1000,000	£20 (minimum charge - £2,700)

The Committee agreed (a) to adopt the scale of charges for Construction Consents from 1st April 1999 and to notify the NHBC accordingly; and (b) that the Roads Working Group should review the charges annually and recommend increases if deemed appropriate.

#### **11. Electricity Supply for Street Lighting**

Submitted report by the Corporate Director (Property Services) on the proposed supply of electricity for street lighting and street furniture in North Ayrshire for the period 1st April 1999 to 31st March 2000.

The Committee homologated the action taken by the Head of Roads in accepting the offer from Scottish Power.

#### **12. Roads Division Capital Programme**

Submitted report by the Corporate Director (Property Services) on the proposed capital bids for Roads Services in 1999/2000.

The Committee approved the capital bids in the priority shown within the report and agreed that the report be remitted to the Corporate Strategy Committee for consideration.

#### **13. West of Scotland Transport Partnership**

Submitted report by the Corporate Director (Property Services) on the outcome of discussions between the 12 Councils in the West of Scotland on the possibility of establishing a West of Scotland Transport Partnership in accordance with the Government's White Paper on Integrated Transport Policy.

An important element in the White Paper relates to the future of the existing National Transport Forum for Scotland which advises Government on transport issues. This body has 36 members representing many different users, with only two representatives of Local Government. Another significant and linked aspect of the White Paper is on the question of the setting up of Regional Transport Partnerships, what geographical area they should cover, what powers and responsibilities they should have, and whether they should eventually replace the National Transport Forum. A

consultation document on these matters has recently been issued and a detailed report will be submitted to an appropriate committee in due course.

Against this background the 12 Councils in the West of Scotland have held several meetings involving Elected Members and Officers to discuss the possibility of establishing a West of Scotland Transport Partnership. Arising from these meetings it was agreed that there would be merit in trying to reach an agreement as to the form that such a Partnership might take, how it might operate, and what its aims and objectives might be. It was considered that such a body would be in a strong position to influence Government policy on transport planning issues in the West of Scotland, and ensure an equitable distribution of funds. The proposed working arrangements, aims and remit of the Partnership were outlined.

After discussion the Committee agreed that (a) North Ayrshire Council should become a member of the West of Scotland Transport Partnership and approved the proposed working arrangements, aims and remit of the Partnership as set out in the report; and (b) Development and Promotion and Roads Services should work together to ensure a co-ordinated approach to the development of the Council's local transport strategy.

#### **14. Land Use Planning under a Scottish Parliament**

Submitted report by the Assistant Chief Executive (Development and Promotion) on a proposed response to the Scottish Office consultation on Land Use Planning and the Scottish Parliament.

Land use planning is among the legislative powers being devolved to the Scottish Executive and will become the responsibility of the appropriate Minister from July 1999. The consultation paper has been prepared to open the debate about the key mechanisms of the planning system and to set up a modernising agenda.

The consultation paper makes four broad assumptions about the way in which the planning system might evolve under The Scottish Parliament, and seeks views on some 13 specific questions relating to how the planning system might operate under the Parliament. A proposed response to the issues raised in the consultation paper was set out in the report.

After a full discussion the Committee agreed (a) that The Scottish Office be advised that the Council:-

- (i) endorses the four broad assumptions outlined the consultation paper about the way in which the strengths of the planning system might evolve;
  - (ii) agrees that Planning should remain fundamentally a Local Authority activity;
  - (iii) welcomes the recognition of the co-ordinating role of plans and linkages to wider policy;
  - (iv) believes that the role of Local Authorities in the formulation of Strategic Policy should be maintained;
  - (v) endorses the need for change to be consistent with quality; and
- (b) to send Appendix 2 of the report as the Council's specific response to the questions posed in the consultation paper; and (c) that a seminar on the subject of land use planning under The Scottish Parliament be arranged for Members of the Council.

#### **15. Alteration to the Strathclyde Structure Plan 1995: Glasgow and Clyde Valley Structure Plan Joint Committee: Identification of Large Single-User High Amenity Sites**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the Secretary of State's decision to approve the Alteration to the Strathclyde Structure Plan 1995 submitted by the Glasgow and Clyde Valley Structure Plan Joint Committee.

On 4th February 1998 the Committee agreed to lodge a formal objection, through the Ayrshire Joint Structure Plan Committee, to the alteration to the Strathclyde Structure Plan 1995, which was submitted to the Secretary of State for Scotland by the Glasgow and Clyde Valley Structure Plan Joint Committee, and which identified six new locations for Large High Amenity Single User Industrial

Sites, with an additional five sites identified for investigation for future potential use for Large High Amenity. It was considered that the proposed amendment was prejudicial to attracting inward investment to Ayrshire.

The Ayrshire Structure Plan is due to be lodged with the Secretary of State on 11 March 1999 and an early response was required to carry forward the momentum of the sites identified as Single user High Amenity Industrial Sites in Ayrshire.

The Committee (a) noted the decision regarding the alteration to the Strathclyde Structure Plan 1995; and (b) agreed to urge the Secretary of State (or the appropriate Minister in The Scottish Executive once appointed) to provide an early and positive response to the Ayrshire Structure Plan 1999.

#### **16. Ardrossan Harbour Master Plan**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the Master Plan for Ardrossan Harbour prepared by Enterprise Ayrshire and Clydepot.

Ardrossan Harbour is allocated Industrial and designated as a special initiative in the Ardrossan, Saltcoats Stevenston Local Plan. The site represents a major opportunity and has a large land area, active ferry operations and has recently seen the opening of a Yacht Marina. Developer interest has however been low and consequently a Master Plan has been drawn up by the Council, in association with Enterprise Ayrshire and Clydepot, to determine how to build on the assets of the harbour area, and maximise new investment and new employment opportunities. The key elements of the Master Plan were outlined, and the blighting effect of a derelict listed building on the site was noted.

The Committee agreed to (a) advise Enterprise Ayrshire and Clydepot of North Ayrshire Council's general approval of the Master Plan, and to authorise further discussion with Enterprise Ayrshire and Clydepot to secure implementation of the Plan; (b) the incorporation of the contents of the Master Plan into the forthcoming review of the Ardrossan, Saltcoats & Stevenston Local Plan; (c) receive further reports on any partnership implications arising for the Council relative to funding and/or statutory powers; and (d) hold early discussions with Historic Scotland regarding the derelict Listed Buildings which are having a blighting effect on the Master Plan area.

#### **17. Development and Promotion Capital Expenditure Bids 1999/2000**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the proposed programme of capital expenditure bids for 1999/2000.

The Committee approved the capital bids in the priority shown and agreed that the report be remitted to the Corporate Strategy Committee for consideration.

#### **18. Monitoring of Retail Developments**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the results of the SDD Research Findings No. 60: Monitoring of Retail Developments and a proposed retail database.

A study commissioned by the Scottish Office, to provide advice on the design, content and implementation of a system to enable regular monitoring of retail development activity, has concluded that monitoring of such development was necessary for land use planning, and policy review and formulation. The study found that the only reliable source for the basic information requirements is local authorities.

The Study recommends that a Retail Monitoring System be set up which would be based upon

an annual survey of local authorities covering retail developments with a gross floor space of 1000 sq.m or greater. The main implication of this proposal is that the Council will now need to collect information on new retail development in order to complete the annual survey.

The Committee agreed to the setting up of a retail database to enable the Council to comply with The Scottish Office's retail monitoring requirements.

#### **19. Vacant Land at Keppenburn Workshops, Main Road, Fairlie**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the proposal to declare the vacant land at Keppenburn Workshops, Main Road, Fairlie surplus to requirements.

The land at Main Road, Fairlie was acquired by Cunningham District Council in the mid 1980s and is held in the Planning Account. A development of small workshop units was constructed on part of the site some years later, leaving an area to the north of the site available for future development. It is now considered that this area of land should be released for use as an industrial site.

The Committee agreed to declare the site surplus to requirements and to remit its future use to the Corporate Strategy Committee for consideration of the most appropriate method of disposal.

#### **20. Ardeer Master Plan**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the proposed creation of a partnership to establish a Master Plan for the potential future uses of the Ardeer peninsula.

The Council is currently looking at possible alternative uses for the Ardeer site and, with this aim in mind, has been involved in discussions with E.D.I., The Scottish Office, Nobel Enterprise, and more recently Enterprise Ayrshire and Scottish Power, with a view to creating a Partnership to establish a Master Plan for the area.

As a result of these discussions, it has been agreed that the potential of the whole Ardeer site should be fully examined and explored in order to identify potential future uses for the site. It was further agreed that each Partner should make a contribution towards the costs of employing a consultant to undertake the Master Planning process.

The Committee agreed to contribute £10,000 towards the consultancy process for the Ardeer Master Plan.

#### **21. Call Centre Study**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the Call Centre Study being jointly undertaken by the Council and E.D.I.

Among the issues contained in 'North Ayrshire 2003' report, published by the Council and Enterprise Ayrshire in July 1998, was the need to examine ways in which Call Centres could be attracted to North Ayrshire. As part of the Council's partnership with E.D.I. a joint study has now been commissioned into the conditions which would be necessary to make the area attractive to Call Centre operators, and it is proposed that the Council contribute £10,000 towards the study.

The Committee agreed to contribute £10,000 to the costs of the Call Centre Study.

#### **22. Scottish Conservation Charter**

Submitted report by the Assistant Chief Executive (Development and Promotion) on a proposed response to the draft Scottish Conservation Charter produced by Historic Scotland.

The Charter sets out the broad principles which the Government believe should be applied to the conservation of the built heritage in Scotland, but does not address the practical implications which have to be addressed in applying these principles to day to day working situations.

The Committee agreed to advise Historic Scotland that while supporting the aims for the Built Heritage, North Ayrshire Council is unable to subscribe to the Charter in its present form while the implications, in terms of expertise in financial resources are not addressed.

### **23. Urgent Items**

The Chair agreed that the following items be considered as a matter of urgency:-

#### **(a) Former Barony Church, West Kilbride**

Submitted report by the Assistant Chief Executive (Development and Promotion) which advised the Committee of concerns about the deterioration in the condition of the former Barony Church, West Kilbride.

The former Barony Church is a C(S) listed building which has been disused for many years. Although the fabric of the building is reasonably sound, there are concerns about the overall deterioration in the condition of the building. Successive storms have resulted in a loss of slates and ridging from the roof, and sections of guttering are either blocked or broken. Windows are also subject to continued vandalism. It is considered that action must now be taken to secure the former Church from any further deterioration.

The Committee agreed that, prior to any formal action being initiated, Officers should meet with the owner of the property to (a) determine long term plans for the future of the building; and (b) secure immediate action to make the building wind and water tight.

#### **(b) Development and Promotion - Summary of Key Achievements (April 1996 - March 1999)**

Submitted report by the Assistant Chief Executive (Development and Promotion) on the service achievements of Development and Promotion during the period April 1996 to March 1999.

Noted.

The meeting ended at 3.50 p.m.