

Planning Committee  
20 February 2013

**IRVINE, 20 February 2013** - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

**Present**

Matthew Brown, John Ferguson, Robert Barr, John Bell, John Bruce, Joe Cullinane, Tom Marshall and Jim Montgomerie.

**In Attendance**

J. Miller, Senior Planning Services Manager (Development and Environment); A. Craig (Team Manager - Litigation) and D. McCaw, Committee Services Officer (Chief Executive's Service).

**Chair**

Councillor Brown in the Chair.

**Apologies for Absence**

Ronnie McNicol and Robert Steel.

**1. Declarations of Interest**

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

**2. Minutes**

The accuracy of the Minutes of the previous meeting of the Planning Committee held on 23 January 2013 was agreed and the Minutes signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973.

**3. Ardrossan, Saltcoats and Stevenston**

**12/00689/PP: Stevenston: Clark Crescent: Ardeer Primary School**

North Ayrshire Council, Cunninghame House, Irvine have applied for planning permission for the erection of extensions to the primary school at Ardeer Primary School, Clark Crescent, Stevenston.

The Committee agreed to grant the application.

#### **4. Irvine/Kilwinning**

##### **4.1 13/00028/PP: Irvine: Site to west of 21 Bank Street**

Openreach, 1-3 Judd Street, London have applied for planning permission for the erection of a telecoms cabinet on a site to the west of 21 Bank Street, Irvine.

The Committee agreed to grant the application.

##### **4.2 12/00711/PP: Irvine: Site to north of Alford Place**

URS City Point 2, 25 Tindrum Street, Glasgow have applied for planning permission for amendments to SUDs ponds design including the formation of access roads, erection of fencing and associated works on a site to the north of Alford Place, Irvine. One representation has been received, as detailed in the report.

The Committee, having considered the terms of the representation, agreed to grant the application.

##### **4.3 12/00475/PPPM: Irvine: Kilwinning Road: Ayrshire Central Hospital**

NHS Ayrshire and Arran, NAC Action Programme Office, University Hospital Crosshouse, 23 Lister Street, Kilmarnock have applied for planning permission for the erection of an Acute Mental Health & Community Hospital and associated works at Ayrshire Central Hospital, Kilwinning Road, Irvine. One representation has been received, as detailed in the report.

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

1. Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by North Ayrshire Council as Planning Authority. These matters are as follows:

- (a) the layout of the site, including all roads, footways, shared paths, car parking areas, cycle parking and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;

- (c) detailed cross-sections of existing and proposed ground levels, details of under-building and finished floor levels in relation to a fixed datum, preferably ordnance datum and detailing how fold issues are addressed.
- (d) the means of access to the site;
- (e) the design and location of all boundary treatments including walls and fences;
- (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained and tree protection measures together with proposals for new planting specifying number, size and species of all trees and shrubs and a woodland management implementation programme;
- (g) the means of drainage and sewage disposal including Sustainable Urban Drainage Systems (SUDS);
- (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- (i) a design and access statement: design issues addressed in the formulation of the proposals shall be set out in line with the relevant supplementary design guidance produced by North Ayrshire Council.

2. The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:

- (a) expiry of 3 years from when permission in principle was granted
- (b) expiry of 6 months from date when an earlier application for approval was refused, and
- (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
- (ii) different parts of the development at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

3. That the further application(s) required under the terms of Condition 1 above shall include the retention of the existing access points off Kilwinning Road to serve the development, unless it can be demonstrated that there are sound technical and operational requirements for a replacement access and that satisfactory measures can be taken to minimise the loss of trees, to the satisfaction of North Ayrshire Council as Planning Authority.

4. That the further application(s) required under the terms of Condition 1 above shall include a detailed design of any required improvements to the local road network and design issues associated to accommodating public transportation needs, multi-user/pedestrian crossing facilities within the site and any required improvements to crossing points on the road network external to the site, all for the approval in writing of North Ayrshire Council as Planning Authority.

5. That the further application(s) required under the terms of Condition 1 above shall include a detailed Transport Assessment and Parking Strategy, including a detailed internal layout of the development including a swept path assessment for servicing, for the approval in writing of North Ayrshire Council as Planning Authority.

6. That the further application(s) required under the terms of Condition 1 above shall include details of the shared path / cycle way connections throughout the site and linkages to the National Cycle Route all for the approval in writing of North Ayrshire Council as Planning Authority.

7. That the further application(s) required under the terms of Condition 1 above shall include a Public Transport Strategy detailing the frequency and routing of new/amended bus services for the consideration and detailed approval of the Council as Planning Authority. The strategy may include public transport infrastructure (bus stops and shelters), provision for taxi access and drop-off / pick-up, travel information to ensure users are aware of pedestrian, cycle and public transport provision which may also include for the provision of real time information unless otherwise agreed by North Ayrshire Council as Planning Authority.

8. That before the commencement of the use, hereby approved, the recommendations of the Public Transport Strategy, outlined in condition 7 above shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.

9. That the further application(s) required under the terms of Condition 1 above shall include a Green Travel Plan and any measures detailed therein to reduce car trips, shall be implemented and thereafter monitored to the satisfaction of North Ayrshire Council as Planning Authority. The needs of walkers, cyclists and public transport users should also be considered, with reference to the criteria in Policy PI 1 of the draft Local Development Plan.

10. That the further application(s) required under the terms of Condition 1 above shall include a Signage Strategy to improve directional and information provision to the satisfaction of North Ayrshire Council as Planning Authority.

11. Development shall not commence until an assessment of the potential for the proposed use to cause noise and vibration nuisance including, if applicable, noise produced by the ventilation equipment, to occupants in the surrounding area, has been submitted to the Council as Planning Authority. Where potential noise or vibration disturbance is identified, proposals for the attenuation of that noise or vibration shall be submitted to and approved in writing by North Ayrshire Council as Planning Authority. The approved scheme shall cover both development and operational phases and be implemented prior to either commencement of development or the development being brought into use, whichever is relevant, and shall thereafter be retained in accordance with the approved scheme to the satisfaction of North Ayrshire Council as Planning Authority. Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.

12. (a) Prior to commencement of any works on site, the recommendations contained within the 2010 Geo-Environmental Assessment and Ground Investigation Report, submitted in support of the application, shall be implemented. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by North Ayrshire Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to North Ayrshire Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of North Ayrshire Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

13. That before work commences on site a local air quality monitoring and modelling assessment shall be carried out and the information submitted to and approved by North Ayrshire Council as Planning Authority, unless otherwise agreed. The information shall be used to assess potential impacts of the development on existing air quality during both the construction and operational phases. The assessment shall have regard to the contributory impact on air quality that the development may pose.

14. That the further application(s) required under the terms of Condition 1 above shall include:

(a) an updated Flood Risk Assessment for the approval in writing of North Ayrshire Council as Planning and Flood Authority. Such an assessment shall include: finished floor levels against ordinance datum; protection against a 1:1000 year flood event; and that flood resilient and resistant materials are incorporated.

(b) comprehensive assessment of the wider flood and surface water drainage issues within the applicants ownership, including: the opening up of the Red Burn; and SUDs provision.

(c) a comprehensive Drainage Assessment.

15. That the further application(s) required under the terms of Condition 1 above shall include an Arboricultural Impact Assessment and Arboricultural Method Statement. Such documents should be used to guide the detailed design process. The recommendations within the submitted Tree Survey Schedule shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority. Demonstration of the undertaking and/or programming of the Tree Survey Schedule recommendations shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority.

16. The recommendations within the Extended Phase 1 Ecology Assessment, submitted in support of the application, shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority. Details shall be submitted demonstrating of the undertaking and/or programming of these recommendations implementation.

17. That the further application(s) required under the terms of Condition 1 above shall include detailed landscaping proposals. Such details should contribute to the establishment of a wider "green corridor" network, for outdoor recreation, and landscape and nature conservation, and provide for amenity grounds for users of the development.

18. That the further application(s) required under the terms of Condition 1 above shall include submission of a strategic assessment of how new buildings shall reduce their CO2 emissions to a level above or in line with the building standards through appropriately designed: on-site low or zero carbon generating technologies (LZCGTs); and/or passive/operational energy efficiency measures. The specific implementation/detail documentation shall be submitted at the time of submission for Building Warrant

19. Within the detailed design proposals details shall be incorporated showing how the provision of public art shall be integrated into the development.

## **5. North Coast and Cumbraes**

### **12/00427/PP: Largs: Brisbane Road: Barrfields Stadium**

Martin Philips, 3 Acheson Gardens, Largs has applied for retrospective planning permission for alterations to the grass pitch to form synthetic turf including ground operations at Barrfields Stadium, Brisbane Road, Largs. Two letters of objection have been received, as detailed in the report.

During discussion, Members expressed the view that, in the interest of the amenity of the area, the grant of planning permission should be subject to a condition in relation to restricting the use of the sports pitch to between the hours of 8am until 9pm.

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

1. That the sports pitch hereby approved shall only be used between the hours of 8am and 9pm Mondays to Sundays inclusive unless otherwise agreed in writing with North Ayrshire Council, as Planning Authority.

## **6. Scottish Government Consultation on the Draft Scottish Marine Regions Order 2013**

Submitted report by the Corporate Director (Development and Environment) on the consultation being undertaken by the Scottish Government to define the boundaries of future Scottish Marine Regions (SMRs) and seeking agreement to the Council's response thereon.

The current Scottish Marine Regional (SMR) Order 2013, as drafted, delivers the 11 Marine Regions identified within the report, with the added variation of an extension of the seaward limits of Scottish territorial waters to 12 nautical miles from baseline. North Ayrshire Council has been identified as part of the "Clyde" local marine region.

The Committee agreed that the information contained in the report and attached appendices form the basis of the Council's consultation response to the Scottish Government.

The meeting ended at 2.25 p.m.