



Cunninghame House,
Irvine.

6 December 2012

Local Development Plan Committee

You are requested to attend a Special Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **MONDAY 10 DECEMBER 2012** at **10.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The Minutes of the previous special meeting of the Committee held on 23 October 2012 will be signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Local Development Plan Action Programme

Submit report by the Corporate Director (Development and Environment) on the implementation of the Local Development Plan Action Programme (copy enclosed).

4. Advice Note: Window Design for Conservation Areas and Listed Buildings

Submit report by the Corporate Director (Development and Environment) on approval of the advice note at Appendix 1 for publication (copy enclosed).

5. Modified Local Development Plan: Representations

Submit report by the Corporate Director (Development and Environment) on the details of the first and final tranche of representations to the Modified LDP and Officers' recommended responses (copy enclosed).

6. Planning Performance Framework

Submit report by the Corporate Director (Development and Environment) on the publication of the Planning Performance Framework at Appendix 1 to the report (copy enclosed).

7. Urgent Items

Any other items which the Chair considers to be urgent.

Local Development Plan Committee

Sederunt: Marie Burns (Chair)
Ronnie McNicol (Vice Chair)
Robert Barr
John Bell
Matthew Brown
John Bruce
Ian Clarkson
Joe Cullinane
Anthea Dickson
John Easdale
John Ferguson
Alex Gallagher
Willie Gibson
Tony Gurney
Jean Highgate
Alan Hill
John Hunter
Elizabeth McLardy
Alex McLean
Catherine McMillan
Peter McNamara
Ruth Maguire
Tom Marshall
Jim Montgomerie
Alan Munro
David O'Neill
Irene Oldfather
Donald Reid
Robert Steel
Joan Sturgeon

Attending:

Apologies:

Meeting Ended:

Local Development Plan Committee
23 October 2012

IRVINE, 23 October 2012 - At a Special Meeting of the Local Development Plan Committee of North Ayrshire Council at 1.00 p.m.

Present

Marie Burns, Ronnie McNicol, Robert Barr, John Bell, Matthew Brown, John Bruce, Ian Clarkson, Joe Cullinane, Anthea Dickson, John Easdale, John Ferguson, Alex Gallagher, Willie Gibson, Tony Gurney, Jean Highgate, Alan Hill, John Hunter, Alex McLean, Peter McNamara, Ruth Maguire, Tom Marshall, Jim Montgomerie, Alan Munro, Irene Oldfather, Donald Reid, Robert Steel and Joan Sturgeon.

In Attendance

I. Mackay, Solicitor to the Council, J. Miller, Senior Planning Services Manager, and D. Hammond, Team Manager (Development Plans) (Corporate Services); C. Kirk, Corporate Director and M. Armstrong, Head of Service (Logistics and Infrastructure) (Education and Skills); and M. McKeown, Committee Services Manager and L. McEwan, Communications Manager (Chief Executive's Service).

Chair

Councillor Burns in the Chair.

Apologies for Absence

Elizabeth McLardy, Catherine McMillan and David O'Neill.

1. Declarations of Interest

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

2. Proposed Local Development Plan

Submitted report by the Chief Executive on the terms of a request to revisit the decision taken by the Committee in March 2012 in respect of the allocation of land at Lochshore within the proposed Local Development Plan.

At its meeting held on 5 March 2012, the Local Development Plan Committee considered a report by the Solicitor to the Council detailing the representations to the Proposed Local Development Plan and Officers' recommended responses. Following consideration of the report, and voting on various issues, the Committee agreed (a) to approve the recommended Council response to the second and final tranche of representations for submission to the Scottish Government at a later date, subject to (i) the deletion of the two allocations at Noddsdale Meadow, Largs and Brisbane Glen Road, Largs, pending further investigation being carried out to the satisfaction of the Council; and (ii) the reallocation of the Lochshore site as countryside.

At its meeting on 14 August 2012, the Committee considered a report in relation to Noddsdale Meadow, Largs and Brisbane Glen Road, Largs. The Committee agreed not to reinstate these sites into the Modified Plan as Policy RES 2: Additional Housing Sites. At the same meeting the Committee agreed to approve the revised Development Plan Scheme.

On 12 October 2012, the Chief Executive received a request, submitted in terms of Standing Order 3, to convene a special meeting of the Committee to reconsider the part of the decision taken in March in relation to Lochshore. The request, signed by 11 Members, expressed concern about the impact of the decision on the economic development in the Garnock Valley and on the site selection for the proposed Garnock Campus.

Councillor McNamara, seconded by Councillor Bell, moved that the Committee agrees to reconsider the draft Local Development Plan to restore the housing allocation to North Lochshore in line with RES 9 and seeks to re-engage with Scottish Enterprise in developing a Master Plan for the economic development and regeneration of the Garnock Valley.

As an amendment, Councillor Dickson, seconded by Councillor Barr, moved that the decision taken by the Committee at its March meeting in relation to the reallocation of the Lochshore site as countryside should be upheld.

Following discussion, and on a division and roll call vote, there voted for the amendment Councillors Burns, McNicol, Barr, Brown, Bruce, Dickson, Ferguson, Gibson, Gurney, Hill, Hunter, McLean, Maguire, Marshall, Steel, and Sturgeon (sixteen), and for the motion Councillors Bell, Clarkson, Cullinane, Easdale, Gallagher, Highgate, McNamara, Montgomerie, Munro, Oldfather, and Reid (eleven), and the amendment was declared carried.

Accordingly, the Committee agreed to uphold its decision taken in March 2012 to reallocate the Lochshore site as countryside.

The meeting ended at 1.35 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

10 December 2012

Local Development Plan Committee

Subject: **Local Development Plan Action Programme**

Purpose: To update the Committee on the implementation of the Local Development Plan Action Programme.

Recommendation: That the Committee notes progress on the implementation of the Local Development Plan Action Programme.

1. Introduction

- 1.1 The publication of the proposed Local Development Plan (LDP) was accompanied by a proposed Action Programme. This is a statutory requirement of the Planning (Scotland) Act 2006 and a new component of development planning.
- 1.2 The Action Programme acts as the implementation mechanism for policies and proposals of the LDP, identifies both internal and external stakeholders and timescales for the completion of actions. It should be updated at least every two years. While the LDP has not yet been adopted, there are a number of actions which are being progressed.

2. Current Position

- 2.1 Regeneration is a fundamental component of the LDP and the Action Programme articulates priorities. The action programme reflects the range of policies and projects influenced by the LDP and Planning Services, working with partners including the Irvine Bay Regeneration Company (IBRC), other NAC Services, the development industry, external funding organisations, statutory consultees, etc.
- 2.2 A revised Action Programme focused on 2013 is attached at Appendix 1. Significant areas of ongoing work are highlighted below:

- Infrastructure and development delivery - given market conditions only a small number of private sector residential development sites have commenced development since the decline of the housing market in 2008. While North Ayrshire can communicate a positive message to the development industry that minimal additional infrastructure provision is required, there is a requirement for some intervention in the trunk road network. Analysis is ongoing as to the mitigation required and means of funding and delivery. The delivery of new development through mechanisms such as national housing trust, rolling infrastructure fund, focus of affordable housing development will also be investigated;
- A Competitive Advantage Study for Hunterston is to be undertaken in 2013. Funding support towards the Study has been sought from the Nuclear Decommissioning Authority;
- Ongoing work with the Town Centre Manager to further develop work including an Irvine town centre vision and project delivery framework;
- Progress towards the sale of land at Montgomerie Park and a review of the Masterplan in light of market conditions and design guidance;
- Implementation of a Conservation Area Regeneration Scheme for Kilbirnie subject to the submitted funding bid to Historic Scotland, and a property repair grants scheme for Irvine;
- Identification of Irvine Enterprise Area and preparation of business plan (led by IBRC);
- Liaison with IBRC on the promotion of major regeneration schemes;
- A recent award of funding from Sustrans Scotland and the Central Scotland Green Network towards the implementation of the outdoor access strategy and Core Paths Plan; and
- A review of the affordable housing policy to determine broader mechanisms for delivery and an implementation date.

2.3 Annual updates of the Action Programme will continue to be provided, giving Members the opportunity to influence work priorities.

3. Proposals

- 3.1 It is proposed that the Committee notes progress on the Action Programme.

4. Implications

Financial Implications

- 4.1 None arising directly from this report.

Human Resource Implications

- 4.2 None

Legal Implications

- 4.3 The preparation of an LDP Action Programme is a statutory requirement of the Planning (Scotland) Act 2006.

Equality Implications

- 4.4 None

Environmental Implications

- 4.5 The LDP and associated Action Programme was the subject of strategic environmental assessment and environmental implications have been considered through this process.

Implications for Key Priorities

- 4.6 The action programme takes forward several of the priorities set out in the single outcome agreement including:
- 1B - North Ayrshire is a more attractive tourist destination;
 - 1C - North Ayrshire is a more attractive place to do business;
 - 2 - We realise our full economic potential with more and better employment opportunities for young people;
 - 10B - The availability of affordable housing has improved and;
 - 12A - Our environment is protected and enhanced.
- 4.7 The LDP also supports the Council's key priorities to facilitate a sustainable regeneration across North Ayrshire.

Community Benefit Implications

- 4.8 None arising directly from this report although many of the actions set out will realise positive community benefits as, for example, new development proposals or funding applications are realised.

5. Consultations

- 5.1 A range of internal and external partners are involved in the action programme as noted in the Appendix.

6. Conclusion

- 6.1 The LDP Action Programme sets out a range of actions outlining how North Ayrshire Council and Partners are working towards the implementation of the Strategic Policies identified in the LDP. Given market conditions and the funding environment for development finance, private sector development activity is currently limited however the Action Programme shows a positive approach to new development and regeneration in North Ayrshire through ongoing work with developers, external funding organisations, the Irvine Bay Regeneration Company, Infrastructure providers, etc. Committee should note the progress on the implementation of the Action Programme.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference :

For further information please contact Alasdair Laurenson on 01294 324758

Background Papers

None

Strategic Policy	Action	Lead/ Partners	Progress to Nov. 12	Next Steps
STRAT 1 Population	Policy context set by the LDP to allow population growth	NAC Development Planning	<ul style="list-style-type: none"> The LDP paves the way for growth by providing land and infrastructure to deliver some 7,500 new homes, while creating opportunities for new employment, shopping and leisure facilities. Work on the LDP strategic policies (below) support a population growth aspiration NAC officer workshop held Nov. 12 	Confirmation of corporate policy response 2013
STRAT 2 The Distribution of Housing	Determine the spatial distribution of housing land allocations	NAC Development Planning	<ul style="list-style-type: none"> The additional housing requirement has been identified and allocated by sub Housing Market Area by the LDP 	Examination of LDP to consider and confirm the proposed spatial distribution of housing Q3 2013
STRAT 3 Regeneration	Kilbirnie Conservation Area Regeneration Scheme	NAC Development Planning	<ul style="list-style-type: none"> Funding application to Historic Scotland for £500k submitted August 2011 Conservation Area Appraisal and Management Plan completed 	Decision due December 2012 If successful implementation 2013-16
	Irvine Conservation Area Regeneration Scheme	NAC Development Planning; IBRC	<ul style="list-style-type: none"> Phase 1 works to Trinity Church completed Phase 2 works to Trinity church commenced Nov. 12 Conservation Area Appraisal and Management Plan completed Funding to allow the implementation of a property repair grants scheme secured 	Completion of works to Trinity Church and Bridgegate public realm Q4 2013 Implementation of grants scheme 2013-15
	Facilitate delivery of Irvine Beach Park development	IBRC	<ul style="list-style-type: none"> Pre application discussions undertaken Requirement for business plan to support planning application identified 	Planning application expected Q1 2013
	Study of River Irvine Corridor	NAC Development Planning; IBRC	<ul style="list-style-type: none"> Completion of study October 12 	Consider funding and intervention of priority projects within Irvine town centre project plan Q2 2013
	Facilitate delivery of Ardrossan North Shore, Marina and Harbour Offices development	IBRC; Clydeport	<ul style="list-style-type: none"> Consideration of outline application for Ardrossan North Shore including roads, flooding issues, phasing of development within a wider masterplan Approval of application for Marina Harbour Offices development 	Determination of outline consent and consideration of detailed plans thereafter
	Vacant and derelict land funding	NAC Development Planning	<ul style="list-style-type: none"> Case made to Scottish Government that additional funding should be made available for intervention in vacant and derelict land within North Ayrshire given levels of V&D land and market failure. Current funding round is accessible to only 5 authorities. 	Continue to lobby SG/CoSLA

STRAT4 Land Use and Economic Development	Town Centre Regeneration Strategy	NAC Development Planning	<ul style="list-style-type: none"> Town Centre Manager appointed August 12 Consideration of strategic direction of town centre intervention with NAC Corporate Management Team and Economic Development and Regeneration Policy Board Consideration of wider approach encompassing physical intervention, events, marketing, safety, access, etc. Programme of specific authority wide interventions such as shopfront improvement, and vacant land/property. 	Production of Irvine town centre project management plan Q2 2013 Formation of town Centre Action group Q1 2013
	Enforcement of vacant land/buildings	NAC Development Planning	<ul style="list-style-type: none"> Enforcement action taken against a number of property owners where land/property in significant disrepair. 	On-going monitoring of properties and intervention where necessary.
	Promote redevelopment of key town centre sites	NAC Development Planning	<ul style="list-style-type: none"> Case made for intervention in key land or property issues through funding support and town centre development programme. Sites include Smith street, Dalry and Wilson Street, Beith. 	Consider funding and intervention of priority projects within town centre programme.
	Millport pier	NAC Development Planning; Estates		Confirm potential to accommodate additional seaborne traffic to support economic development. Consider scope for development on pier land. Q2 2013
	Irvine Enterprise Area	IBRC; NAC Development Planning	<ul style="list-style-type: none"> NAC/IBRC successfully made case to SG for identification of i3 Business Park as an Enterprise Area. EA came into effect April 2012. Local planning protocol agreed March 2012 Preparation of Enterprise Area Business plan 	Implement Business Plan to support continued promotion of EA for inward investment. 2012-2017.
	Hunterston Competitive Advantage Study	NAC Development Planning; IBRC; Scottish Enterprise	<ul style="list-style-type: none"> Approval of planning application by Scottish and Southern Energy to construct an offshore wind renewables test centre Production of a consultants brief for the undertaking of a Competitive Advantage study to confirm the employment generating potential of Hunterston in light of economic growth sectors, and the actions and infrastructure required to deliver this 	Consider actions emerging from Competitive Advantage Study. Q2 2013 Submit views to consultation process on NPF3 Q3 2013
	Nuclear Decommissioning Authority funding to support economic development	NAC Development Planning; IBRC	<ul style="list-style-type: none"> Draft Investment Framework completed and approved by NAC Executive November 2011. Five priority projects agreed with the NAC Executive and Hunterston Site Stakeholders Group for submission to the NDA February 2012. 4 applications being considered by NDA. Application for Millport Marine Station approved. 	Decision on 4 applications due Dec 12. On-going

	Irvine Industrial Estate	NAC Development Planning	<ul style="list-style-type: none"> Feasibility of opening road access from Kyle Road to Marine Drive confirmed Occupier survey carried out confirmed majority support for scheme 	Implementation Q2 2013
STRAT 5 Tourism	Respond to Tourism Feasibility Study	NAC Development Planning	<ul style="list-style-type: none"> Role of Ayrshire Economic Partnership confirmed. 5 priority sectors identified including Tourism, food & drink, renewables, engineering and marine & coastal. Action plans are being drafted for each sector. 	On going
STRAT 6 Environment	Prepare and implement revised Outdoor Access Strategy and Action Plan to improve outdoor access within Council ownership	NAC Development Planning; North Ayrshire Outdoor Access Forum (NAOAF)	<ul style="list-style-type: none"> The review of the Outdoor Access Strategy and consultation on the Draft Strategy are complete. Funding has been secured from Sustrans Scotland and the Central Scotland Green Network Development Fund to implement Year Two of Outdoor Access Strategy Action Plan. 	Implementation of projects Q4 2012 and Q1 2013. Prepare and submit funding applications for financial year 2013/14
	Implement the Core Paths Plan	NAC Development Planning; NAOAF	<ul style="list-style-type: none"> Funding has been secured to implement Year 4 of the Plan including all abilities access improvements to the National Cycle Network and from Sustrans Scotland and Central Scotland Green Network 	Implementation Q1 2013. Prepare and submit funding applications for financial year 2013/14
	Central Scotland Green Network	NAC Development Planning; NAOAF	<ul style="list-style-type: none"> Funding has been secured from the CSGN Development Fund for the development of the Kilbirnie Green Network project. ILM Training Programme being developed in partnership with East Ayrshire Woodlands to implement the project. 	Implementation Q1 2013. Prepare and submit funding applications for financial year 2013/14. Nominate as a National Development within NPF3.
STRAT7 Links to Glasgow City and Ayrshire	Target delivery of A737 bypass south east of Dalry	Transport Scotland; NAC Development Planning	<ul style="list-style-type: none"> £10m committed by Transport Scotland for work on detailed design and implementation of Dalry bypass. Preferred route selected Initial funding package of £10 million covers the current three year spending review period with any remaining costs to be allocated from future reviews 	Confirm exact route and delivery timescale. Statutory orders to commence Spring 2013.
	Additional route enhancements	NAC Development Planning; Transport Scotland	<ul style="list-style-type: none"> Modelling work underway on the feasibility of additional improvements to the A737 /B714 corridor to improve journey times, economic development potential and access to the Hunterston National Development. 	Complete modelling work Q1 2013. Seek inclusion within NPF3.
	Preparation of Public Transport Interchange (Irvine) Study to identify areas of connectivity	NAC Development Planning	<ul style="list-style-type: none"> Study completed (led by NAC Roads) No further action 	

	improvement			
	Preparation of parking study for Irvine	NAC Development Planning	<ul style="list-style-type: none"> Funding for Fulton and Wylie confirmed as a location for long stay car park to support additional demand arising from major town centre regeneration projects Review of parking management strategy to commence early 2013 Relate to development opportunities on adjacent land 	Detailed design and planning application for car park site Q1 2013
	Park and Ride provision	NAC Development Planning; SPT; Network Rail	<ul style="list-style-type: none"> 136 space Kilwinning scheme completed November 2012 	Seek SPT funding for additional schemes in financial year 2013/14.
	Irvine Cycle Town	NAC Development Planning; Sustrans and NAOAF	<ul style="list-style-type: none"> Funding secured from Sustrans Scotland to develop the Study Brief developed for the Study Consultant being procured through the All Ayrshire Roads and Transportation Professional Services Framework Agreement 	Development of the Study Q2 2013. Application for funding to implement recommendations in financial year 2013/14
STRAT 8 The Council Estate	Montgomerie Park – Land sales and development	NAC Development Planning, Legal	<ul style="list-style-type: none"> Committee approval for heads of terms agreement for sale of site 12. Innovative deal to encourage viability and development. Planning application for site 12 submitted Nov. 12 Development proceeding at Site 11 with over 30 sales in 2012 	Consider planning application for Site 12 and conclude sale 2013.
	Montgomerie Park: Sewerage System Vesting	NAC Development Planning, Legal	<ul style="list-style-type: none"> Cabinet approval received November 2012 for revenue spend to undertake modifications to current Scottish Water standards to facilitate Vesting 	Conclude adoption Q2 2013
	Montgomerie Park - Revision of masterplan to encourage delivery in light of market Conditions and design guidance.	NAC Development Planning; Legal, Estates, Consultant	<ul style="list-style-type: none"> Funding bid prepared for Cabinet consideration to allow masterplan review to commence in early 2013. 	Conclude master plan review Q1 2014
	Perceton House – determine capacity of site for development to inform market value and sales strategy.	Infrastructure & Design; Planning, Roads, Historic Scotland.	<ul style="list-style-type: none"> Agreement to consider in detail the capacity of site for development in line with its LDP allocation and constraints such as the setting of the A Listed Building, trees, roads and services infrastructure, etc. 	Consider outline planning consent and sale of part of site Q3 2013
	Reallocation of NAC land for appropriate use,	NAC Development Planning	<ul style="list-style-type: none"> Number of sites allocated for affordable housing to allow the delivery of an affordable housing build programme. 	Joint working with Housing Services and other stakeholders

STRAT9 Delivering Development	Quarry Road	NAC Development Planning; Estates; Education; Housing Association; Private sector	<ul style="list-style-type: none"> Assessment of available land and relocation potential for remaining small businesses undertaken Valuation information received from DV Informal discussions between parties. 	Progress discussions to develop a joint bid for funding and development. Q2 2013
	Energy from council estate	NAC Development Planning	<ul style="list-style-type: none"> Study commissioned to examine the potential for the Council Estate to identify potential for energy savings, carbon reduction and employment and skills training. 	Identify projects; prepare strategy including funding opportunities and support. Q1 2013.
	Investigate infrastructure requirements	NAC Development Planning; Education; Transport Scotland; NHS; Scottish Water	<ul style="list-style-type: none"> Paramics Study completed. Further discussion with Roads and Transport Scotland. Analysis of impact of LDP allocations on school rolls with Education Analysis of impact of LDP with statutory consultees. 	Confirmation of mitigation required Q1 2013
	Confirm mechanisms for delivery including costs and the distribution of cost	NAC Development Planning	<ul style="list-style-type: none"> Appointment of consultant to confirm mechanism for funding and delivery of infrastructure, potentially through developer contributions 	Confirmation of delivery mechanism for infrastructure required Q2 2013
	Devise proposals to stimulate physical development, enabling market recovery	NAC Development Planning	<ul style="list-style-type: none"> Appointment of consultant (part of above action) to determine appropriate means of stimulating development activity. Linked to delivery of infrastructure, financial models for housing provision 	Investigate options with stakeholders to stimulate physical development including consultation with housebuilding industry Q2 2013
	Affordable Housing Build Programme	NAC Housing; Development Planning	<ul style="list-style-type: none"> Identification of programme for development on both Council owned and private development sites. Redstone design team. 	Monitoring of the market to determine when to implement the mainland affordable housing policy Design Team for John Galt site
	IBRC support	NAC Development Planning	<ul style="list-style-type: none"> Facilitate delivery of projects such as Ardrossan North Shore, Marina and Harbour Offices, Irvine Beach Park development, Bridgegate public realm, Trinity Church, etc 	Ongoing
	NAC Capital Programme	NAC Finance and Property; Development Planning	<ul style="list-style-type: none"> Planning and delivery support for major projects such as Garnock Campus, Three Towns School Campus, Irvine Sports Centre, Bridgegate House. Leisure centre regeneration justification and advice 	Ongoing planning input to site selection process, advice on design & delivery, facilitation of discussions between Architecture & Design Scotland and Members/officers.

Other Actions	Preparation of Supplementary Guidance: Developer Contributions	NAC Development Planning	<ul style="list-style-type: none"> Transport modelling of projected development is complete. A further study to identify potential mitigation measures is underway and will include recommendations for potential mechanisms to secure developer contributions towards improvement. 	Preparation of document to begin following completion of current study, Q2 2013.
	Preparation of Supplementary Guidance: Residential Development Standards	NAC Development Planning	<ul style="list-style-type: none"> Consolidation of our Neighbourhood Design Guidance in light of 'Designing Streets' is required. 	To begin Q1 2013.
	Review of Affordable Housing Supplementary Guidance	NAC Development Planning; Housing Services	<ul style="list-style-type: none"> An Affordable Housing Working Group incorporating representatives from Planning, Housing, Estates and Legal Services has been reviewing the Arran Affordable Housing Supplementary Guidance in anticipation of implementing the Affordable Housing Policy on the mainland following LDP adoption. 	Ongoing, to be complete Q3 2013.
	Preparation of Supplementary Guidance: Outdoor Access	NAC Development Planning	<ul style="list-style-type: none"> Will provide guidance on access requirements for new developments including standards for path construction, cycle parking, signage and maintenance. Being prepared in partnership with the North Ayrshire Outdoor Access forum 	Q3 2013
	Preparation of Supplementary Guidance: Open Space & Green Network	NAC Development Planning	<ul style="list-style-type: none"> Will take account of NAC Open Space Strategy and provide guidance on the requirements for open space, green network and play provision within new development 	Q1 2014
	Preparation of Supplementary Guidance: Drainage, SUDS & Flooding	NAC Development Planning	<ul style="list-style-type: none"> This guidance will focus on providing additional guidance to applicants on drainage, SUDS and flooding matters. 	To begin Q3 2013.
	Review of Windfarm Community Benefit Policy	NAC Development Planning	<ul style="list-style-type: none"> Will consider the potential for a policy on community benefit contribution from windfarm developments, and a mechanism for the distribution of any funds received. 	Q2 2013.
	Provision of additional landscape capacity guidance for small scale wind turbines	NAC Development Planning	<ul style="list-style-type: none"> Work ongoing 	Q1 2013
	Preparation of Supplementary Guidance: Climate Change	NAC Development Planning	<ul style="list-style-type: none"> This guidance will focus on providing additional guidance to applicants on microrenewables, 	To begin Q3 2013.
	Comprehensive review of Development Briefs	NAC Development Planning	<ul style="list-style-type: none"> A review of all existing development briefs has commenced. 	Ongoing, to be complete by Q1 2013.

	Preparation of new development briefs	NAC Development Planning	<ul style="list-style-type: none"> ▪ 'Infrastructure Requirements Schedule' contains details of considerations for future development on specific sites. Where appropriate these principles will be translated into a development brief for the site. Preparation of briefs will be prioritised to the sites with a developer attached. 	To begin Q4 2013, after LDP Examination.
	Review of Advertisement Policy	NAC Development Planning	<ul style="list-style-type: none"> ▪ The current Advertisement Policy requires consolidation and updating. 	To begin Q2 2013.
	Guidance Note: Window Treatments in Conservation Areas	NAC Development Planning	<ul style="list-style-type: none"> ▪ Preparation of a guidance note on approach to window treatments in conservation areas has been prepared and requires approval by Committee before publication. 	Publication Q1 2013.

NORTH AYRSHIRE COUNCIL

Agenda Item 4

10 December 2012

Local Development Plan Committee

Subject: **Advice Note: Window Design for Conservation Areas and Listed Buildings**

Purpose: To obtain the Committee's approval of the advice note at Appendix 1 for publication.

Recommendation: That the Committee (a) approves the publication of the advice note as guidelines for window design in respect of listed buildings and conservation areas; and (b) notes the content of the report.

1. Introduction

- 1.1 Windows make an important contribution to the character and understanding of historic buildings, as well as adding to the attractive appearance of streets. The Council has a statutory duty to protect, conserve and enhance the historic environment. Planning or listed building consent is required for any alteration to windows on a listed building or within a conservation area where the alteration is not 'like for like'.

2. Current Position

- 2.1 Planning policy requires proposals to be appropriate to the character of a conservation area and/or listed building to which they relate. Particularly, in respect of windows within conservation areas, concerns have been raised regarding perceived inconsistency of planning decisions and also unauthorised u-PVC or aluminium replacements. If insensitively designed, these can significantly impact on the character of a building and conservation area.
- 2.2 As a response to these issues, the note at Appendix 1 has been prepared. This specifies circumstances where certain designs, openings and materials of windows may be acceptable for listed buildings and conservation areas in North Ayrshire, providing greater clarity to applicants. In addition, the note is more flexible toward u-PVC windows and seeks to strike a balance, protecting built heritage whilst accommodating demand for modern designs within reasonable limits. The approach to listed buildings and unlisted buildings in conservation areas can be summarised as follows:

Listed Buildings

For listed buildings, repair should be the first preference where possible. New windows should be designed to replicate the original windows in materials, design, opening and materials, where practical. New windows that are materially different to the original windows will be considered on a case-by-case basis, and supported only where specific justification is provided.

Unlisted Buildings in a Conservation Area

Less restrictive guidelines are provided for window design in respect of unlisted buildings in conservation areas. UPVC windows on elevations fronting a path or road may be acceptable for such properties, provided the windows are finished with a plasticised wood grain effect and open in a suitable sash method. For other elevations, the approach to window treatment is further relaxed with no restrictions on design, opening and materials, provided that there is no significant impact on local amenity.

3. Proposals

- 3.1 Members are invited to approve the publication of the note as guidelines for window design in respect of listed building buildings and conservation areas. The guidance note will then become approved non-statutory guidance.

4. Implications

Financial Implications

- 4.1 None arising from this report.

Human Resource Implications

- 4.2 None arising from this report.

Legal Implications

- 4.3 None arising from this report.

Equality Implications

- 4.4 None arising from this report.

Environmental Implications

- 4.5 None arising from this report.

Implications for Key Priorities

- 4.6 The note indirectly supports the Single Outcome Agreement, principally North Ayrshire Outcomes: 1b - North Ayrshire is a more attractive tourist destination; and 12a - Our environment is protected and enhanced.

Community Benefit Implications

- 4.7 None arising from this report.

5. Consultations

- 5.1 None.

6. Conclusion

- 6.1 The note provides a greater degree of certainty to applicants regarding the designs, materials and openings of windows which may be appropriate for listed buildings and conservation areas.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference :

For further information please contact Andrew McNair, Planning Officer,
Development Planning on 01294 324769

Background Papers

Managing Change in the Historic Environment: Windows (Historic Scotland)
North Ayrshire (excluding Isle of Arran) and Isle of Arran Adopted Local
Plans (North Ayrshire Council)

Advice Note - Window Design for Conservation Areas & Listed Buildings

Introduction

Windows make a significant contribution to the character of most historic buildings. They can help us understand the history of a property as well as give an attractive appearance to historic buildings and streets. Replacing original single glazed timber windows with modern window systems using materials such as aluminium or uPVC can significantly harm a building's appearance. This is especially true where the property is either semi-detached or forms part of a terrace or block of flats.

The note explains when consent is required for window replacement and what styles of windows may be appropriate to conservation areas and listed buildings. The note can be also used as general advice for the window design of proposed new buildings, extensions or alterations to existing properties.

The conservation areas in North Ayrshire are:

Lamlash, High Corrie, Corrie, West Kilbride, Millport, Skelmorlie, Beith, Irvine Harbourside, Irvine Town Centre, Perceton, Dreghorn, Dalry, Kilbirnie.

Maps of conservation area boundaries are available to view at www.north-ayrshire.gov.uk, as is the most up-to-date list of listed buildings in North Ayrshire.

Do I need permission for new windows?

Where the property is a Listed Building, any proposed window alteration that alters the character of the property as a building of special architectural or historic interest will require Listed Building Consent. If such a property is within a Conservation Area, Planning Permission will also be required.

Planning Permission is required to alter the windows of an unlisted building, only if it is within a Conservation Area.

Planning Permission and/or Listed Building Consent is not required for 'like for like' repairs or for replacement windows that are not materially different to the original windows.

If you propose to install new windows and believe these will constitute 'permitted development', you may wish to consider submitting an application for a Certificate of Lawfulness.

Replacement or repair?

We will always suggest that you consider repairing your existing traditional timber/sash windows. This is because in most cases windows can usually be repaired and/or upgraded. Repair could be a more practical, appropriate and cost-effective long term option than replacement.

'Wood rot' can often be found in the bottom rails and sills of timber windows, especially if they have not properly been maintained. However, repair of damaged timber can give windows and the property a new lease of life. Detailed repair advice can be found in Historic Scotland's Inform Guide: Maintaining Sash & Case Windows, available at <http://www.historic-scotland.gov.uk>.

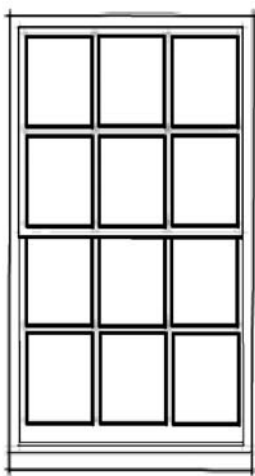
Draughty sash windows are a common issue for owners. It may be possible to upgrade the energy efficiency of windows with the introduction of discreet draught proofing brushes around the sashes and by the use of well-fitted shutters/curtains at night. Further improvements may be achieved by appropriately designed internal secondary glazing. Some windows may have been replaced in the past, using inappropriate materials and designs. New replacement windows can improve the situation through materials and designs in keeping with the character of the building.

If you still believe there is no alternative to replacing your windows, it is essential that you carefully consider what type of window that you would like to install.

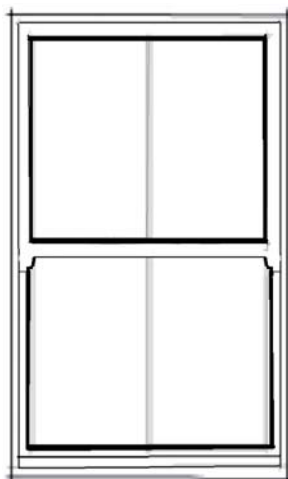
Traditional Designs

Window designs, below, are examples of traditional timber sash and case windows commonly found on listed buildings and within conservations areas.

Georgian Windows with glazing bars



Victorian and early 20th Century Windows



Other traditional windows

Your property may comprise other types of traditional windows e.g. timber casement or early modern metal framed windows. These are relatively rare and it is therefore advised their retention should be sought, if possible.

The broad guidelines as follows should aid your consideration on window design in addition to other factors such as costs, practicality, maintenance and energy efficiency.

If you are in any doubt as to what is appropriate, contact North Ayrshire Council using the details provided on page 4.

Listed Buildings

If new windows can be justified, it is recommended these should be designed to replicate the original windows in materials, design and opening methods, if practical.

Ventilators which cut through the glass or visible on the window frames may not be appropriate. Ventilators, if necessary, should be located unobtrusively in the meeting rail.

As all listed buildings are different in character, proposals to alter the window design of a listed building will be considered by North Ayrshire Council on a case-by-case basis.

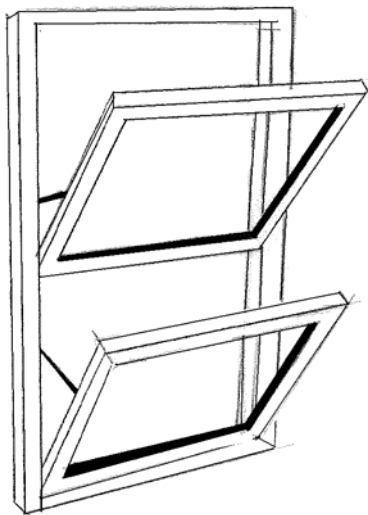
Unlisted buildings in Conservation Areas

For elevations fronting a road or path, it is advised that new windows should replicate the design and opening of the original windows and, if the original windows are timber sash and case, open in a traditional sash manner or use a modern tilting sash method e.g. as below. uPVC may be acceptable as a finishing for windows on elevations fronting a road or path, provided they are in a plasticised finish with a wood grain effect of an appropriate profile.

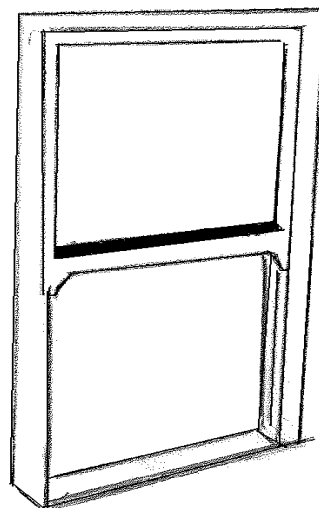
Modern designs (such as casement, tilt & turn etc.) that are commonly found in manufacturer brochures may be appropriate for other elevations, provided these would not significantly detract the character of the property and the surrounding area. However, it is best to check with us first to check whether or not such designs are appropriate.

Modern Tilting Sash Method

Inside View



Outside View



Information needed with your application

Application forms and details of application fees can be found at <https://eplanning.scotland.gov.uk>. You can make applications online or by post.

With your application form(s), please provide the following about **both your existing and proposed windows**:

1. Photographs showing the existing and proposed windows as well as their opening style and finishing;
2. A manufacturer's brochure extract if the replacement windows are not purpose-made for your property. The extract should show the dimensions of the replacement windows in millimetres;
3. Plans specifically requested by the application form(s).

If the replacement windows are for a listed building, a professional survey may be requested.

Our Contact details

If you require further advice, please contact us using one of the below methods:

By postal: Development Management
 North Ayrshire Council
 Cunninghame House
 Irvine
 KA12 8EE

By email: eplanning@north-ayrshire.gov.uk

By telephone: 01294 324319

NORTH AYRSHIRE COUNCIL

Agenda Item 5

10 December 2012

Local Development Plan Committee

Subject: **Modified Local Development Plan:
Representations**

Purpose: To provide the Committee with the details of the first and final tranche of representations to the Modified Local Development Plan and Officers' recommended responses.

Recommendation: That the Committee agrees the responses attached within Appendix 1 for the Modified Local Development Plan representations for submission to the Scottish Government.

1. Introduction

- 1.1 The Proposed Local Development Plan (LDP) was published in April 2011. A consultation period followed, during which 1,600 representations (comments in support or objection to specific aspects of the Plan) were received. Changes to the Proposed LDP in response to certain representations relating to Hunterston, and housing allocations at Lochshore and Largs, were made by Members in March 2012. This necessitated publication and consultation of a 'Modified LDP', which is a revised version of the Plan incorporating these changes. The Modified Plan was published in September 2012, and the consultation period on the Modified Plan closed on 19 October 2012.

2. Current Position

- 2.1 Officers have analysed and prepared responses to the 130 representations received in respect of the Modified LDP. The majority of these raise issues for which the Committee have already agreed the response, so will be responded to on that basis. The new issues raised, requiring agreement of a response, are outlined at Appendix 1. These include objections to:

- The asterisk denoting area of potential for a high quality destination/resort style hotel west of Wildcat Road, West Kilbride;
 - The policy framework for housing development in the countryside;
 - Several housing sites in Arran.
- 2.2 On agreement of the Council response to these last issues, all of the 1,730 representations will be collated together with the Council responses and submitted to Scottish Government. An independent Reporter will be appointed to consider all of the objections and the Council response and to decide whether any further changes to the LDP are required. The Reporter's decisions are binding on the Council, unless one of a limited number of exceptions apply. This process is called the 'Examination' and is expected to commence in February 2013 and to be completed by Autumn 2013. Adoption of the LDP will follow thereafter.

3. Proposals

- 3.1 The Committee are invited to note the new issues raised in the representations to the Modified LDP, and approve the response outlined, all within Appendix 1 to this report.

4. Implications

Financial Implications

- 4.1 Sufficient funds have been budgeted for the LDP Examination in financial year 2013-2014.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental Implications

- 4.5 None.

Implications for Key Priorities

4.6 None.

Community Benefit Implications

4.7 None.

5. Consultations

5.1 The document has received widespread consultation.

6. Conclusion

6.1 Agreement of the response to the final tranche of representations, as outlined in this report, marks the final stage of the LDP process prior to the Examination. Officers intend to submit all the representations along with the Council response to Scottish Ministers in early 2013, to allow the independent Reporter to be appointed and the Examination to follow. The Reporter's report is anticipated in late 2013, and formal adoption of the LDP will follow thereafter.



CRAIG HATTON

Corporate Director (Development and Environment)

Reference :

For further information please contact David Hammond, Team Manager (Development Plans), on 01294 324764.

Background Papers

None

Appendix 1: Summary of Modified LDP Representations and Responses

Issue	Representations	Points Raised	Response	Recommendation
Asterisk denoting area of potential for a high quality destination/resort type hotel, West of Wildcat Road, West Kilbride	25 in objection 1 in support	<ol style="list-style-type: none"> 1. Loss of prime quality agricultural land. 2. Public safety issues due to inadequate separation from West Kilbride Golf Course. 3. Adverse landscape impact. 4. Asterisk inserted at late stage with lack of consultation/transparency. 5. Asterisk sets a principle in the plan making it difficult for the Council to reject residential development in the area. 6. No justification/need for high quality destination/resort hotel. 7. Asterisk is inconsistent with Council's consideration of other tourism proposals, rejecting these because of a failure to demonstrate a site specific locational need. 8. The Reporter's findings at the last Examination rejecting a housing allocation in the area support the omission of the asterisk on landscape grounds. 9. Undermine local employment 	<ol style="list-style-type: none"> 1. The benefits of such a facility are considered to outweigh the loss of the agricultural land. 2. Many developments about golf courses-mitigation for safety issues is generally possible. This matter could be dealt with at planning application stage. 3. The Council's independent Landscape Assessment indicates that there is landscape capacity for development in this area. Detailed landscape considerations would be assessed at application stage. 4. Legislation governing the development plan system allows changes to be made to the Plan prior to examination. The asterisk resolves an objection to the Proposed Plan, by recognising potential for high quality tourist accommodation, taking advantage of the area's environmental quality, proximity to local attractions and transport corridors. The proposal would still need to satisfy the requirements of Policy TOU 1 and other relevant policies to accord with the Plan. Public consultation on the Modified Local Development Plan provided an opportunity to raise views on the asterisk. 5. This is not the case. The asterisk does not set any principle for residential development in the area. The Council has outlined substantive planning grounds for opposing a housing allocation in the area and this matter will be considered at 	No change

Appendix 1: Summary of Modified LDP Representations and Responses

		and viability of existing hotels.	<p>Examination.</p> <p>6. At the application stage, proposals for a high quality destination/resort type hotel will be required to justify selection of this location in order to accord with Policy TOU 1.</p> <p>7. The other proposals referred to could potentially be acceptable, if site specific locational need or other policy criteria is satisfied. The same would apply to proposals for a high quality destination/resort type hotel. It was felt that the scale of this particular proposal merited its recognition.</p> <p>8. The context of this matter is different. The Reporter's findings and the Council's opposition relate to a site-specific housing development, not general support for a tourism proposal.</p> <p>9. The issues raised are not material planning considerations.</p>	
Brodict settlement boundary	1 in objection	Settlement boundary precludes development of land to the south of Ormidale Hotel. This is inconsistent given that the LDP extends the settlement boundary to enable development within Auchrannie Spa Resort and Kilmichael Hotels	Proposals to extend Ormidale Hotel or erect new tourist accommodation or facilities linked with the hotel beyond the settlement boundary would be supported by the LDP, subject to meeting the terms of Policy TOU 1: Tourist Accommodation and Facilities and other relevant policies.	No change
Policy ENV 2: 'Housing	1 in objection	1. Concern that criteria (a) and (b)	1. The policy for new single houses in rural areas	No change

Appendix 1: Summary of Modified LDP Representations and Responses

Development in the Countryside'		<p>of the policy for single houses would set an undesirable precedent for unsympathetic individual dwellings/overdevelopment in the countryside.</p> <p>2. Policy for small scale growth of existing rural housing groups is too restrictive toward appropriate development and therefore contrary to national policy.</p>	<p>and small scale growth of existing rural housing groups is considered to be in accordance with national policy and no adverse representations on the policy have been received from Scottish Government. The range of criteria included within the policy for single houses in rural areas, including criteria (a) and (b) will safeguard any insensitive residential development in the countryside and should prevent an undesirable precedent being set for unsympathetic individual dwellings/overdevelopment in the countryside.</p> <p>2. Policy ENV 2 for small scale growth of existing rural housing groups provides appropriate new opportunities for development in our rural areas whilst ensuring aspects of scale and design are in keeping with the local area all in accordance with national policy. As above, no adverse representations from Scottish Government have been received.</p>	
Policy ENV 9: 'Nature Conservation'	1 in objection	Further text should be added to ensure consideration of appropriate mitigation or compensation measures for proposals affecting national environmental designations.	There is no requirement under national planning policy for the inclusion of specific consideration of "appropriate mitigation/compensation measures" in respect of proposals for development which would affect national designations under Part 2 of the policy.	No change

Appendix 1: Summary of Modified LDP Representations and Responses

Policy TOU 3: 'Specific Tourism Proposals'	2 in objection	<p>1. Objects to the proposed expansion to the Auchrannie Resort for reasons of landscape impact and loss of prime quality agricultural land.</p> <p>2. Objects to need for housing development at Lochranza Youth Hostel to be tied to improvements of that Hostel, as the funds could be used for other sites in the Scottish Youth Hostel Association's (SYHA) portfolio.</p>	<p>1. A significant area of the extension has been assessed as 'most suitable for development' in an independent landscape capacity assessment. The site is not graded by the Macauley Institute as 'prime' quality agricultural land. The benefits of the proposed development are considered to outweigh landscape impact and loss of agricultural land.</p> <p>2. The restriction on funds raised by housing developed in the grounds of the hostel is justified to ensure proceeds go towards improvements to Lochranza Youth Hostel, and not for any other hostel in the ownership or management of SYHA. Removal of this requirement would undermine the original justification for the development.</p>	No change
Policy RES 2: 'Additional Housing Sites'	1 in objection	Objects to the allocation of land at Cairnhouse Farm, Blackwaterfoot on the grounds that it is prime agricultural land and there are sufficient sites for housing development in Blackwaterfoot.	The proposed allocation is the sole addition of new housing land for the settlement of Blackwaterfoot and is considered to provide enhanced range and choice of housing within the locality in accordance with national policy. The land is not prime agricultural land and the benefits of housing development are considered to outweigh its loss for agricultural use.	No change
Policy RES 2: 'Additional Housing'	1 in objection	Objects to the allocation of land at Hillside Terrace, Lamlash on the	The proposed allocation is the sole addition of new housing land for the settlement of Lamlash and is	Dismiss representation

Appendix 1: Summary of Modified LDP Representations and Responses

Sites'		grounds that this would extend the settlement boundary of Lamlash too far.	considered to provide enhanced range and choice of housing within the locality in accordance with national policy.	
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NORTH AYRSHIRE COUNCIL

Agenda Item 6

10 December 2012

Local Development Plan Committee

Subject: **Planning Performance Framework**

Purpose: To obtain the approval of the Committee for the publication of the Planning Performance Framework at Appendix 1.

Recommendation: That the Committee (i) notes the content of the Planning Performance Framework; and (ii) approves the publication of the document .

1. Introduction

- 1.1 The Planning Performance Framework (PPF) is a contemporary performance management framework launched by Heads of Planning Scotland (HOPS), in conjunction with the Scottish Government in April 2012. The PPF has been developed in response to the planning reform agenda.

2. Current Position

- 2.1 The PPF provides the planning system with a 'balanced scorecard' approach to performance which will enable each local planning authority to demonstrate its achievements, successes and individuality. The PPF was introduced to provide a broader picture of performance than that offered by the statutory performance indicators set by Audit Scotland. The statutory performance indicators will continue to be published, and the PPF will now replace the annual improvement plan prepared by planning authorities.
- 2.2 The current PPF covers the period 2011-2012. The PPF sets out a mix of quantitative and qualitative indicators to measure the performance of the planning authority across four headings, as follows:

Part 1 National Headline Indicators (NHIs)

The 11 NHIs examine all aspects of the planning process. They assess areas such as the status of the Local Development Plan, the Housing Land supply and decision making timescales, and provide a comparison to the previous year.

Key figures to note are the 94% approval rate for planning applications, and the fact that North Ayrshire Council is the number one planning authority in Scotland for the percentage of planning applications dealt with within statutory timescales.

Part 2 Defining and Measuring a High Quality Planning Service

Part 2 provides qualitative assessment across eight areas of activity in order to define and measure a high quality planning service. The 8 stated areas of performance assessment include headings such as 'open for business', 'high quality development on the ground', and 'culture of continuous improvement'.

Points to note under this heading are:

- The preparation of protocol for the Irvine Life Sciences Enterprise Area, which sets out parameters for dealing with proposals in this area and the issuing of all necessary consents to fast track development;
- That the Council was successful in gaining funding for a 'Conservation Area Regeneration Scheme' (CARS) in Irvine, with an application pending for a similar scheme in Kilbirnie; and
- Delivery of successful training/CPD opportunities for officers and Members, on matters such as design and rural development.

Part 3 Supporting Evidence

Supporting evidence is provided to substantiate the findings of the PPF. Evidence can be provided from a variety of sources such as customer input, any audit or management / process reviews, Council reports and initiatives, informal and formal benchmarking and partnership working with others.

Part 4 Service Improvements

Based upon the findings of Parts 1 & 2 of the PPF, the planning authority compiles a list of key commitments and actions for future service improvements during 2012-2013. These include commitments to:

- Commission a study to explore opportunities to stimulate development, including potential mechanisms to bring forward development in new allocations in the Local Development Plan;
- Design and implement a customer feedback programme to identify further service improvements; and
- Implement a mechanism to record pre-application discussion with applicants.

3. Proposals

- 3.1 It is proposed that the Committee approves the PPF for publication, and agrees to annual updates on performance through future LDP Committees.

4. Implications

Financial Implications

- 4.1 There are none.

Human Resource Implications

- 4.2 There are none.

Legal Implications

- 4.3 There are none.

Equality Implications

- 4.4 There are none.

Environmental Implications

- 4.5 There are none.

Implications for Key Priorities

- 4.6 The PPF contributes to the Council Plan Core Objective 4: 'Operating More Efficiently and Effectively'.

Community Benefit Implications

4.7 There are none.

5. Consultations

5.1 None.

6. Conclusion

6.1 The new PPF approach to measuring performance of planning authorities provides a 'balanced scorecard' of qualitative as well as quantitative data. This provides a more rounded picture of performance, and will facilitate improved benchmarking with other similarly sized authorities. The PPF for 2011-2012 outlines a range of achievements of Planning Services, as well as identifying specific areas for improvement which will be addressed during 2012-2013.



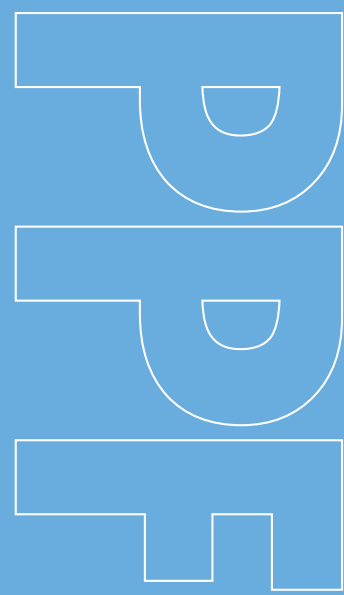
CRAIG HATTON
Corporate Director (Development and Environment)

Reference : 14/LW/JW

For further information please contact David Hammond, Team Manager (Development Plans) on 01294 324764.

Background Papers

None



North Ayrshire Planning Performance Framework 2011–2012

Draft V04 – November 2012



NORTH AYRSHIRE
COUNCIL

1. National Headline Indicators (NHIs)

Key outcomes	2011-2012	2012-2013
Development Planning: <ul style="list-style-type: none"> age of local/strategic development plan(s) (full years) <i>Requirement: less than 5 years</i> development plan scheme: on track?¹ (Y/N) 	6 Y	
Effective Land Supply and Delivery of Outputs <ul style="list-style-type: none"> effective housing land: years supply² effective housing land supply² housing approvals effective employment land supply employment land take-up³ effective commercial floor space supply⁴ commercial floor space delivered⁵ 	4.29 years 2404 units 165 units 2404 ha 25,900m ² n/a m ² 4,828 m ²	
Development Management Project Planning <ul style="list-style-type: none"> percentage of applications subject to pre-application advice⁶ number of major applications subject to processing agreement or other project plan percentage planned timescales met Decision-making <ul style="list-style-type: none"> application approval rate delegation rate 	n/a% 0 n/a% 94% 92%	
Decision-making timescales⁷ Average number of weeks to decision: <ul style="list-style-type: none"> major developments local developments (non-householder) householder developments 	14.7 weeks 8.7 weeks 6.9 weeks	
Enforcement <ul style="list-style-type: none"> time since enforcement charter published / reviewed (months) <i>Requirement: review every 2 years</i> number of breaches identified / resolved 	June 2011/15 20/11	

¹ The Development Plan Scheme was updated in August 2012 to revise the LDP preparation timetable to take account of a need for a 'Modified Plan' stage following changes to the Proposed Plan in response to representations received.

² These figures are based on a draft 2010-2011 Housing Land Audit and do not include new LDP allocations

³ Total take up provided, of which 1624m² was new/refurbished space

⁴ We are investigating mechanisms to quantify this data for next year's return

⁵ Total take up provided, of which 88m² was new/refurbished space

⁶ Steps have been taken to capture this data for next year's return

⁷ All of the figures in this section are distorted because determinations were made in the period on a number of stalled applications.

PLANNING PERFORMANCE FRAMEWORK

2. Defining and measuring a high-quality planning service

Open for business

North Ayrshire Council is committed to furthering sustainable economic growth. Examples of this commitment include:

- Maintenance of a high level of planning approvals, 94% during the period. In the first quarter of 2012, we were above the Scottish average in the number of planning applications submitted electronically;
- Provision of positive and consistent pre-application advice to prospective applicants, working together to overcome issues and constraints. Attendance of senior personnel at meetings where significant investment may be involved;
- Approval of a number of significant applications, including for a wind turbine test centre of national interest, and also for a new interconnector to facilitate electricity import/export to other areas of the UK as part of a sub-sea transmission network.
- Implemented a new 'front desk' for Planning Services, to field customer calls and queries. This service is manned on rotation by two technicians who both recently completed a planning related qualification. Queries are referred to Planning Officers where appropriate;
- Through the LDP, promotion of new development locations or revised allocations reflecting changing demand for land uses. Promotional work has included working in partnership with agents, landowners and various infrastructure providers to identify a variety of 'mixed use employment' allocations in the new LDP. These sites were formerly allocated for business and industrial use, however, in recognition of an oversupply of employment land and a need to catalyse investment, enabling residential development will be permitted on these sites. The new LDP is not yet adopted, but already we are opening dialogue, including with a major landowner to bring forward new investment across three distinct sites in their ownership in the context of a masterplan and business plan; and
- Preparation of a protocol in response to Enterprise Area designation at Riverside, Irvine. The local protocol sets out the parameters for operation in dealing with proposals within this area. The protocol includes appointing a single contact within Planning Services, for all statutory decisions by the Council, committing to respond to information requests in less than 5 days, and preparing a developers information pack.

High quality development on the ground.

North Ayrshire Council is a major driver in the creation and shaping of places of which we can be proud.

In raising the standard of design in new development, a particular focus has been the production of supplementary planning guidance and officer/Member training. Monitoring of development outcomes will be undertaken and case studies recorded, to monitor how the physical environment changes and to learn from experiences.

Our planning application management system (Uniform) records where intervention has been made during the planning process, to note improvements to the quality of development.

In support of the general policy thrust and requirements of the Local Plan, a suite of Design Guides was published, relating to development within: countryside; single new houses in rural areas; town centres; neighbourhoods; and coastal areas. These will become statutory guidance on adoption of the emerging Local Development Plan. These guides provide a consistent framework for all stakeholders and are an aid to decision making. We are currently reviewing these documents internally to determine whether further update or consolidation is required, in light of Government guidance (SPP, Designing Places, etc).

In relation to training: a two day internal course was run for planning, roads and housing colleagues, focusing on 'Designing Streets: A Policy Statement for Scotland'. This involved both structured learning and practical assignments. In addition, a workshop on 'Urban Design' was also delivered by Architecture + Design Scotland (A+DS). Constructive discussion, within the teams, is also encouraged in relation to particular design matters.

Training has also been given to elected members in relation to design considerations in the planning process.

The Council was also successful in gaining funding for a 'Conservation Area Regeneration Scheme' (CARS) in Irvine, and worked with the Irvine Bay Regeneration Company to bring forward high quality regeneration projects include improvements to Bridgegate public realm and improvements to Trinity Church in Irvine.

In addition, successful shopfront improvement schemes were implemented in the Garnock Valley area and also in Largs. The resulting physical works have helped to improve the perception and attractiveness of those town centres. Streetscape improvements have also been implemented in Kilwinning and Irvine.

In developing proposals for a new education campus in the Garnock Valley, the Council consulted with A+DS to secure advice on key design principles to maximise the impact of this large scale project. A similar exercise was undertaken in relation to Irvine Harbourside and Fullarton Parish Church redevelopments.

The Council secured funding from the CSGN towards the Kilbirnie Green Network project, which was used for open space and path improvements.

Contact officers are identified at initial enquiry stage, and the same officer is allocated to the case if an application comes forward.

Examples of high quality developments include:

Irvine Town Centre Urban Realm / Bridgegate House / Trinity Church; Auchentiber - new houses; West Kilbride - new house: Ayrshire Central Hospital (Horseshoe Building); Garnock Valley Shopfront improvements: and Barkip Anaerobic Digestion Plant.



Irvine Town Centre Urban Realm / Bridgegate House / Trinity Church



New houses - Auchentiber



Ayrshire Central Hospital



New house - West Kilbride



Ayrshire Central Hospital



Garnock Valley Shopfront Improvements



Barkip Anaerobic Digestion Plant

Certainty

Provision of greater certainty on infrastructure delivery and contributions through a new policy framework and infrastructure schedule in the Proposed LDP. This will be underpinned by Supplementary Guidance setting out further detail. This is programmed for completion in 2013, to be available on adoption of the LDP.

Extensive, and early engagement was undertaken with 'Key Agencies' and other stakeholders during the period. This activity helped to frontload the plan preparation process and understand any high level constraints to future development at early stage.

Regular liaison meetings were held with other Council services (Roads, Housing) to consider strategic issues and resolve application specific issues timeously.

Pre-application conferences were held with stakeholders for significant applications to identify issues early and facilitate the decision making process.

Communications, engagement and customer service

Meetings were held with key agencies and other stakeholders to resolve objections made to the Proposed LDP. Public consultation on the Proposed Plan ran for an 8 week period between May 2011 and June 2011, publicising the plan itself for comment and included local press notices, web site updates, neighbour notification, correspondence on representations, and drop-in sessions for direct contact with officers.

Review of the issues raised within the Pendleton Survey and action on the findings to improve accessibility to the web. The implementation of ePlanning has been successful with 46.8% of applications submitted online, and 97% of consultations undertaken electronically. The number of online applications submitted online continues to increase through pro-active encouragement from staff, as evidenced by the recent take-up by an agent who submitted 20 applications during 2011. The use of online facilities to submit comments has increased through publicity and easier access on the Council's web page.

A joint workshop with Officers from both East and South Ayrshire was held on 19th January 2012 for agents and developers on the changes to permitted development rights for householder applications, to both inform and take feedback on the changes.

The Council's 'Peoples Panel' considers customer satisfaction. The most recent results show 56% satisfaction with Council services, though this is a corporate figure and not broken down by service.

Officers attend Area Committees and Community Council meetings to address planning issues.

Development Management Officers have a 'contact group' with representatives from other authorities to provide reciprocal support and advice across a range of issues as they arise.

Efficient and effective decision-making

- Newly established team and committee structures.
- Effective scheme of delegation, undertaken on day to day basis, as and when required, through Senior Planning Services Manager. LBCs, following referral to Historic Scotland and CLUDs, workflowed through Senior Planning Officers. 89% Local Business and Industry developments, 85% local non-householder developments, 97% householder applications dealt with within 2 months.
- Planning Committee with full decision making powers meets on 3 weekly cycle, immediately followed by Local Review Body.
- Stalled application review (15 applications), mostly S75s, undertaken in March 2012 resulting in 8 stalled applications being withdrawn or decided and progress made with the processing of the remainder.
- 3 weekly monitoring of officers' caseloads to ensure that Scottish Government decision-making targets are achieved or exceeded.
- LDP preparation delayed due to changes in response to LDP representations. Action taken included securing additional information and arranging an early Committee meeting to make a decision and allow the Modified Plan to be published. In parallel Scottish Government lobbied directly and through Heads of Planning regarding possible improvements to the LDP preparation process so that other authorities can avoid similar issues.
- An "Open door" policy operates between staff and management to facilitate early resolution of issues. Elected members have open access to all officers.

Effective management structures

Phase 1 of the restructuring of Planning Services was completed, though the Development Management component has not yet been implemented. There was skills loss through release of personnel under voluntary retirement, which has in part been addressed by the implementation of a training programme to upskill the Officers in areas identified by Managers, in Officers' PPDs and joint working with Agencies. Upskilling of remaining personnel included an internal and external management training programme for new Team Managers.

An Assistant Planner was appointed and interviews were held for the vacant Planning Inspector post.

The Development Management Section benchmarked at a management level with other similar authorities to discuss and implement best practice.

Officers within the Service actively participate in the work of the Heads of Planning Scotland, and the Government's ePlanning forums to deliver best practice.

Joint working with neighbouring authorities (East Ayrshire, South Ayrshire) was facilitated by the Ayrshire Joint Planning Unit. The unit lead on planning matters with implications for the joint authorities, e.g. Central Scotland Green Network, Marine Planning.

Financial management and local governance

The Management Team (Planning Services Manager and Team Managers) met six weekly specifically to discuss budget matters to promote best value and respond to budgetary pressure.

The Council's procurement unit provided specialist advice and support in the tendering process for various projects, including a River Irvine Corridor Study and a Landscape Assessment Study on Arran.

Culture of continuous improvement

A Planning Officer was nominated to complete a postgraduate qualification in Urban Design, with the objective of bringing specialised design skill into the Council, to advise applicants at pre-application stage and to provide comments on planning applications.

Short term job rotation between sections was piloted to improve understanding and broaden skills base of staff and feedback from those involved indicated that it was successful.

Induction and training material was designed for a new Assistant Planner post, which was filled in January 2012. This material can be used for future new starts and included objectives and an action plan to fast track knowledge and development.

Various team members attended CPD opportunities during the period, and reported back on knowledge gained by circulating briefing notes.

'Professional and Personal Development' was implemented within the service, with one to one meetings held between managers and staff to agree personal objectives, examine skills and abilities, and identify training needs

3. Supporting evidence

Part 2 of this report was compiled drawing on evidence from statistical data, discussion with team managers, PSIF activity, team development work and external benchmarking activity.

Service improvements: 2012-13

Open for Business:

- *We will implement a mechanism to record pre-application discussion with applicants;*
- *We will commission a study to explore opportunities to stimulate development, including potential mechanisms to bring forward development on new allocations in the Local Development Plan.*

High Quality Development

- *We will undertake further training for stakeholders on design;*

Certainty

- *We will progress our Modified Plan to Examination.*

Communications, Engagement & Customer Service

- *We will design and implement a customer feedback programme to identify further service improvements.*

Efficient & Effective Decision Making

- *We will undertake Member training on planning decision making.*

Effective Management Structures:

- *The management team will continue a training programme to develop skills further.*
- *We will seek to implement a restructure in the Development Management Team.*
- *We will implement a new corporate structure*

Financial Management & Local Governance:

- *We will explore opportunities for benchmarking for the Development Plans Section.*

Culture of Continuous Improvement:

- *We will prepare a CPD programme for staff and identify specific internal/external work experience opportunities to broaden knowledge.*
- *We will organise team building sessions to improve morale and productivity.*

Decision-making timescales

Category	Total number of decisions	Average timescale (weeks)	
	2011-2012	2011-2012	2012-2013
Major developments	5	14.7 weeks	
Local developments (non-householder)	308	8.7 weeks	
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	(85.7%) (14.3%)	7.1 weeks 18.3 weeks	
Householder developments	279	6.9 weeks	
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	97.1(%) 2.9(%)	6.8 weeks 12.5 weeks	
Housing developments			
Major	1	16.1 weeks	
Local housing developments	67	8.8 weeks	
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	82.1(%) 17.9(%)	7.7 weeks 13.9 weeks	
Business and Industry			
Major	2	11.5 weeks	
Local business and industry	29	7.5 weeks	
<ul style="list-style-type: none"> Local: less than 2 months Local: more than 2 months 	89.7(%) 10.3(%)	6.8 weeks 13 weeks	
EIA developments	0	0	
Other consents*	126	7.1 weeks	
Planning/legal agreements**	1	51.4 weeks	
Local reviews	18	13.1 weeks	

* Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & 7 relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

Decision-making: local reviews and appeals

Type	Total number of decisions	Original decision upheld			
		2011-2012 No.	2011-2012 %	2012-2013 No.	2012-2013 %
Local reviews	18	12	67%		
Appeals to Scottish Ministers	2	0	0		

Enforcement activity

	2011-2012	2012-2013
Cases taken up	26	
Breaches identified	20	
Cases resolved	11	
Notices served***	2	
Reports to Procurator Fiscal	1	
Prosecutions	0	

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices.

Section	FTE Staff
Planning Services Manager	1
Development Management	2 Senior Planners 4.2 Planning Officers 1 Planning Inspector 2 Technicians 2 Clerical Support
Development Plans	1 Team Manager 2 Planning Officers 1 Assistant Planner 1 Policy Officer (Environment) 3 Technicians 1 Clerical Support
Regeneration	1 Team Manager 2 Planning Officers 1 Access Officer
TOTAL	25.2

Year	Fee Income
2011-2012	£433,407

Corporate Services – Planning Structure Chart

