

Local Development Plan Committee
10 December 2012

IRVINE, 10 December 2012 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

Present

Marie Burns, Ronnie McNicol, Robert Barr, John Bell, Matthew Brown, John Bruce, Ian Clarkson, Anthea Dickson, John Easdale, John Ferguson, Alex Gallagher, Willie Gibson, Alan Hill, Elizabeth McLardy, Alex McLean, Catherine McMillan, Peter McNamara, Ruth Maguire, Tom Marshall, Jim Montgomerie and Donald Reid.

In Attendance

D. Hammond, Team Manager (Development Plans), A. Laurenson Team Manager (Regeneration) (Development and Environment); M. McKeown, Committee Services Manager and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Burns in the Chair.

Apologies for Absence

Tony Gurney, John Hunter and Robert Steel.

1. Declarations of Interest

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

2. Minutes

The Minutes of the previous special meeting of the Committee held on 23 October 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Local Development Plan Action Programme

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

While the Local Development Plan has not yet been adopted, there are a number of actions which are being progressed. A revised Action Programme focussing on 2013 was attached to the report. Significant areas of ongoing work were highlighted.

Members sought, and received, clarification on the following areas:-

- the Irvine Conservation Area Regeneration Scheme and the level of grant payable to the private sector;
- the small number of private sector residential developments which have commenced and the steps the Council is taking to encourage activity;
- the level and distribution of funds received from the Windfarm Community Benefit Policy and a planned review in the New Year;
- the production of the Hunterston Competitive Advantage Study Brief; and
- the appointment of George Hunter as the Town Centre Manager within the Development Planning Section of Development and Environment.

The Committee agreed (a) that the Team Manager (Regeneration) circulate to Members a copy of the draft brief in connection with the Hunterston Competitive Advantage Study; and (b) otherwise to note the report.

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

Submitted report by the Corporate Director (Development and Environment) on the publication of advice note guidelines for window design in respect of listed buildings and conservation areas.

Planning policy requires proposals for window alterations to be appropriate to the character of the listed building or conservation area to which they relate. Concerns have been raised, particularly in respect of windows within conservation areas, regarding perceived inconsistency of planning decisions and also unauthorised UPVC or aluminium replacements.

In response to these concerns, an Advice Note, attached as Appendix 1 to the report, has been prepared. The note provides information on circumstances where certain designs, openings and materials of windows may be acceptable for listed buildings and conservation areas within North Ayrshire, providing greater clarity to applicants. In addition, the note is more flexible towards UPVC windows and seeks to strike a balance, protecting built heritage while accommodating the demand for modern designs within reasonable limits.

The Committee agreed to (a) approve the publication of the advice note as guidelines for window design in respect of listed buildings and conservation areas; and (b) otherwise note the report.

5. Modified Local Development Plan: Representations

Submitted report by the Corporate Director (Development and Environment) on the first and final tranche of representations to the Modified Local Development Plan (LDP) and officers' recommended responses.

The Proposed LDP was published in April 2011. Changes to the Proposed LDP, in response to certain representations received 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' incorporating these changes. The Modified Plan was published in September 2012, and the consultation period on the Modified Plan closed on 19 October 2012.

Officers analysed and prepared responses to the 130 representations received. The majority of these raised issues for which the Committee had previously agreed the response. The new issues raised were outlined at Appendix 1 to the report. These included 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; and
- several housing sites on Arran.

On agreement of the responses to these issues, all the representations will be collated, together with the Council responses, and submitted to the Scottish Government. An independent Reporter will decide whether any further changes to the LDP are then required. This process is expected to commence in February 2013 and be completed by Autumn 2013. Adoption of the LDP will follow thereafter.

Members sought, and received, clarification on the following:-

- the implications of removing the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride and the fact that it's removal would form a non-significant modification to the Plan and would not require any republication or reconsultation process;
- the additional representations received from Scottish Enterprise do not feature any new matter which was not highlighted during the previous consultation process; and
- detailed information on any of the responses being available to Members by contacting the Team Manager (Development Plans).

Councillor McLardy, seconded by Councillor Barr, moved that the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride be removed from the Plan. There being no amendment, the motion was declared carried.

Accordingly, the Committee agreed (a) to remove the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride from the Plan; and (b) the responses attached within Appendix 1 to the report for submission to the Scottish Government.

6. Planning Performance Framework

Submitted report by the Corporate Director (Development and Environment) on the publication of the Planning Performance Framework (PPF) launched by Heads of Planning Scotland (HOPS), in conjunction with the Scottish Government in April 2012.

The PPF provides the planning system with a 'balanced scorecard' approach to performance which will enable each local planning authority to demonstrate achievements, successes and individuality. It was introduced to provide a broader picture of performance than that offered by the statutory performance indicators (SPIs) set by Audit Scotland. The SPIs will continue to be published and the PPF will now replace the annual improvement plan prepared by planning authorities.

The current PPF covering the period 2011-2012 was attached at Appendix 1 to the report. Key points were highlighted.

The Team Manager (Development Plans) undertook to provide information direct to Councillor Bruce on the number of Appeals to Scottish Ministers as detailed on page 53 of the PPF document.

The Committee agreed to (a) approve the publication of the PPF document; and (b) otherwise note the report.

The meeting ended at 10.30 a.m.