

Infrastructure and Environment Services Committee  
10 December 1997

**Irvine, 10 December 1997** - At a Meeting of the Infrastructure and Environment Services Committee of North Ayrshire Council at 2.00 p.m.

**Present**

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, Margaret Highet, Elizabeth McLardy, Thomas Morris, Robert Reilly, George Steven.

**In Attendance**

R Loney, Director of Planning, Roads and Environment, N Buchan, Head of Roads, J McCorkell, Head of Planning & The Environment; A Herbert, Head of Accountancy; A Fraser, Principal Legal Officer; G Lawson, Principal Policy/Administration Officer and M McKeown, Administration Officer (Chief Executive).

**Chair**

Mr Gooding in the Chair.

**Apologies for Absence**

James Clements, John Donn and John Sillars.

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 5 November 1997, copies of which had been previously circulated, were confirmed.

**2. Strathclyde Structure Plan 1995: Approval by the Secretary of State for Scotland**

Submitted report by the Director of Planning, Roads and Environment on the approved Strathclyde Structure Plan.

In April 1997 the Council made objections and representations in relation to the Secretary of State for Scotland's proposed modifications to the Strathclyde Structure Plan 1995.

The Secretary of State has now considered all representations and objections made to him, and has approved the Strathclyde Structure Plan 1995 with modifications as of 27 October 1997. The decisions of the Secretary of State in relation to the Council's objections and representations regarding policies RES3, RES7, IND5 and IND7 were noted.

The Secretary of State identified a number of issues for the Ayrshire Joint Structure Plan to deal with. These included:

- i) the identification of urban renewal priority areas;
- ii) an update and rolling forward of the housing land supply;
- iii) an appropriate policy on telecommunications;
- iv) the issue of affordable housing;

The Committee agreed that the issues identified above should be considered by the Joint Structure Plan Steering Group at an early date.

### **3. North Ayrshire Council Voluntary Population Survey**

Submitted report by the Director of Planning, Roads and Environment as the second report describing the results of the Voluntary Population Survey undertaken in North Ayrshire in 1996.

These survey results are used as the Council's corporate data source for determining resource allocation where population is a major criterion. This latest report, the second in a series of three, presents figures in aggregate form, for meaningful age groups within North Ayrshire's five Local Plan areas, and identifies short term fluctuations in the age structure of the overall population by comparing the latest results with those of the 1995 survey.

The Committee agreed that a) the results should be distributed to all Council Departments and external agencies involved in the planning of services and allocation of resources locally; and b) the table of results should be included in the next release of the Council's Directory of Information and Research.

### **4. West of Scotland Road Safety Forum**

Submitted report by the Director of Planning, Roads and Environment on the current situation involving strategic aspects of road safety in the West of Scotland.

In June 1997 the Committee were advised of an agreement reached between all 12 Councils in the former Strathclyde area to participate in a Group, aimed at raising the profile of road safety throughout all 12 Council areas and maintaining the major advances in road safety which have taken place in recent years.

11 of the 12 Councils, including North Ayrshire, participated in a joint Road Safety Stand at the Scottish Motor Show held in Glasgow in November 1997.

The inaugural meeting of the Group took place on 24 November, when it was agreed to call it 'The West of Scotland Road Safety Forum'. The formal structure and aims and objectives of the Forum were also agreed at this meeting. Among the other issues was the question of funding for future road safety initiatives across the 12 Councils. It was agreed that each Council should be asked to make a financial contribution once details had been finalised.

After a full discussion, the Committee agreed a) to give priority to funding for road safety in the budget process; and b) that the Council should make a contribution, not exceeding £5000 for future safety campaigns.

### **5. Irvine/Kilwinning Replacement Local Plan**

Submitted report (Appendix I&E I) of a Special Sub Committee of Infrastructure and Environment Services Committee being the Minutes of the meeting held on 26 November 1997.

The Sub Committee had met to consider the consultative draft Local Plan for Irvine and Kilwinning. Each section of the draft Plan was reviewed, and members commented upon the policies and reasoned justification contained therein. A number of issues were raised and it was agreed that these would be addressed by the Director of Planning, Roads and Environment and the Director of Housing Services respectively.

The Director of Planning, Roads and Environment tabled a supplementary report detailing the action he proposed to take in respect of the issues under his remit which confirmed a) proposals for allocating land at Main Road, Springside (opposite Corsehill Terrace) for limited housing development; b) plans to increase the effective land supply in Kilwinning by amending the boundaries around the site at Hazeldene, Kilwinning; and c) an amendment to Policy RET 12 changing the presumption from 'in favour' of local shops to 'against' such development.

After discussion, the Committee agreed to support the Sub Committee's

recommendations that a) the consultative draft Local Plan be approved (subject to the inclusion of the proposals within the supplementary report); b) the Director of Planning, Roads and Environment be authorised to make the consultative draft available for public and statutory consultation; and c) the Director of Housing Services be asked to report to the Housing Services Committee regarding the 'need' for rented, low-cost and sheltered housing in Irvine and Kilwinning (including an assessment of the suitability of the site at Burnside Crescent, Kilwinning for sheltered housing), and to clarify the case being made to Scottish Homes to secure appropriate funding for implementation.

## **6. Garnock Valley Replacement Local Plan**

Submitted report (Appendix I&E II) of a Special Sub-Committee of Infrastructure and Environment Services Committee, being the Minutes of their Meeting held on 28 November 1997.

The Sub Committee had met to consider the consultative draft local plan for the Garnock Valley. Members were invited to comment upon the policies and reasoned justification contained therein in the Plan and a number of issues were raised by members. Arising from discussion, the Sub Committee, inter alia, had agreed to recommend that the Director of Housing Services should report to the Housing Services Committee on:

- i) the delay in implementing the housing redevelopment scheme at Cochrane Street, Kilbirnie;
- ii) the need to clarify the case being made to Scottish Homes in respect of this project and the need to secure resources from Scottish Homes for housing projects in the Smaller Urban Renewal Initiative Areas of the Garnock Valley in general; and
- iii) the lack of identification of a need for rental, low-cost and special needs housing in the Garnock Valley.

Arising out of discussion of the proposed housing development at Coach House, Beith, the Sub Committee also agreed to recommend that the developer should be invited to meet the Sub Committee with a view to encouraging action on this development.

After discussion, the Committee agreed to support the Sub Committee's recommendations that a) the consultative draft Plan be approved subject to the issues raised by members being addressed; b) the Director of Planning, Roads and Environment be authorised to make the consultative draft available for public and statutory consultation, subject to the issues raised by members being taken on board; c) the meeting be arranged with the developer in respect of the Coach House, Beith; and d) that the Director of Housing Services report to the Housing Services Committee on the issues outlined above.

## **7. Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments**

Submitted report by the Legal Services Manager on Counsel's opinion on the legal options available to implement and enforce the proposed policy on the provision and maintenance of landscaping, open space and play areas in new housing developments.

The Committee had considered this matter at previous meetings and had agreed to seek the opinion of Counsel on the validity of inserting a condition in planning permissions that developers must transfer open space to the Council.

Counsel has now concluded that it is not competent to oblige a developer, by means of planning permission, to transfer open space to the Council. Counsel also proposed a number of changes to the standard conditions applied to planning consents and, in respect of Section 75 agreements, took the view that these could be targeted at larger developments or developers with whom maintenance problems had occurred in the past.

The Committee agreed a) to implement the policy on the provision and maintenance of

landscaping, open space and play areas in new housing developments as presented in the Director of Planning, Roads and Environment's report to the August meeting; b) to monitor the progress of the policy and its impact upon the development process; and c) that the amended standard conditions detailed in the Legal Services Manager's report should be attached to future planning consents.

#### **8. Proposed Confirmation of the North Ayrshire Council Irvine No. 3 Tree Preservation Order 1997**

Submitted report by the Legal Services Manager on "The North Ayrshire Council Irvine No. 3 Tree Preservation Order 1997" in respect of land at extending to 24.1 hectares and lying generally to the East of Kilwinning Road and to the North of Castlepark, Irvine. This order was made provisional on 22 July 1997.

No objections have been received from, and no representations have been made by the owners, occupiers and lessees of the land affected by the order.

The Committee agreed to confirm the Order in its provisional form.

#### **9. Moorpark Road West Update**

Submitted report by the Director of Planning, Roads and Environment presenting an amended development brief for the site allocated for housing at Moorpark Road West, Stevenston.

In 1992, Cunninghame District Council approved a development brief for a site at Moorpark Road West, Stevenston, for private housing development. Since that time, the site, which is owned by the Council, has been marketed, and, although interest has been expressed, no suitable offers have been submitted.

In view of the length of time since the development brief was approved, and in order that the site can be re-marketed, it was suggested that the development brief should be revised to reflect changes in Roads guidelines which now allow a greater number of houses to be serviced from one cul-de-sac, changes to car parking requirements, and the Council's policy on landscaped open space and play provision in private housing areas.

The Committee agreed to approve the amended development brief for the site at Moorpark Road West, Stevenston.

#### **10. Lighting Maintenance Contract: 1998 - 2002**

Submitted report by the Director of Planning, Roads and Environment on the tender process for the Lighting Maintenance Contract.

The current lighting maintenance contract is carried out under a term contract and is due for renewal from 1 April 1998. An advertisement was placed in appropriate newspapers and technical magazines inviting interested organisations to apply for inclusion on the tender list. Three organisations, Associated Asphalt, Lightways Limited, and BEI (CIS), as well as Commercial Services were subsequently selected for the tender list.

Associated Asphalt have submitted the lowest tender in the sum of £1,747,145.60.

The Committee agreed to accept this tender.

### **11. Amendments to the Building Standards (Scotland) Regulation 1990**

Submitted report by the Director of Planning, Roads and Environment on amendments to the Building Regulations and Technical Standards which will come into force on 29 December 1997.

Noted.

### **12. Traffic Regulation Order: Kilwinning: St. Winnings Lane/Howgate**

Submitted report by the Director of Planning, Roads and Environment on the traffic management proposal for St. Winnings Lane, Howgate, Kilwinning.

In August 1997, the Committee approved the investigation and preparation of a traffic regulation order effecting the closure of the St Winnings Lane/Howgate junction to vehicle movement.

The proposals, which prohibit vehicular movement from St Winnings Lane onto Howgate and from Howgate onto St Winnings Lane, and which revoke the existing one-way order, have been advertised in the usual manner and no objections have been maintained.

The Committee agreed to approve the Traffic Regulation Order.

### **13. Traffic Regulation Order: Burnhouse**

Submitted report by the Director of Planning, Roads and Environment on the proposed Traffic Regulation Order to introduce a 40mph speed limit on the A736/B706 at Burnhouse.

The proposed Traffic Order was prepared and advertised in the usual manner , and that no formal objections have been received.

The Committee agreed to approve the Traffic Regulation Order.

### **14. Traffic Regulation Order: Dalry: Courthill Street**

Submitted report of a Special Sub-Committee being the Minutes of their Meeting held on 28 November 1997.

Members were advised that a special Sub Committee of Infrastructure and Environment Services had met on 28 November 1997 to consider objections to the proposed Traffic Regulation Order at Courthill Street, Dalry. It was noted that the objector did not attend the Hearing and that the Sub Committee, after careful consideration of the terms of the objections, and in the absence of objections from the emergency services, had confirmed the Order as advertised.

The Committee noted the Sub Committee's decision.

### **15. Outstanding Applications for Planning Permission for Determination**

#### **Beith: Loanhead Quarry: 01/97/174**

Submitted report by the Director of Planning, Roads and Environment on the application from W H Malcolm Limited, Murray Street, Paisley, to infill the worked out section of Loanhead Quarry.

The proposal relates to a site some 4.3 h.a. in area situated off the A737 at Beith to Lochwinnoch Road on the northern edge of North Ayrshire. The site forms the south west section of the quarry and is bounded to the north east by the operational area of the quarry, to the south by Beith Golf Course and to the west by agricultural land.

The developer proposes to infill the void using primarily inert material composed of builder's waste, excavation and rubble, to restore the land to a landscape complimentary to the adjoining topography. It is estimated that the void would be filled over a 10-15 year period in a series of phased cells. It was also noted that the developer proposed to erect office accommodation and a weighbridge to the north of the site, off the proposed internal access road. Access to the site lies outwith North Ayrshire's boundary within Renfrewshire and, as part of the application, the applicant proposes to construct a roundabout and new road to access the site in the neighbouring Council area.

A number of organisations had been invited to comment on the proposed development and members were advised of the comments received from consultees. Objections to the proposed development have been received from D Setchell, Park Farm, and J Bell, Knowes, both Lochwinnoch. The terms of the objections were outlined for members' consideration.

The Committee were further advised that a letter had been received from the Local MP regarding representations made to Beith Community Council by Loanhead Quarry Extension Action Committee about the proposed use by the developer of Landfill Tax Credit monies for the construction of a new roundabout. It was noted that such monies cannot be used for the commercial gain of private individuals or companies and the Community Council, whilst not objecting to the proposed development, were concerned that the developer could profit in this way. The Director of Planning, Roads and Environment advised the Committee that this issue was being addressed but that it did not directly effect the application presented to the Committee.

After full consideration of the application and the terms of the objections, the Committee agreed to grant the application, subject to the following conditions:

1 that the type of waste deposited shall be builders' material and commercial and industrial waste as described in the Environmental Impact assessment dated 7 June 1995 submitted in support of the planning application and no more than 10% of the waste deposited in any cell shall comprise of commercial and industrial waste.

2 that prior to the deposit of any waste on the site the provision of all access roads, wheel cleaning facilities, weighbridge and site offices shall be completed in accordance with approved plans to the satisfaction of North Ayrshire Council as Planning Authority.

3 that the wheel cleaning facilities proposed shall be used at all times to ensure that no loose material/mud is carried onto the public road.

4 that during the life of the infill operations the applicant shall retain the services of the South Strathclyde Raptor Study Group whose recommendations shall be followed unless otherwise agreed in writing by North Ayrshire Council as Planning authority.

5 that prior to the commencement of the development the applicant shall submit details of the measures to be taken to ensure that no employee from the site visits the nest of either the Peregrines or Ravens at any time.

6 if it becomes necessary or expedient during the continuance of the operations hereby permitted to amend or abandon the operations, the applicant shall submit for written approval of North Ayrshire as Planning Authority, an amended application, plans and statement of intentions.

7 that prior to the commencement of development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a contour plan showing the finished surface of the site corresponding to the sections submitted.

8 that prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details of the scale and location of recycled materials to be stockpiled.

## **16. Building (Scotland) Act 1959/70: Determination of Application for Building Warrant**

Submitted reports on the following applications:-

(a) 3 Crompton Way, North Newmoor Industrial Estate, Irvine RFS/5/BW/97/0214

(b) Heather Lodge, Millhill Crescent, Lamlash, Isle of Arran RFS/5/BW/97/0519



(c) Balgraymuir Farm, Balgray Road, Barrmill RFS/5/BW/97/0729

(d) 1 The Cross, Dalry RFX/5/BW/97/0433

The Committee agreed (i) that application RFS/5/BW/97/0214 be continued; and (ii) that the remaining applications be refused on the grounds that they do not comply with the Building Standard (Scotland) Regulations 1990 as amended.

#### **17. Customer Comments Scheme Monitoring: Second Quarter 1997**

Submitted report by Director of Planning, Roads and Environment on the Directorate's performance in managing customer comments.

Noted.

#### **18 Urgent Items**

##### **a) Planning Application for Planning Permission: Hazeldene (Site to North of): 01/97/042**

A report on this application was submitted to the Development Control Sub Committee on 30 October 1997 with a recommendation that it be refused on the grounds that it was contrary to Countryside Policy 1 of the Irvine/Kilwinning Local Plan and Policy CAT1 of the Strathclyde Structure Plan. The Sub Committee were however favourably disposed to grant the application but agreed to continue consideration of it to allow the proposed development to be examined in the context of the consultative draft local plan.

The special Sub Committee held on 26 November 1997 to consider the consultative draft Plan noted the current shortage of effective housing land supply and accepted the need to ensure a continuing supply of land for smaller scale development. A site on the north-east edge of Kilwinning at Hazeldene was considered an acceptable addition to the land supply for inclusion in the consultative draft Irvine and Kilwinning Local Plan.

An additional letter of objection to the planning application had been received from Mr and Mrs Carlin, Mr and Mrs J W Boyle, Mr and Mrs D Gillespie and Mr and Mrs Hennings, residents of 1, 3, 5 and 9 Old Glasgow Road, Kilwinning. The terms of the objections were outlined to the Committee.

It was noted that while the Local Plan Sub Committee agreed to recommend the release of land at Hazeldene, Kilwinning to form part of the housing land supply, the proposal is still contrary to the Development Plan. The granting of the application is outwith the remit of the Development Control Sub Committee and requires to be considered by the Infrastructure and Environment Services Committee.

Following consideration of the terms of the objections, the Committee agreed to grant the application subject to the following conditions:

1 that the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.

2 that details of the means of access shall include a footway linking this development to the public footway network.

3 that the layout of the development shall a) allow for access to the area to the west of the site and b) include landscape treatment of the northern edge of the proposed development to ensure an effective boundary between town and country.

##### **b) Largs Station**

The Committee were advised that an application for planning permission in respect of the proposed Railway Station at Largs has been received from Railtrack.

In the light of reservations about the details of the application it was suggested that, prior to formal consideration, a meeting should be arranged between Officers from the Planning Section, Railtrack, the Local MP and members of the Committee, to discuss the application in an attempt to reach a solution.

After discussion, the Committee agreed to approve this course of action.

Meeting ended at 3.20 pm.



**Infrastructure and Environment Services Committee**  
**10/12/97**

Appendix No  
**I & E 1**

**APPENDIX I&E I**

**IRVINE, 26 November 1997** - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 9.00 a.m.

***Present***

Samuel Gooding, David Munn, Jack Carson, Ian Clarkson, James Clements, Elliot Gray and Jane Gorman.

***In Attendance***

J McCorkell, Head of Planning and Environment, M Ferrier, Team Leader, R Forrest, Principal Officer, I McQuaker, S Taylor and D Donoghue, Planning Officers (Planning, Roads and Environment), and M McKeown, Administration Officer (Chief Executive).

***Chair***

Mr Gooding in the Chair.

**1. Irvine and Kilwinning Replacement Local Plan**

Submitted report by the Director of Planning, Roads and Environment on the consultative draft of the Irvine and Kilwinning Replacement Local Plan.

On 24 April 1997, the Sub Committee considered a paper highlighting issues that would have an impact on the development of a new Irvine and Kilwinning Local Plan. At this time the Sub Committee agreed to recommend to the Infrastructure and Environment Services Committee a) that the Director of Planning, Roads and Environment be authorised to draw up a consultative draft Local Plan which would take account of the issues considered in the paper and members' comments; and b) that the consultative draft Local Plan should be referred back to the Sub Committee prior to going out to public and statutory consultation. The Infrastructure and Environment Services Committee subsequently agreed to adopt these recommendations at its meeting on 30 April 1997.

The Director of Planning, Roads and Environment has now produced the consultative draft Plan which is intended to provide guidance to direct the future development of the Irvine and Kilwinning area, and in so doing: promote sustainable development; provide a detailed framework for the control of development; apply national and regional policies to the local area; highlight and promote opportunities for appropriate development; provide a basis for co-ordinating public and private expenditure programmes; and involve the local community, the development industry and other

interested parties in the future planning of the area.

The draft Local Plan is organised into topic based chapters, and the policies contained in each chapter a) set out the planning framework in respect of particular topic areas; b) indicate the Council's general attitude towards particular land uses and types of development in different parts of the Local Plan area; and c) provide detailed guidance and criteria against which planning applications will be primarily judged.

Officers from the Planning Section presented the members with an overview of each chapter of the draft Local Plan, and members were invited to ask questions and raise points in respect of the content of each chapter. The following points arose from discussion:

## **Chapter 2: Business and Industry**

1 It was agreed that a detailed development brief would be prepared setting out the planning requirements for any future development at the former Wilsons factory in Eglinton Park. The importance of ensuring that any new use would not have an adverse impact on the amenity of the Park was discussed.

2 It was agreed that the cleaning up of 'unsightly' rail corridors, particularly at Portland Industrial Estate would be incorporated into the Directorate's Environmental Programme and identified within the plan.

## **Chapter 3: Housing**

1 It was agreed that the site on Main Road, Springside (opposite Corsehill Terrace) should be investigated with a view to possibly allocating it for a limited amount of new housing to improve the balance of provision in Springside.

2 It was agreed that a formal approach should be made to the Housing Services Committee in order to clarify its position regarding the 'need' for rented, low-cost and sheltered housing in Irvine and Kilwinning, and to clarify the case being made to Scottish Homes to secure appropriate funding for implementation.

3 It was agreed that the boundary around the site at Hazeldene, Kilwinning, should be adjusted to add to land available for release for housing. This would have to be carefully justified in relation to other potential urban edge sites which may come under development pressure.

4 It was agreed to examine the potential for development on land adjacent to Fergushill Training Centre and to consider retaining land adjacent to the railway line at Townhead as open space.

## **Chapter 4: Retailing**

1 It was agreed that policy RET 12, relating to the development of local shops, should be amended. The local members were concerned about opposition from residents to local shops and recommended that the presumption should be changed from 'in favour' of such

developments to 'against' such developments.

## **Chapter 5 Transport**

1 It was agreed to recommend to the Infrastructure and Environment Services committee that the Director of Planning, Roads and Environment be instructed to take forward an investigation of the traffic situation in Irvine Town Centre, and the need for further traffic management measures.

## **Chapter 6 Tourism and Leisure**

Problems with the current management of Irvine Harbour were discussed, and it was agreed that the Local Plan would seek to promote improved management involving all of the interested bodies.

The Sub Committee further agreed that the Council owned site at Annickbank, Irvine, was not suitable for a new cinema development and that this should be excluded from the Plan.

## **Chapter 7 Social and Community Facilities**

It was agreed that the suitability of the site at Townhead, Kilwinning, for a community healthcare facility would be re-examined.

## **Chapter 8 Environment and Countryside**

Concerns were raised regarding the possible threat of open cast coal mining in the area. It was pointed out that whilst there were no current proposals for such uses, Policy ENV 9 provided stringent criteria against which any future applications would be assessed.

Following detailed consideration, the Sub Committee agreed to recommend to the Infrastructure and Environment Services Committee that a) the consultative draft be approved, subject to the Director of Planning, Roads and Environment taking on board the issues raised by members; and b) the Director of Planning, Roads and Environment be authorised to make the consultative draft of the replacement Local Plan available for public and statutory consultation; and c) the Director of Housing Services be asked to report to the Housing Services Committee in respect of 3 (2).

Meeting ended at 12.25pm

**Infrastructure and Environment Services Committee  
10/12/97**

Appendix No  
**I & E 2**

**APPENDIX I&E II**

**IRVINE, 28 November 1997** - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 2.00 p.m.

***Present***

Samuel Gooding, David Munn, James Jennings, Thomas Morris, Robert Reilly.

***In Attendance***

J. McCorkell, Head of Planning and Environment, M Ferrier, Team Leader, R. Henry, Planning Officer, K McKelvie, Planning Officer, Alice Latimer, Planning Officer (Planning, Roads and Environment), and M McKeown, Administration Officer (Chief Executive).

***Chair***

Mr Gooding in the Chair.

**Apologies**

Patrick Browne, James Clements, Tom Dickie and George Steven.

**1. Garnock Valley Replacement Local Plan**

Submitted report by the Director of Planning, Roads and Environment on the consultative draft of the Garnock Valley Replacement Local Plan.

On 15 April 1997, the Sub Committee considered a paper highlighting issues that would have an impact on the development of a new Garnock Valley Local Plan. At this time the Sub Committee agreed to recommend to the Infrastructure and Environment Services Committee a) that the Director of Planning, Roads and Environment be authorised to draw up a consultative draft Local Plan which would take account of the issues considered in the paper and members' comments; and b) that the consultative draft Local Plan should be referred back to the Sub Committee prior to going out to public and statutory consultation. The Infrastructure and Environment Services Committee subsequently agreed to adopt these recommendations at its meeting on 30 April 1997.

The Director of Planning, Roads and Environment has now produced the consultative draft Plan. The draft Plan is organised into topic based chapters covering Housing, Business and Industry, Retailing, Tourism and Leisure, Farming, Forestry and Minerals, Transportation, Infrastructure and Services, Community Facilities and the Natural

Environment and Heritage. Planning Officers presented the Sub Committee with an overview of each chapter, and members were invited to ask questions and raise points in respect of the policies and reasoned justification outlined in each chapter.

The following points arose from discussion:-

## **2. Housing**

1. Members were advised that officers from the Planning, Roads and Environment Directorate have met with representatives from Scottish Homes to discuss the proposed housing development at the Coach House, Beith. Scottish Homes have made it clear that they cannot hold the grants package for this development indefinitely. It was therefore proposed that the developer should be invited to attend a meeting of the Sub-Committee to invite an explanation from him regarding the protracted delay in implementing this project, with a view to encouraging action.
2. Concern was expressed by the Sub-Committee regarding:-
  - a) the delay in implementing the housing redevelopment scheme at Cochrane Street, Kilbirnie;
  - b) the need to clarify the case being made to Scottish Homes in respect of this project and the need to secure resources from Scottish Homes for housing projects in the Smaller Urban Renewal Initiative Areas of the Garnock Valley in general; and
  - c) the lack of identification of a need for rental, low-cost and special needs housing in the Garnock Valley.

It was agreed that a formal approach be made to the Housing Services Committee regarding the position in relation to the above matters.

## **3. Business and Industry**

Problems with the Scottish Development Agency (now Scottish Enterprise) sell-off of land and premises in the areas were discussed and it was agreed that the environmental problems in these areas should be tackled with the owners and or their factors, Paddockholm North in particular was sited.

## **4. Retailing**

Councillor Reilly asked that a study be undertaken by the Planning, Roads and Environment Directorate into the feasibility of pedestrianisation of Main Street, Beith. It was agreed that in terms of policy ENV2 of the Draft Plan this would be investigated as resources allow.

## **5. *Farming, Forestry and Minerals***

Councillor Morris enquired about the location of Ayrshire Bauxitic Clay within the Local Plan area in terms of Policy MIN4. It was agreed that a detailed plan showing the Bauxitic Clay deposits would be made available.

## **6. *Infrastructure and Services***

Potential problems associated with the use of sewage sludge were discussed, with particular reference to Lochshore, Kilbirnie and it was agreed that reassurance would be sought from Scottish Enterprise and the Scottish Greenbelt Co. about the use of sewage sludge as a fertiliser for any future tree planting proposals in the area, which would in themselves be the subject of consultation with the Scottish Environment Protection Agency to ensure that all adequate environmental safeguards are put in place (as outlined in Policy INF3)

## **7. *Natural Environment and Heritage***

Members noted, in particular the proposal for establishing a Conservation Area in Beith Town Centre in 1998.

## **8. *Tourism and Leisure/Transportation/Community Facilities***

The Policies and Reasoned Justification for the Sections on Tourism and Leisure, Transportation and Community Facilities were all agreed.

The Sub Committee agreed to recommend to the Infrastructure and Environment Services Committee that a) the consultative draft be approved, subject to the Director of Planning, Roads and Environment taking on board the issues raised by members; b) the Director of Planning, Roads and Environment be authorised to make the consultative draft of the replacement Local Plan available for public and statutory consultation; c) the proposed course of action in respect of the Coach House, Beith be supported; and d) the Director of Housing Services be asked to report to the Housing Services Committee in respect of 2 (a), (b) and (c).

Meeting ended at 4.10 p.m.