

Infrastructure and Environment Services Committee  
24 April 1996

**Irvine, 24 April 1996** - 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, John Donn, Margaret Highet, Elizabeth McLardy, Thomas Morris, Robert Reilly, John Sillars and George Steven.

**In Attendance**

The Director of Planning, Roads and Environment , the Head of Planning and Environment , the Head of Roads, a Principal Officer Accounting and Budgeting (Mr Hair), the Principal Legal Officer, a Corporate Policy Officer (Mrs King) and an Administration Officer (Mrs Bale).

**Chair**

Mr Gooding in the Chair

**Apologies for Absence**

Patrick Browne, Ian Clarkson and James Clements

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 13 March 1996, copies of which had previously been circulated, were confirmed.

**2. Service Delivery Plan**

Submitted report by the Director of Planning, Roads and Environment on plans for the delivery of Infrastructure and Environment Services in North Ayrshire.

The range of services delivered by the Directorate comprises 6 main strands. These are roads, environment, planning, business and economic development, building control and central and strategic services. The Directorate aims to deliver these services in as integrated a manner as possible. As much of the work is site specific most customers will receive these services in their local area. Specific performance targets have also been outlined for each section.

After discussion the Committee agreed to approve the service delivery plan.

**3. Roads: Revenue Budget Programme**

Submitted report by the Director of Planning, Roads and Environment on the procedure for the formulation of the Roads Revenue Budget Programme

Information which feeds into this programme comes from a variety of sources

including reports by Inspectors/Clerks of Works during routine inspections of the roads and footways, areas in which there is a high proportion of elderly/mobility handicapped whose needs require prioritisation etc. Local members can feed in directly to the programme by contacting the Directorate of Planning, Roads and Environment or through their Area Committee.

After discussion the Committee agreed (a) to note the content of the report; and (b) to approve the procedure being adopted as standard.

## **Strategic and Economic Development Issues**

### **4. a) Economic Implications of the B S E Crisis**

Submitted report by the Director of Planning, Roads and the Environment on the local implications of the B S E crisis.

The Director of Planning, Roads and Environment outlined the current situation in the light of information received from the Scottish Office Agriculture, Environment and Fisheries Department on further measures.

Animal slaughtered at 30 months of age or more are now excluded from the food chain. Farmers will receive compensation of up to £500.00 per animal. For producers of steers and heifers who planned to bring their animals to market at over 30 months, a British funded premium will be paid in respect of such steers and heifers for a period of 6 months. A scheme is being looked at to allow exemptions for those breeds which do not mature until after 30 months. As of 1 June 1996, a mandatory passport system will be introduced to improve identification and traceability.

Regarding the slaughtering sector there is a substantial "blockage" of unsold meat, valued at some £132 million. An aid scheme will be introduced amounting to £110 million to buy out the stock which is already in store. The government considers that the slaughtering sector has substantial overcapacity and this financial aid will allow companies a breathing space during which they can look at rationalising their future operations. The government is not considering any assistance to any other sectors. The slaughtered material will be disposed of by the "best practicable environmental option". This will require to be monitored.

The government are endeavouring to secure the speedy elimination of the EC ban on UK exports and at the possibility of a more selective culling scheme.

The Committee agreed (a) to note (i) the significant detrimental economic impact that the B S E scare has already had particularly in relation to the North Ayrshire

economy; and (ii) the negative effects on farming and ancillary industries of the continued uncertainty over what measures the government will be adopting to tackle the problem; and (b) to recognise the need for any government compensation scheme to include all those affected by the B S E/C J D scare; and (c) to seek the support of North Ayrshire's MPs in lobbying for such a compensation scheme to be introduced.

**b) B S E New Measures**

Submitted report by the Director of Planning, Roads and Environment on his response to a consultation letter from the Scottish Office seeking urgent comments from interested organisations on new measures to control B S E.

The Committee homologated the action taken by the Director of Planning, Roads and Environment in responding to the letter before the deadline of 12 April 1996.

**5. North Ayrshire Population Projections 1995 -2001**

Submitted report by the Director of Planning, Roads and the Environment on the North Ayrshire population projections 1995 - 2001.

The Committee acknowledged in the light of these projections, the need for the support of the Council to the Three Towns Area Initiative particularly.

The Committee agreed (a) to ask the Corporate Strategy Committee to endorse the use of these and subsequent annual projections as the demographic basis for the planning of services and allocation of resources in North Ayrshire; and (b) to support the continuation of regular local population surveys including the Voluntary Population Survey and the Arran Enumeration (to be carried out in collaboration with the Divisional Assessor and the Arran Council for Voluntary Services respectively), thus ensuring the reliability of small area estimates.

**6. Strathclyde Labour Market Intelligence and Monitoring Service (S L I M S): Request for Financial Contribution**

Submitted report by the Director of Planning, Roads and the Environment on a request for a financial contribution to Strathclyde Labour Market Intelligence and Monitoring Services (SLIMS).

The Committee agreed to recognise the value of sharing non-confidential Labour Market Information with interested parties, but to decline to contribute to SLIMS at this stage, due to the significant overlap with North Ayrshire's own Labour Market Information System.

## **7. M77 Motorway Fenwick - Malletsheugh Public Enquiry**

Submitted report by the Director of Planning, Roads and the Environment on the public enquiry into the proposed motorway from Fenwick to Malletsheugh.

The Committee agreed to make joint representations to the public enquiry on the economic significance of the construction of this route and participate through the Economic Forum in a campaign to raise the business and public awareness of the issue.

## **8. Interim Funding for Enterprise Trusts**

Submitted report by the Director of Planning, Roads and the Environment on the interim funding to the two Enterprise Trusts in North Ayrshire, Garnock Valley Development Executive and ASSET.

Together with East and South Ayrshire Councils and Enterprise Ayrshire the Council has been participating in a study to determine the most effective pattern of delivery for the whole range of business development services within Ayrshire. The consultants have considered what spread of services would best meet the needs of the various sections of the business community and how these services could be delivered most effectively. The consultant's report has been submitted and their recommendations are being considered jointly with a view to submitting proposals for an effective Ayrshire Business Development Partnership to the four partners.

The Committee acknowledged that North Ayrshire Council's representation on the Boards of Directors of Garnock Valley Development Executive and ASSET would require to be considered in the context of the overall strategy for the delivery of Business Advice Services.

The Committee agreed (a) to note the progress to date in the review of business development services in Ayrshire; (b) to provide interim core funding to the two Enterprise Trusts in North Ayrshire for up to 4 months to allow continued service delivery pending the outcome of the discussions on local business development delivery; and (c) to receive a further report to a future meeting.

## **9. Historic Scotland Circular No HS1/96**

Submitted report by the Director of Planning, Roads and the Environment on circular HS1/96: Local Government Reorganisation: Guidance to Local Authorities on the Conservation of the Historic Environment.

The Circular recommends that following local government reorganisation it will be important for authorities to have in place the necessary structure and staff to undertake the duties and responsibilities which fall on local authorities providing a conservation service. While it is emphasised that the circular places no new burdens on the local authorities, the abolition of Strathclyde Region and the creation of single tier authorities will inevitably place a greater burden of responsibility for conservation

on the North Ayrshire Council than on the former Cunninghame District Council. There is a concern therefore about the resources required.

After discussion the Committee agreed (a) to note circular HS1/96 to assess the level of conservation service required for North Ayrshire (b) to investigate how mutual interest should best be addressed with adjoining authorities, particularly in the Ayrshire Structure Plan; and (c) determine thereafter an appropriate response to Historic Scotland including the financial implications once the audit has been undertaken.

## **Development Control**

### **10. Outstanding Application for Planning Permission for Determination: Garnock Valley Local Plan Area N/01/96/0077; Kilbirnie: Burnside Farm Steading:**

Mr J Hepburn, Burnside Farm Steading, Kilbirnie has applied for outline planning permission for the erection of a dwellinghouse at Burnside Farm Steading, Kilbirnie. Representations have been received from Mr J Dickson, North Dykes, Gierston Road, Kilbirnie and T R C Logan, Holehouse Farm, Kilbirnie per Dale and Marshall Solicitors, 18 Wallace Street, Galston.

Having considered the terms of the representations, the Committee agreed to refuse the application on the grounds that the proposed development would be contrary to policy EC3 in the adopted Garnock Valley Local Plan in that the applicant has failed to demonstrate that there is a specific locational need for a dwellinghouse on this site.

## **Implementation of Local Plans**

### **11. Kilbirnie: Lochshore North and West: Update**

Submitted report by the Director of Planning, Roads and the Environment on the current situation regarding the major inward investment sites at Lochshore, Kilbirnie.

Lochshore North and Lochshore West are major opportunity sites in the Garnock Valley, allocated for industry and leisure purposes in the adopted Garnock Valley Local Plan (1991). Lochshore North was additionally identified as a Special Initiative Area, as well as partially being within Clyde Muirshiel Regional Park. At present the reclaimed sites are awaiting inward investors. They are owned by Scottish Enterprise National, with the exception of a small area at the south end of Lochshore North which has been sold to a private developer. The adjacent leisure area is owned by North Ayrshire Council.

There is a need to improve the appearance of the sites in order to assist in attracting investors. The possibility of structural tree planting to enhance the area as a whole has been discussed with Enterprise Ayrshire and a limited start has been made to the enhancement of Lochshore North with the tree planting scheme being implemented by the Strathclyde Greenbelt Company on behalf of Scottish Enterprise

National.

The Committee expressed their concern about the condition of the sites and after discussion agreed (a) to recognise the action taken to date to prepare and promote Lochshore for inward investment; (b) to instruct the Director of Planning, Roads and Environment to write to Scottish Enterprise National on behalf of the Council to seek positive action on the sites at Lochshore, Kilbirnie and if necessary, arrange a meeting to discuss future action; and (c) to welcome the tree planting/coppicing scheme being implemented by the Strathclyde Greenbelt Company on behalf of Scottish Enterprise National and to encourage further enhancement of the area by SEN.

## **12. Arran Access Initiative**

Submitted report by the Director of Planning, Roads and the Environment on Scottish Natural Heritage's proposed Arran Access Initiative.

Scottish Natural Heritage has invited North Ayrshire Council to participate in a steering group to develop a strategy for public access on Arran and to establish mechanisms for implementing that strategy. The suggested steering group comprises Scottish Natural Heritage (Chair), North Ayrshire Council, Argyll and the Islands Enterprise, Area Tourist Board, Mountaineering Council of Scotland, National Trust for Scotland, Arran and Dougarie Estates. The SNH initiative would initially focus on the northern mountain area, but it is intended in due course to widen the scope of the initiative to develop a strategic approach to access management and its promotion throughout the island. The issue has previously been addressed by the Arran Access Forum.

Mr Sillars confirmed that the Arran Access Forum is still in place to deal with such issues and questioned the remit of the steering group and its composition.

The Committee agreed to instruct the Director of Planning, Roads and Environment to hold further consultation and discussion with Scottish Natural Heritage on the role of the Arran Access Forum and submit a further report to a future meeting.

## **13. Irvine: Ballot Road/Thornhouse Avenue: Development Brief**

Submitted report by the Director of Planning, Roads and the Environment on the proposed development brief for the site at Ballot Road/Thornhouse Avenue, Irvine.

The development brief is for the redevelopment of the former gas works site fronting Thornhouse Avenue, Irvine, which has been unused for several years. The site has been gradually cleared and is currently lying vacant, except for a gas governor in the north western corner of the site. Development has been restricted by site and ground conditions, including potential contamination which will influence development options. It is envisaged that the site will only be suitable for hard cover uses without the costs of major decontamination. Any potential purchaser would be advised of the situation on contamination.

The Committee (a) approved the development brief for industrial units and yardage at Ballot Road/Thornhouse Avenue, Irvine; and (b) acknowledged that the Ballot Road frontage be retained for employment purposes and the Sloan Avenue frontage be considered suitable for residential purposes.

### **Building Control**

#### **14. Building (Scotland) Acts 1959/70: Determination of Applications for Building Warrant**

Submitted reports by the Director of Planning, Roads and Environment on the following applications:-

- (a) Kilwinning: 27 Woodburn Avenue: BW/95/0766
- (b) Irvine: 151 Bank Street: BW/95/0878
- (c) Largs: 29 (first floor left) Allanpark Street: BW/95/0987
- (d) Arran: Scripture Union Camp Site, Kings Cross: BW/95/0187

In each case the information submitted with the application does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

The Committee agreed to refuse each application on the grounds that it does not comply with the Building Standards (Scotland) Regulations 1990 as amended.

#### **15. Building (Scotland) Acts 1959/70: Requests for Relaxation**

Submitted reports by the Director of Planning, Roads and Environment on requests for relaxation in respect of the following applications:-

- (a) Kilwinning: 9 Redstone Avenue: Regulation 9, Technical Standard S2.06 (Minimum width of stair to be not less than 800 mm) and S2.18 (minimum width and length of landing to be not less than width of stair): BW/96/0164

The Committee agreed to grant the application subject to the condition that an adequate width of 630mm on the flight and 358mm on the landing shall be maintained when the stairlift is in parked/stowed position.

- (b) Irvine: 1 Kilwinning Road: Regulation 9: Technical Standard E2.32 (floor within a protected zone to have 60 minutes fire resistance): BW/95/00798.

The Committee agreed to grant the application subject to the following conditions:-

- (i) that the stair enclosure shall be upgraded to provide 60 minutes fire

resistance; and

- (ii) that a suitable fire detection system shall be installed to comply with BS5839 Part I 1988

(c) Irvine: Smithkline Beecham Plant, Shewalton Road: Regulation 9, Technical Standard D2.01 (a multi storey building of more than 15 m in height must be sub-divided into compartments so that the lowest compartment is not more than 15 m high):BW/95/1109.

The Committee agreed to grant the application subject to the condition that a suitable fire detection and alarm system shall be installed in accordance with BS5839 Part I 1988.

(d) Irvine: Smithkline Beecham Plant, Shewalton Road: Regulation 9 , Technical Standard E2.23 (a door across an escape route must open in the direction of escape in a building of purpose group 6 if the occupant capacity of a room or storey exceeds 10/BW/95/1109.

The Committee agreed to grant the application.

(e) Irvine: Smithkline Beecham Plant, Shewalton Road: Regulation 9 , Technical Standard T2.04 (the means of access to a building must be level or ramped and must be suitable for disabled people) BW/95/1109.

The Committee agreed to grant the application.

(f) Irvine: Smithkline Beecham Plant, Shewalton Road: Regulation 9, Technical Standard E5.01 (suitable means of escape required for disabled people in a multi-storey building to which the requirements of Part T facilities for disabled people apply): BW/95/1109

The Committee agreed to grant the application.

(g) Dreghorn: 68b Townfoot: Regulation 9, Technical Standard D2.3 (non-combustibility of a stair, ramp or landing within a stair enclosure when not a private or accommodation stair) BW/95/1015

The Committee agreed to grant the application subject to the condition that the stair shall be enclosed within a non-combustible stair enclosure providing at least 60 minutes fire resistance leading directly to the outside air.



(h) Arran: Lochranza Whisky Distillery: Regulation 9, Technical Standard E2.70 (B) (an accommodation stair must be enclosed in construction of at least 30 minutes fire resistance on each storey above the lowest):BW/95/1124 .

The Committee agreed to grant the application subject to the following conditions:-

- (i) That the accommodation stair enclosure on the ground floor shall be constructed to a minimum 30 minute fire resistance;
- (ii) That the reception area shall be limited to 10 metres squared;
- (iii) That the ground floor doors off the accommodation stair enclosure shall be 30 minute fire resistance;
- (iv) That the building shall have a type L2 alarm and smoke detection system installed and maintained to BS5839 Part I 1988;
- (v) That the walls and ceilings within ground floor accommodation stair enclosure shall be of a class I surface finish;
- (vi) That the furniture and fittings within ground floor accommodation stair enclosure shall be of a Class I surface finish;
- (vii) That no live shows or performances other than ancillary to the use of the building shall take place within the ground floor accommodation stair enclosure.

## **General**

### **16. Business Development Section Report**

Submitted report by the Director of Planning, Roads and the Environment on the final activity of Cunninghame Business and proposed new operational name.

The Committee agreed (a) to note the range of business development activities undertaken by Cunninghame Business for the quarter January to March 1996; (b) to endorse the proposed change to the operational name of the section to North Ayrshire Business Development and (c) to approve the adoption of the proposed logo.

### **17. List of Public Roads: Roads (Scotland) Act 1984**

Submitted report by the Director of Planning, Roads and the Environment on access to the list of public roads.

The Committee agreed (a) that the list be freely available for inspection; and (b) that copies of the list should not be sold to outside bodies.

## **18. Environment Week 1996**

Submitted report by the Chief Executive on progress with the programme for Environment Week 1996.

The former Cunninghame District Council was involved in staging an Environment Week in May of each year over a period of 10 years to coincide with the national event promoted and sponsored by BT. This years event will take place between 17 - 27 May 1996 and proposals being pursued include the launch at Eglinton Country Park on 9 May 1996, a theatre production for all primary schools, the Gardener's Roadshow which will be held in Kilwinning, schools competitions, including a debate, an environmental improvement competition and a painting competition and the promotion of environmental activities which other organisations are organising over the week.

The Committee asked that all members support Environment Week and made suggestions on further initiatives which could be pursued.

The Committee agreed to authorise the appropriate officers in consultation with the Chair and Vice Chair to pursue and implement all necessary arrangements for Environment Week 1996.

## **19 Conference**

Submitted invitation to attend the National Housing and Planning Conference to be held in Brighton from 21 - 24 October 1996.

The Committee agreed to authorise the Chair, Vice Chair and Director of Planning, Roads and Environment or their nominees to attend.

## **20 Membership Invitation: Kimo UK**

The Committee was asked to consider membership of Kimo UK at a cost of £1,200.

The Committee agreed to decline the membership invitation.

## **21 Urgent Items**

The Chair agreed that the following item be considered as a matter of urgency.

## **22 Ayrshire Information Technology Education Centre**

Submitted request to consider representation on the Board of Ayrshire ITEC.

The Committee agreed to nominate Mr Munn to serve on the Board of ITEC.

The meeting ended at 3.50 p.m.