

Infrastructure and Environment Services Committee  
6 November 1996

**Irvine, 6 November 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, Ian Clarkson, James Clements, John Donn, Margaret Highet, Elizabeth McLardy, Thomas Morris, Robert Reilly and George Steven.

**In Attendance**

The Director of Planning, Roads and Environment, Dr. Jack McCorkell, Head of Planning and Environment, Neil Buchan, Head of Roads (Planning, Roads and Environment), Alastair Herbert, Head of Accountancy Services (Financial Services) and Sandra Bale, Administration Officer (Chief Executive).

**Chair**

Mr Gooding in the Chair.

**Apologies for Absence**

John Sillars

**1. Minutes Confirmed**

The Minutes of the meeting held on 25 September 1996, copies of which had previously been circulated, were confirmed.

**2. Ayrshire Joint Structure Plan: Issues and Opportunities Report: Consultation with North Ayrshire Council**

Submitted report by the Director of Planning, Roads and Environment on the correlation process on the Ayrshire Joint Structure Plan Issues and Opportunities Report.

The Ayrshire Joint Structure Plan Committee is to commence the formal process of producing a Structure Plan for Ayrshire by issuing an Issues Report during November 1996. This is the first of the three main stages which will lead to the submission to the Secretary of State of a finalised Structure Plan by the end of 1997.

The Structure Plan process will involve wide consultation and the Issues Report has been prepared to encourage discussion on the key issues which should be addressed by the Structure Plan. As part of the consultation process it is proposed that the Structure Plan Manager presents a seminar on the Issues Report to all members of the Council and Directors.

The Committee agreed (a) to invite the Structure Plan Manager, Mr Ian Johnson, to hold a seminar for all members of the Council and Directors on the Issues and Opportunities Report; and (b) that the Director of Planning, Roads and Environment collate any subsequent responses and observations and forward these to the Joint Structure Plan Team for consideration.

### **3. Argyll and the Islands Enterprise Company/North Ayrshire Council Liaison Committee**

Submitted the annexed report (Appendix I & E1) of the Argyll and the Islands Enterprise Company/North Ayrshire Council Liaison Committee, being the Minutes of their meeting held on 12 September 1996

The Committee agreed to adopt the report.

### **4. A78: Ardrossan, Saltcoats & Stevenston Bypass: Draft Orders**

Submitted report by the Director of Planning, Roads and Environment on the A78 Ardrossan, Saltcoats & Stevenston Bypass Draft Orders

In the late 1980s proposals were drawn up for a Three Towns by-pass and several possibilities for the new road line were considered. In 1995, the Scottish Office accepted that a more northerly corridor should be developed for the preferred route to reduce environmental impact on the existing developments at the edge of the Three Towns.

The Scottish Office has now developed these proposals to an advanced stage, has held a public exhibition of the proposed Orders and Side Road Orders, and made the proposals available for viewing at public locations in the area.

It is considered that the proposed by-pass will be of great benefit in saving travel time to existing road users, improving road safety, reducing traffic noise and air pollution as well as improving conditions for pedestrians and cyclists within the Three Towns.

The Scottish Office has invited any comments or objections to the proposals by 5 December 1996.

In terms of any claims by members of the public for sound proofing requirements to their homes, the Committee was advised that such claims would be the responsibility of the Scottish Office.

After a full discussion the Committee agreed to respond to the Scottish Office (a) welcoming the proposals, with the proviso that the Scottish Office be requested to fund a study by their traffic consultants in conjunction with North Ayrshire Council into the likely increase in traffic on the Saltcoats to Dalry road and the Ardrossan to Dalry road due to traffic entering or exiting the by-pass via the new roundabout connections, in order to determine and implement whatever measures may be necessary to alleviate this potential problem; and (b) urging that adequate resources be allocated to ensure as early a commencement of the scheme as possible.

### **5. North Coast and Cumbraes Replacement Local Plan: Public Response to Proposed Modifications and Procedure to Adoption**

Submitted report by the Director of Planning, Roads and Environment on the public's response to the proposed modifications to the North Coast and Cumbraes Replacement Local Plan.

On 14 August 1996, the Committee agreed that the Statement of Responses to the Reporter's Conclusions and Recommendations and the proposed Modifications to the North Coast and Cumbraes Replacement Local Plan be made available for public inspection and objection. One letter of objection has been received which raises no new issues.

One further modification is required in relation to the town centre action plan for Largs to deal with car parking, which previously referred to recommending to the former Strathclyde Regional Council Roads Department that they prepare an action plan and this should now be modified to read that North Ayrshire Council provides a town centre action plan for Largs.

The Committee agreed (a) to publish a Notice of Intention to Adopt the Replacement Local

Plan, as modified, including the reference to the town centre action plan for Largs; and (b) to adopt the plan, provided that the Secretary of State, to whom a certified copy of the Local Plan (as modified) is sent, does not intervene within the statutory period of 28 days.

## **6. Arran Access Management Initiative**

Submitted report by the Director of Planning, Roads and Environment on consultations and discussions with Scottish Natural Heritage on the Arran Access Management Initiative

On 24 April 1996, the Committee considered a report on the Arran Access Management Initiative and agreed to instruct the Director of Planning, Roads and Environment to hold further consultations and discussions with Scottish Natural Heritage, who are leading the initiative.

Further consultations and discussions have now been held and a Steering Group has been established along with its terms of reference. A representative of community interests sits on the Steering Group, with the nominee being sought through the Arran Access Forum. The terms of reference also set out the basis of the Council's involvement and no commitment will be given to any proposal without reference to the appropriate Committee of the Council. The local member will be kept advised of Steering Group meetings and issues which are under discussion. There will also be liaison with any other Council Directorates as appropriate, including the Education Directorate regarding the Outdoor Education Centre on Arran.

The Committee approved the terms of reference for the Arran Access Management Initiative, including the basis of the Council's participation on the Steering Group.

## **7. Directorate Service Plan: Pest Control and Dog Warden Service**

Submitted report by the Director of Planning, Roads and Environment on a proposed service plan in relation to the pest control and dog warden services.

The Council has a statutory duty only to survey and to require infestations of rats and mice to be treated. The service provided by the Council has, however, expanded beyond the requirements of statutory duties and includes insects such as wasps, bees, ants and fleas. In addition, there is a Dog Warden Service. This service is responsible for inspecting the area for stray dogs and for uplifting them from the streets and public areas.

There is a need to identify clear criteria as to how requests for the pest control service is prioritised. Furthermore, where a pest control service is provided, the Accounts Commission require local authorities to identify locally determined target timescales for the service and the level of success in achieving the targets.

Service criteria and procedure have therefore been drawn up including the priorities in dealing with infestations and the timescales.

The Committee approved the service criteria and procedures in relation to the pest control and dog warden services as detailed in the report.

Arising from the discussion on this item the problem of feral cats was raised. No legislation exists to deal with this problem. The former Cunninghame District Council had given financial assistance to the local Cat Protection League who then provided assistance to deal with the problem.

The Committee agreed (a) that the Director of Planning, Roads and Environment investigate whether any assistance can be given by the local Cat Protection League in dealing with the feral cat problem and (b) to write to COSLA to ascertain if feral cats is a national problem and whether any action is required.

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

Submitted report by the Director of Planning, Roads and Environment on a Traffic Management Proposal for the A736 Burnhouse.

At present there is no speed limit restriction on the A736 at Burnhouse and concerns have been expressed by local residents about road safety in the village.

The Committee agreed that the Director of Planning, Roads and Environment (a) undertake an investigation and consultation on the proposed introduction of a speed limit at Burnhouse; (b) thereafter advertises the proposal to prepare a Traffic Regulation Order; and (c) submit a further report to the Committee in due course.

## **9. Traffic Regulations Order: Fairlie**

Submitted report by the Director of Planning, Roads and Environment on a Traffic Management Proposal for Fairlie.

The Scottish Office Development Department in conjunction with the former Strathclyde Regional Council and now with North Ayrshire Council have been investigating traffic management and road safety measures at Fairlie. A public exhibition of the proposals was held in Fairlie in September 1996.

Following the public consultation process, the SODD has instructed the Council to proceed with a number of measures. These include the preparation of a Traffic Regulation Order, which will be promoted by the Scottish Office as the trunk road authority, for the extension of the speed limit at the north end of the village and additional waiting restrictions on Main Road (A78), Fairlie. Waiting restrictions have also been proposed for the side road at the junction with the A78, Main Road and the Causeway. The Traffic Regulation Order required for this proposal would be processed by the Council.

The Committee (a) noted the Scottish Office Development Department's intention to extend the speed limit and introduce waiting restrictions on the A78, Main Road, Fairlie; and (b) agreed that the Director of Planning, Roads and Environment (i) undertake the investigation and consultation on the proposed waiting restrictions at the Causeway and proceed to advertise the proposal, following the consultation process; and (ii) submit a further report to the Committee in due course.

## **10. Quality Assurance Certification: Roads Division**

Submitted report by the Director of Planning, Roads and Environment on the Roads Division Design Section being recommended for accreditation under ISO 9001: 1994.

Following an independent quality assurance assessment, the civic and structural engineering design service of the Roads Division has been recommended for accreditation under ISO 9001: 1994.

The Committee congratulated the Roads Division on this achievement.

## **11. Environment Act 1995: The United Kingdom National Air Quality Strategy: Scottish Office Consultation Draft**

Submitted report by the Director of Planning, Roads and Environment on the draft Air Quality Strategy and its implications for North Ayrshire.

The Government has prepared and published a National Air Quality Strategy as required by the Environment Act 1995. The document, which is in draft form sets out aims for improving air quality, identifies clear targets and proposes a timescale to achieve objectives by 2005. The Council have been invited to comment on the draft proposals.

From 1 April 1997, all local authorities are required to review existing and likely air quality standards within their area and a number of standards and objectives have been specified, which must be met by 2005. Where standards are not being met or are not likely to be met, the authority should designate these as "air quality management areas" and such areas should address specific local pollution. Any such pollution is likely to arise from traffic and legislation will permit local authorities to introduce a number of control measures in town centres.

It has been estimated that in order to carry out initial air quality reviews and assessments, a sum of £76,000 will be required over a 4 year timescale, comprising of staff, administration, equipment and sampling materials costs.

After a full discussion, the Committee (a) noted the proposals in the draft Air Quality Strategy and the likely implications for the Council; (b) agreed to advise the Scottish Office that (i) in general, the Council welcomes a strategy to control air pollution; (ii) the Council considers that central government should fund the costs to the Council of meeting its responsibilities in terms of the National Air Quality Strategy; and (iii) there is a requirement for a national transport policy and strategy, particularly to control bus use in town and city centres, so that local controls may be set within a national context; and (c) agreed to write to COSLA and to the two local MPs in similar terms.

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

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

- (a) 64 (GF/L) Kirkland Road, Glengarnock: BW/96/0537
- (b) 37 Ranken Crescent, Irvine: BW/96/0447
- (c) Eglinton Park, Factory Unit Amenity Block, Kilwinning: BW/95/0621
- (d) Plot 2, Kilwinning Road, Irvine, BW/95/0605
- (e) 70 Townfoot, Dreghorn: BW/95/1059
- (f) McDonalds, New Street, Riverway Retail Park, Irvine: BW/96/0423
- (g) 57 Burnside Road, Largs: BW/95/0937; and
- (h) 57-59 Main Street, West Kilbride: BW/95/0717

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.

## **13. Building (Scotland) Act 1959/70: Requests for Relaxation**

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

- (a) Iceland Frozen Food Store, The Braes: Regulation 9 as read with Technical Standard E2.12 (the requirement for sequence of escape to be through only one other room).

The Committee agreed to grant the application subject to the condition that a fully automatic fire detection system to BS 5839 Part 1 1988 shall be installed in the building to give an early warning to the buildings occupants in the event of fire.

- (b) 21 Station Road, Stevenston: Regulation 9 as read with Technical Standard D2.03 (the staircase and first floor landing require to be constructed of non-combustible materials).

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

- (1) That the staircase and first floor landing shall be provided with 60 minutes fire resistance to the underside
  - (2) That the building shall be provided with a fire detection and alarm system Type L2 in compliance with BS 5839 Part 1 1988.
- (c) Smithkline Beecham Plant, Shewalton Road, Irvine: Regulation 9 as read with Technical Standard D2.02 (that all floors above ground level must have a period of fire resistance of 90 minutes from the underside of the floor).

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

- (1) That a suitable fire detection and alarm system shall be installed in accordance with BS 5839 Part 1 1988.
  - (2) That a suitable automatic fire control system shall be installed in accordance with BS 5306 Part 2.
- (d) Smithkline Beecham Plant, Shewalton Road, Irvine: Regulation 9 as read with Technical Standard D2.01 (a multi-storey building of more than 15 metres in height must be divided into compartments so that the lowest compartment is not more than 15 metres high).

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

- (1) That a suitable fire detection and alarm system shall be installed in accordance with BS 5839 Part 1 1988.
- (2) That a suitable automatic fire control system shall be installed in accordance with BS 5306 Part 2.

The Committee further agreed in connection with the decisions at (c) and (d) above to instruct the Director of Planning, Roads and Environment to advise the Health and Safety Executive that the Council has approved the relaxation of these applications.

- (e) 7 Broomlands Drive, Irvine: Regulation 9 as read with Technical Standard S2.06 (requires the minimum width of the stair to be not less than 800mm).

The Committee agreed to grant the application subject to the condition that an adequate width of 620mm shall be maintained on the stair.

- (f) 7 Broomlands Drive, Irvine: Regulation 9 as read with Technical Standard S2.18 (requires the minimum width and length of a landing to be not less than the width of the stair).

The Committee agreed to grant the application subject to the condition that a minimum width of 371mm shall be maintained on the landing when the stairlift is in a parked/stowed position.

#### **14. Bus Shelter Advertising Contract within North Ayrshire**

Submitted report by the Chief Executive on the proposed tendering process by Strathclyde Passenger Transport for the supply of advertising bus shelters

The existing ten year contract for the supply of advertising bus shelters with Adshel Ltd expires on 31 December 1997. The terms of this contract were negotiated by the former Strathclyde Passenger Transport Authority on behalf of Strathclyde Regional Council for the whole of the

Regional Council area.

A request has now been received from Strathclyde Passenger Transport for authorisation to undertake the tendering process for the further supply of advertising bus shelters. The SPT is seeking similar authority from each of the twelve local authorities in its designated area, to allow it to negotiate better terms covering the larger area.

After discussion, the Committee agreed (a) to authorise Strathclyde Passenger Transport to undertake the tendering process for the further supply of advertising shelters within North Ayrshire; and (b) to request Strathclyde Passenger Transport to ensure that any advertising used on the shelters is appropriate and will not cause offence.

#### **15. Ayrshire and Arran Farming and Wildlife Advisory Group: Request for Financial Assistance**

Submitted report by the Director of Planning, Roads and Environment on a request for financial assistance from Ayrshire and Arran Farming and Wildlife Advisory Group.

After discussion, the Committee agreed to advise Ayrshire and Arran Farming and Wildlife Advisory Group that the Council, whilst recognising the useful environmental advice service provided to the farming community by the organisation, has no monies allocated within the budget for this financial year and is unable therefore to provide any financial assistance.

#### **16. Urgent Items**

The Chair agreed to hear the following urgent item.

#### **17. Dumping in the Irish Sea: Interauthority Action Group**

An invitation has been received from Dumfries and Galloway Council for the Council to be represented at a meeting of local authorities regarding dumping in the Irish Sea, to be held on 29 November 1996 in Stranraer.

The Committee agreed to nominate Councillor David Munn to attend the meeting.

The meeting ended at 3.05 p.m.