

Infrastructure and Environment Services Committee
5 February 1997

Irvine, 5 February 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, Patrick Browne, Jack Carson, Ian Clarkson, John Donn, Margaret Highet, Elizabeth McLardy, Thomas Morris, Robert Reilly, George Steven and Richard Wilkinson (for Item 15(d) only).

In Attendance

The Director of Planning, Roads and Environment, J. McCorkell, Head of Planning and Environment, D. Kelly, Principal Engineer (Planning, Roads and Environment), A. Herbert, Head of Accountancy (Financial Services), S. King, Corporate Policy Officer and S. Bale, Administration Officer (Chief Executive and Corporate Support Services).

Chair

Mr Gooding in the Chair.

Apologies for Absence

James Clements and John Sillars.

1. Minutes Confirmed

The Minutes of the Meeting of the Committee held on 11 December 1996, copies of which had previously been circulated, were confirmed.

2. Planning, Roads and Environment Prioritised Capital Expenditure Bids 1997/98

Submitted report by the Director of Planning, Roads and Environment on a prioritised programme of capital expenditure bids for 1997/98.

The list of capital expenditure bids covering Roads, Planning and Environment has been drawn up on the basis of projects due to start in financial year 1997/98 and which have been assessed against a set of criteria, based on the Committee's agreed objectives.

After a full discussion, the Committee agreed (a) to approve the prioritised list at Annex 1 attached to the report as the Planning, Roads and Environment Directorate's bid for capital funding 1997/98; having noted the project at Largs Good Yard will be met from the current year's budget and (b) to refer the list to the Corporate Strategy Committee for consideration.

3. West Coast Rail 250 Campaign

Submitted report by the Director of Planning, Roads and Environment on the current situation of the Franchising Programme and upgrade proposals for the West Coast Main Line.

In October 1996, the Office of Passenger Rail Franchising and Railtrack announced proposals for upgrading the Inter-City West Coast route, its trains and services. The upgrade proposals based on new tilting trains capable of running at up to 125 mph have been presented as an option to bidders for the route the other option being to retain present running standards. The

preferred bidder is expected to be announced in February.

The West Coast Rail 250 campaign has expressed (i) serious reservations that the upgrade proposals present an option, allowing bidders to bid for a lesser specification of 110 mph rather than a 125 mph railway; (ii) concern about the lack of capacity on the route to cater for future growth, particularly freight traffic; and (iii) serious doubts about the timescale for the upgrade project.

The Committee agreed (a) to endorse the action taken by the West Coast Rail 250 Campaign in response to the Passenger Services Requirement and proposals to upgrade the route; and (b) to continue to participate in the West Coast Rail 250 Campaign for adequate funding to be made available for a full upgrade of the route.

4. Investigation of Infectious Diseases and E Coli 0157 Outbreak in Ayrshire

Submitted report by the Director of Planning, Roads and Environment on the role of the Environment Section in the investigation of infectious diseases including E Coli 0157.

The investigation of infectious diseases by the Health Board's Consultant in Public Medicine and the Local Authority is a statutory requirement and since April 1996, the Environment Section has investigated 104 cases involving a wide range of infections, including an E-Coli 0157 outbreak in Ayrshire. Procedures are in place to deal with such outbreaks which because of their high priority and detailed investigation demand a considerable amount of staff time.

Noted.

5. ONS Consultations Paper: Unemployment Statistics for Travel-to-Work-Areas and Smaller Areas in the UK

Submitted report by the Director of Planning, Roads and Environment on the review of UK unemployment statistics for travel-to-work-areas and smaller areas being undertaken by the Office for National Statistics, on which local authorities and other agencies are being consulted.

The report confirms that it is important for the travel-to-work-area definitions to be revised using the 1991 Census of Population Data, to reflect changes in journey-to-work patterns, as these statistics are used in local labour market analysis and are taken into account by the Scottish Office in making grant settlements. Producing unemployment rates for areas smaller than, or different to, travel-to-work-areas can be valuable in assessing poverty levels, but these rates cannot necessarily be used to estimate the mismatch between labour demand and supply in such areas. It is suggested also that as there is no nationally recognised mechanism for producing unofficial employment rates, the Office for National Statistics should consider producing a set of guidelines or identifying best practice.

The Committee agreed (a) to respond to the Office for National Statistics consultation in these terms; and (b) that the Council's response be confirmed as suitable for publication.

6. North Ayrshire Household Projections 1995-2001

Submitted report by the Director of Planning, Roads and Environment on the most recent household projections for North Ayrshire and its constituent planning areas.

The preparation of accurate household estimates and projections is a key element in the Council's annual assessment of housing needs. The household projections have been produced using the Council's population projections for the period 1995-2001 as the base. Total households in North Ayrshire are projected to increase by 3,330 or 5.8% to 60,670 over the period 1995-2001 and a significant element of this change will be single person households which are expected to rise by 2,076 or 26.3 % to 9,966 over the period.

The Committee agreed (a) to recommend to the Corporate Strategy Committee that the Council should adopt these and subsequent annual household projections as the basis for the planning of household related services in North Ayrshire; and (b) to instruct the Director of Planning, Roads and Environment to distribute a more detailed report to relevant Council Directorates and elected Members.

7. Request to Purchase Unit 60, 7 Ailsa Road, Irvine

Submitted report by the Director of Planning, Roads and Environment on a request by G. McLellan to purchase Unit 60, 7 Ailsa Road, Irvine which they currently rent as a confectionery cash and carry.

The sale of the unit would reduce the Council's property portfolio and the limited capital receipt which the Council could expect to receive from the sale does not represent good value for money in relation to the resultant loss of £8,500.00 rental per annum.

The Committee agreed to refuse the request.

8. Request to Purchase Unit 37, Kyle Road, Irvine

Submitted report by the Director of Planning, Roads and Environment on a request by C. Buyers & Co. Ltd to purchase Unit 37, Kyle Road, Irvine which they currently rent to manufacture a range of fancy goods.

The sale of the unit would reduce the Council's property portfolio and the limited capital receipt which the Council could expect to receive from the sale does not represent good value for money in relation to the resultant loss of £22,515.00 rental per annum and would not equate to the considerable sum spent recently in upgrading the unit.

The Committee agreed to refuse request.

9. Cumbrae Cycle Project

Submitted report by the Director of Planning, Roads and Environment on the outcome of the bid for Millennium Commission funding for the Cumbrae Cycle Project.

The bid was one of 250 projects submitted by the Scottish, English and Welsh Tourist Boards under an "umbrella" bid entitled the "Celebration of the Coast".

The Scottish Tourist Board has now confirmed that the Millennium Commission, on 21 January 1997 refused the bid. The bid for ERDF funding has also been unsuccessful.

The Committee agreed (a) that it was not possible to proceed with the Cumbrae Cycle Project given the failure to secure funding; and (b) that Argyll and the Islands Enterprise be advised of the Council's decision and the reason for it.

10. Tourist Signposting: Local Policy Guidelines

Submitted report by the Director of Planning, Roads and Environment on the changes to the criteria for tourist signposting.

In January 1996, the Scottish Office produced revised regulations which detail the changes to the arrangements for signposting tourist attractions and facilities in Scotland. The regulations advise traffic authorities, in consultation with other relevant parties, to formulate a local signposting policy.

Existing white on brown signs to tourist attractions are not affected and will not have to be replaced. Existing white background signs erected prior to 1992 should, however, be replaced

by signs in white on brown on or before 31 December 1997.

Local policy guidelines on tourism signposting have been drawn up jointly by each of the three Councils in Ayrshire, in partnership with the Ayrshire and Arran Tourist Board and will be made available to private operators in Ayrshire and other Council departments. Applications for tourist attraction traffic signs should be made to the Head of Roads with the cost of any signs and their maintenance being borne in full by the applicant.

The Committee agreed to implement the tourism signposting local policy guidelines.

11. Roads and Lighting Faults: R.A.L.F.

Submitted report by the Director of Planning, Roads and Environment on the current system for reporting road and lighting faults.

On 31 January 1996, the Committee agreed to continue the RALF system for one year, whereby roads and lighting faults are reported via a freephone telephone line operated by Glasgow City Council and subsequently passed on to the Head of Roads of North Ayrshire Council to prioritise and act on. The system has proved satisfactory in the past year.

The Committee agreed to continue the existing arrangement for a further year at a cost of approximately £6,700.00.

12. Irvine Town Centre Traffic Management

Submitted report by the Chief Executive on a decision of the Irvine Area Committee on 8 January 1997 that the Infrastructure and Environment Services Committee consider a comprehensive review of the Irvine Town Centre traffic management system.

The Committee expressed concern about the traffic conditions at Irvine town centre but it was acknowledged, that considerable capital sums had been incurred on introducing the current system and that any alteration would again require considerable investment. Assurances were given that the existing system is being monitored by the Head of Roads.

After a full discussion, the Committee agreed (a) that the system should continue to be monitored by the Head of Roads with a view to the identification of possible operational improvements; and (b) that a progress report be submitted in 6 months time.

13. North Ayrshire Council Air Quality Monitoring

Submitted report by the Director of Planning, Roads and Environment on the air quality monitoring results for April - June 1996.

The Committee agreed (a) to forward a copy of the Air Quality Monitoring Report to SEPA and to Clydeport; and (b) to make a copy available for public scrutiny.

14. Food Safety Act 1990: Monitoring the Food Hygiene Inspection

Submitted report by the Director of Planning, Roads and Environment on proposals for monitoring food hygiene inspections to comply with the Food Safety Act Code of Practice Number 9. This requires food authorities to maintain a documented management system to monitor the quality and nature of those inspections to ensure, so far as practicable, that they are carried out to a uniform standard.

The proposed system comprises three key elements, viz. (a) the monitoring of inspection reports, correspondence and notices produced after inspections; (b) accompanied validation inspections; and (c) team meetings.

The Committee agreed to approve these proposals.

15. Outstanding Applications for Planning Permission for Determination

Submitted reports on the following applications:-

(a) N/01/96/0541: Kilwinning, Ashgrove Road: site opposite McLuckie Drive

Ashtenne, 8/9 Northumberland Street, London have applied for planning permission for the erection of 35 dwellinghouses and garages at the site opposite McLuckie Drive, Ashgrove Road, Kilwinning. Objections have been received from R. Fulton, 25 Forge Vennel, Kilwinning, J. O'Neil, 15 Forge Vennel, Kilwinning N. Timms, 9 Forge Vennel, Kilwinning, E. Russell, 7 Forge Vennel, Kilwinning and W. McCabe, 11 Forge Vennel, Kilwinning

After a full discussion and having heard the local member the Committee agreed (a) to grant the application subject to the following conditions:-

(1) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority samples of the proposed external finishes.

(2) That the first 2 metres of the access measured from the edge of the carriageway shall be surfaced in bituminous material in order to prevent deleterious material being carried on to the carriageway.

(3) That the corner radii at the junction with Ashgrove Road shall be 7.5 metres.

(4) Levels of driveways relative to the access road shall be such that no surface water shall issue from any of the plots onto the access road.

(5) The dimensions of the parallel parking bays shall be 2.4m x 5.5m.

(6) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

(7) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

(8) That all boundary and screen fences shown on the approved site layout relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot.

(9) That prior to the commencement of the development the applicant shall; (a) carry out a supplementary soil survey at such points and to such depth as may be stipulated by North Ayrshire Council; and (b) submit the results of the survey, together with details of any necessary remedial action for the written approval of North Ayrshire Council as Planning Authority which remedial action shall be implemented to the occupation of any residential unit hereby permitted.;

and (b) that the Legal Services Manager be asked to confirm whether the applicant is legally bound to make good any damage to the boundary fence during the construction period.

(b) N/01/96/0624: Irvine, Girdle Toll, Fencedyke Farm

Mr A McCartney, Fencedyke Farm, Girdle Toll, Irvine has applied for planning permission to demolish outbuildings and erect 5 dwellinghouses at Fencedyke Farm, Girdle Toll, Irvine. No objections have been received.

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

(1) 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 proposed external finishes.

(2) That notwithstanding the permission granted by Article 3 of and Classes 1 and 3 of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order) the express approval of North Ayrshire Council as Planning Authority shall be required in respect of any development within the curtilages of the dwellinghouses.

(3) That the treatment of the boundary enclosures or plot divisions shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.

(4) That all site boundary fences or walls shall be erected prior to the occupation of the dwellinghouses.

(5) That access to driveways shall be a drop kerb access as per figure 10.16 of the Roads Development Guide and the first two metres of the driveways shall be hard surfaced.

(6) That prior to the occupation of any house on Plots 2 - 5 a turning head shall be provided on Fencedyke Close as per figure 5.24 of the Roads Development Guide.

(7) That a 2m wide footway shall be constructed along (a) the frontage with Fencedyke Close, (b) the north boundary and (c) the frontage of Plot 1 with the Community Route prior to the occupation of any of the dwellinghouses hereby permitted.

(8) The levels of driveways shall be such that no surface water shall issue onto the public road.

(c) N/01/96/0635: Kilwinning, site to the north of Heronswood

Acre Developments, 25 Main Street, Dreghorn have applied for planning permission for the erection of 15 dwellinghouses at the site to the north of Heronswood, Kilwinning. Objections have been received from Mr K Brown, 78 Dalry Road, Kilwinning and Mr C McEwan, 9 Calderwood, Kilwinning.

Having considered the terms of the objections the Committee agreed subject to the terms of the Town and Country Planning (Development Contrary to Development Plans) (Scotland) Direction 1994 to grant the application subject to the following conditions:-

(1) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details of the proposed external finishes.

(2) That the treatment of the boundary enclosures or plot divisions shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works.

(3) That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with

measures for their protection in the course of the development.

(4) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

(5) That all construction traffic associated with this development shall utilise a temporary access from Dalry Road which shall: (a) have visibility splays of 4.5m x 70m (southwards) 4.5m x 125m (northwards); (b) be constructed to Roads guidelines specifications; and (c) be reinstated at the end of construction works to the satisfaction of North Ayrshire Council as Planning Authority.

(6) That a cold water storage cistern with a capacity for at least 200 litres shall be provided for each house.

(d) N/01/96/0625: Largs, Irvine Road: Former Goods Yard

Safeway Stores Plc, 21 Melford Road, Righead Industrial Estate, Bellshill have applied for planning permission for (a) the development of a Class 1 retail store, associated car parking, the formation of a roundabout on Irvine Road and associated road works and the demolition of houses at 6 and 8 Irvine Road; and (b) alterations to Gogo Street to provide a turning facility at the former Goods Yard, Irvine Road, Largs. Objections have been received in relation to Part (b) from M A Keir, 41 Gogo Street, Largs and in a petition containing the signature of 17 residents of Gogo Street, Largs.

(a) Development of Class 1 Retail Store, associated car parking etc.

After a full discussion and having heard Mr Wilkinson the Committee agreed to grant subject to the following conditions:-

(1) That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details of all external finishes, hard surfaces, boundary enclosures, artwork for the development and proposals for waste recycling facilities.

(2) That foul drainage from the site shall be connected to the public sewer.

(3) That surface water from the car parking and service bay areas shall pass through a suitably sized oil interceptor prior to discharge to the Gogo Water.

(4) That there shall be no direct discharge of site drainage to the Gogo Water during construction.

(5) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

(6) That infrastructure modifications shall be provided at the A78 Trunk Road, Largs to the satisfaction of North Ayrshire Council as Planning Authority in consultation with the National Roads Directorate as follows: (a) formation of a roundabout access as indicated in DBA Drawing No. 5098/SK/09 dated 30 January 1997; (b) service access roads and parking as generally indicated on DDP Drawing No. (PL) 03 'A' dated October 1996; (c) pedestrian crossing facility on the A78 Trunk Road and (d) pedestrian footway facilities in association with the design of the

roundabout access.

(7) That the development access junction in 6(a) above shall be subject to a safety audit.

(8) That no development of the site shall take place until details of the construction of the roads and footpaths have been submitted and approved by North Ayrshire Council as Planning Authority in consultation with the National Roads Directorate as Trunk Roads Authority.

(9) That no use of the development shall be permitted prior to the completion of service roads and parking areas, to the satisfaction of North Ayrshire Council as Planning Authority, in consultation with the National Roads Directorate as Trunk Roads Authority.

(10) That it shall be necessary to construct the access roundabout prior to commencing the internal site development unless the National Roads Directorate is willing to revise this advice thereby allowing a substitute condition to be inserted in terms to be determined by the Director of Planning, Roads and Environment in consultation with the Chair; and

(b) Alterations to Gogo Street to Provide a Turning Facility

Having considered the terms of the objections and having heard a written submission from Mr Rae the Committee agreed to grant the application.

16. Building (Scotland) Act 1959/70: Determination of Applications for Building Warrant

Submitted reports on the following applications:-

(a) Plot 8, Clyde Gardens, Ardrossan Road, Seamill: RFS/BW/0047

(b) Plot 12, Clyde Gardens, Ardrossan Road, Seamill: RFS/5/BW/96/0058

(c) 5 Pennyvenie Way, Girdle Toll, Irvine: RFS/5/BW/96/0258

(d) Rear of 21-23 Eglinton Street, Irvine; RFS/5/BW/96/0303

(e) Unit 6C Rivergate, Irvine: RFS/5//BW/96/0370

(f) St. Elmo House, Brodick, Isle of Arran; RFS/5/BW/96/0404

(g) Shore Cottage, Portencross; RFS/5/BW/96/0648

(h) 19 (Ground floor right) Townhead, Beith: RFS/5/BW/96/0790.

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 the applications on the ground that they do not comply with the Building Standards (Scotland) Regulations 1990 as amended.

17. Building (Scotland) Act 1959/70: Requests for Relaxation

Submitted reports on the following applications:-

(a) 142 Livingstone Terrace, Irvine: Regulation 9 as read with Technical Standard S2.18 requires the minimum width and length of landing to be not less than the width of the stair.

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

- (1) That a minimum length of 655mm shall be maintained on the landing; and
- (2) That if and when the stairlift is removed, the stair flight shall be returned to its original design.

(b) Balgray Whisky Bond (Warehouse 39) Balgray, Beith: Regulation 9 as read with Technical Standard D2.1 requires that the maximum area of single storey buildings in purpose group 7A (High Hazard Storage) should be no greater than 2000 metres squared with an automatic fire control system.

The Committee agreed to grant the application subject to the condition that the area shall be limited to 2,320 metres squared, the cubic capacity restricted to 18,000 cubic metres and the building fitted with an automatic sprinkler system complying with the rules for Automatic Sprinkler System Installation 1990 issued by the Loss Prevention Council.

(c) Glenfoot House, Ardrossan: Regulation 9 as read with Technical Standard T2.04 requires that a suitable means of access for disabled people should be provided to the principal entrance to the building.

The Committee agreed to grant the application subject to the condition that a suitable means of access shall be provided to the side of the building directly into the main lounge bar area and 2 suitable car parking spaces shall be provided in close proximity to the building.

(d) Glenfoot House, Ardrossan: Regulation 9 as read with Technical Standard D2.03 requires the staircase landings and enclosing structure of the protected zone required to be constructed of non-combustible materials.

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

- (1) That the underside of the stair, landings and enclosing structure of the protected zone shall be upgraded to achieve 60 minutes fire resistance; and
- (2) That the building shall be provided with a Fire Detection and Alarm System, Type L2 in compliance with BS5839 Part 1 1988.

(e) 83 Main Street, Kilwinning: Regulation 9 as read with Technical Standard T2.04 requires that means of access to a building must be level or ramped and must be suitable for disabled people.

The Committee agreed to grant the application.

(f) 83 Main Street, Kilwinning: Regulation 9 as read with Technical Standard T2.05 requires that means of access within a building must be suitable for disabled people.

The Committee agreed to grant the application.

18. Feral Cats: Request for Financial Assistance

Submitted report by the Director of Planning, Roads and Environment on requests for financial assistance to deal with the problem of feral cats.

Requests have been received from the Cat Action Trust and from the Cat Protection League, Irvine Branch for financial assistance. The former Cunninghame District Council and the former Kilmarnock and Loudon District Council in 1993 entered into an agreement with the Cat Action Trust, which is a registered charity, to refer all substantiated complaints of feral cats to the Trust and to receive a quarterly report on the work undertaken by it. Cunninghame District Council continued to contribute to the Trust during 1994 and 1995. In 1996, the Cat Action Trust dealt with a number of referrals from the Council as did the Cat Protection League.

The Committee agreed (a) to contribute £750.00 to both the Cat Action Trust and the Cat Protection League to be met from the current financial year's budget, towards the costs of their work in dealing with feral cats; (b) to refer cases from the Irvine/Saltcoats areas to the Cat Protection League and cases from the remainder of North Ayrshire to the Cat Action Trust; and (c) to continue to monitor the work of each organisation in dealing with the referrals from the Council.

19. Planning Aid for Scotland (PAS)

Submitted report by the Director of Planning, Roads and Environment on a request from Planning Aid for Scotland for a financial contribution of £1,000 in 1997/98 towards their work in line with the Council's award in 1996/97

No provision exists in the 1997/98 budget for this and the Committee agreed to refuse their request.

20. Conference: Scottish Housing and Planning Council: 9 - 11 April 1997

Submitted report by the Chief Executive on an invitation to attend the Scottish Housing and Planning Council Conference in Peebles from 9 - 11 April 1997.

The Committee agreed to authorise the Chair and Vice-Chair or their nominees to attend.

The meeting ended at 3.30 p.m.