

Infrastructure and Environment Services Committee  
25 September 1996

**Irvine, 25 September 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, Patrick Browne, Jack Carson, Ian Clarkson, James Clements, John Donn, James Jennings, Elizabeth McLardy, Thomas Morris, Robert Reilly John Sillars 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), Wylie Nichol, Accountant (Financial Services) and Sandra Bale, Administration Officer (Chief Executive).

**Chair**

Mr. Gooding in the Chair.

**Apologies for Absence**

Margaret Highet.

**1. Minutes Confirmed**

The Minutes of the Meeting of the Committee held on 14 August 1996, copies of which had previously been circulated were confirmed.

**2. Provision of Waste Water Treatment Facilities Along the Clyde Coast**

Submitted report by the Chief Executive on discussions with West of Scotland Water on the provision of water treatment facilities along the Clyde Coast. On 31 July 1996 a meeting was held between West of Scotland Water Authority and representatives of the Council to discuss a number of issues relating to the provision of waste water treatment facilities in North and South Ayrshire. The need to comply with standards laid down by European Directives by the year 2000 will require the treatment works at Meadowhead, Irvine and at Stevenston to be upgraded to primary and secondary treatment. In addition to upgrading the works at Meadowhead, the Water Authority are looking at the possibility of pumping the sewage from Ayr for treatment at Meadowhead, Irvine, rather than providing a new facility in Ayr. The Water Authority have indicated that they will seek derogation to install primary treatment only at both Meadowhead and Stevenston.

North Ayrshire Council's representatives expressed concern over a number of matters, including the potential detrimental effect of the additional sewage on local beaches which can be carried back to shore by the tide; the proposal to pump effluent over long distances; the extra loading from the proposed pumping of sewage from Ayr to Irvine, resulting in a reduction in capacity for Irvine New Town; the potential detrimental effect a large sewage treatment plant might have on tourism and inward investment in North Ayrshire; and the implication of the applications for derogation as it is considered essential that the best possible standards of treatment are provided.

After discussion, the Committee agreed (a) that the Council reserve its position on the issue of waste water treatment in North Ayrshire pending the outcome of technical decisions on

the issues raised; and (b) to participate in technical discussions at officer level to clarify any outstanding matters of concern.

### **3. Review of Delivery of Local Business Development Services in North Ayrshire**

Submitted report by the Director of Planning, Roads and Environment on the recommendations arising from the review of delivery of local business development services in North Ayrshire

On 24 April 1996 the Committee agreed to review the structure of local delivery organisations for business development in North Ayrshire along with Enterprise Ayrshire, ASSET and the Garnock Valley Development Executive. A study was commissioned by the Council and Enterprise Ayrshire to appraise three delivery model options. The options examined were (i) two organisations involving the continuation of ASSET and GVDE, with ASSET covering the Three Towns and North Coast and GVDE covering the Irvine area in addition to the Garnock Valley; (ii) one organisation to cover all of North Ayrshire maintaining a local presence in the Three Towns and Garnock Valley and establishing a local presence in the Irvine area; and (iii) three organisations retaining ASSET and GVDE and establishing a new organisation to cover the Irvine area.

The review recommended that the most cost effective option would be to establish a new single local delivery organisation for business development in North Ayrshire provided that steps are taken to ensure that service delivery is maintained and improved locally. The results of the study were presented to representatives from the Council, Enterprise Ayrshire, ASSET and the GVDE on 9 August 1996. The Boards of Enterprise Ayrshire and ASSET have now approved the proposal for the establishment of a new single local development organisation. The Board of GVDE have reluctantly accepted the proposal with certain reservations, the terms of which were reported to the Committee.

The role of North Ayrshire Business Development was explained, which provides a different type of service to that which would be provided by the proposed new single local delivery organisation for business development in North Ayrshire.

After a full discussion, the Committee agreed to (a) support the recommendation that one new single organisation be established, provided that service delivery is maintained and improved locally; (b) participate in a Steering Group which will be established to manage the process of transition; (c) nominate the Chair and Vice-Chair to the Steering Group (d) support the proposal that an independent Chairperson be appointed to the Steering Group; and (e) maintain the existing level of funding to the two existing Enterprise Trusts, ASSET and GVDE during the transitional period.

### **4. Revised Draft National Planning Policy Guidance 3: Land for Housing and Planning Advice Note 38: Structure Plans Housing Land Requirement**

Submitted report by the Director of Planning, Roads and Environment on responses to consultations on the NPPG3 and Planning Advice Note 38.

The revised draft Scottish Office guidance, National Planning Policy Guidance 3; Land for Housing and the related advice on good practice, Planning Advice Note 38; Structure Plans Housing Land Requirements have been issued for consultation to local authorities, housebuilders and interested parties. The main change to the previous version of NPPG3 is to give greater freedom to local authorities in the allocation of housing land in its structure plans. The draft PAN38 advises local authorities on how to effect the new policy contained in the revised NPPG. Emphasis is put on providing a land supply for 5 years and considering the views of all relevant parties, on the amount and general location of land to be allocated for housing in structure plans. The Scottish Office also invited comments on the Strathclyde Structure Plan 1995 in the light of the new guidance. In view of the timescale the Chair, on behalf of the Council, advised the Scottish Office that the North Ayrshire Council does not wish to reconsider the terms of the Strathclyde

Structure Plan 1995. Comments were to be submitted by 17 September 1996

The Director of Planning, Roads and Environment also advised the Scottish Office that North Ayrshire Council generally welcomes the terms of the new National Planning Policy guideline 3 and planning advice note 38 in affording greater autonomy to local authorities in the consideration of the allocation of land for housing in their structure plans, but urges greater commitment of public monies to prepare brownfield sites for housing development.

The Committee agreed to homologate the actions taken by both the Chair and the Director of Planning, Roads and Environment .

## **5. Hunterston Liaison Committee**

Submitted report by the Chief Executive on new arrangements affecting the Hunterston Liaison Committee.

Coinciding with local government reorganisation, operations at Hunterston Power Station have undergone significant changes with the "A" Station now being decommissioned under the control of Magnox Electric and "B" Station continuing to be operated by Scottish Nuclear Limited. This has resulted in alterations to the liaison arrangements between the industry itself, the local authority, the emergency services, health authorities and government departments. Given the distinction between the two power stations, there will now be one meeting for each station on a selected date every 6 months with the business for each being split into a morning and an afternoon session.

The first of the new liaison meetings were held on 16 August 1996. Both meetings provided full reports on various aspects of the stations' operations. The report circulated to Committee summarises the main items discussed. Any items deemed to be controversial will be submitted to the Committee as appropriate.

The Committee agreed (a) the revised arrangements for the Hunterston Local Liaison Committee; and (b) the proposal that instead of routine reports of future liaison meetings being submitted to Committee, the Minutes of the meetings be circulated to all members for information as part of the regular bulletin which is being established to disseminate information of this kind.

## **6. Clydeport Liaison Meeting**

Submitted report by the Chief Executive on the Clydeport Liaison Meeting held on 30 August 1996.

At the meeting, the Clydeport representatives updated the Council's representatives on developments at Clydeport Hunterston since the last meeting in February 1996. The main item of discussion related to a contract to handle 110,000 tonnes of coal for Eastern Group Plc in the second half of the year, which would require transportation from Hunterston by rail. Ninety trains in total will be required to shift the cargo with a maximum of one or two trains per day which they will endeavour to restrict to daylight hours. The Clydeport representatives gave assurances that every effort would be made to keep the environmental impact to a minimum.

Noted.

## **7. Review of Road Traffic Regulation Law**

Submitted report by the Director of Planning, Roads and Environment on the consultation document on the Review of Road Traffic Regulation Law.

The Department of Transport has issued a consultation document which aims to rationalise and improve traffic regulation law. The document largely follows the framework of the present Roads Traffic Regulation Act but introduces or proposes for comment a number of new

features including the rationalisation of temporary road closure procedures making these more flexible and new order-making powers for the regulation of traffic at all kinds of special events.

The Committee welcomed the review and agreed to respond to the Department of Transport and to COSLA based on the detailed comments included in the report.

#### **8. Irvine/Kilwinning Local Plan : Alterations 1 and 2**

Submitted the annexed report (Appendix I & E 1) of a Special Sub-Committee on the Irvine/Kilwinning Local Plan, Alterations 1 and 2, being the Minutes of their meeting held on 9 September 1996.

The Committee agreed to adopt the report.

#### **9. Proposed Confirmation of Largs No 3 and West Kilbride No 3 Tree Preservation Orders**

Submitted report by the Legal Services Manager on the proposed confirmation of Largs No 3 and West Kilbride No 3 Tree Preservation Orders.

The Committee confirmed Largs No. 3 and West Kilbride No. 3 tree preservation orders in their provisional form without modification.

#### **10. Traffic Management Scheme: Woodwynd, Kilwinning**

Submitted report by the Director of Planning, Roads and Environment on the proposed Traffic Management Scheme at Woodwynd, Kilwinning. In the interest of road safety, it is proposed to introduce a one-way operation northbound on Woodwynd, Kilwinning between Braidwood Road and Old Woodwynd Road and to prohibit driving between Atholl Gardens and Braidwood Road. All necessary consultations have been carried out and no objections to the proposals have been received.

The overall traffic congestion problems in Kilwinning and in various other locations throughout North Ayrshire were raised, which it was considered could be alleviated by the proposed by-passes proceeding.

The Committee agreed (a) to implement the proposed Traffic Regulation Orders on Woodwynd between Braidwood Road and Old Woodwynd Road and between Atholl Gardens and Braidwood Road; and (b) to write to the Scottish Office and to the two local MPs pressing for the proposed by-passes for North Ayrshire to proceed as soon as possible.

#### **11. Speed Limits: Various Sites**

Submit report by the Director of Planning, Roads and Environment on the outcome of the investigations on Speed Limits at various sites.

On 5 June 1996 the Committee agreed to instruct the Director of Planning, Roads and Environment to investigate 30 mph proposals at Bank Street, Irvine, Dalry Road, Kilbirnie, Irvine Road, Kilwinning and Glencairn Street, Stevenston. Assessment of the conditions at the first three locations indicates that the 30 mph limits are appropriately located at the entry points to the built up zones. The Glencairn Street, Stevenston location is currently subject to a 30 mph restriction over its entire length with the adjacent section of the A78 trunk road at High Road, Saltcoats at present subject to a 40 mph restriction. The Scottish Office Development Department proposes, however, to reduce this limit to 30 mph.

A series of advance "count-down" signs given warning of the speed limit at Dalry Road, Kilbirnie has been installed as an experiment.

After discussion the Committee agreed (a) that no adjustments be made to the 30 mph restrictions at the locations referred to in Irvine, Kilbirnie and Kilwinning; (b) that the monitoring of the count-down sign installation at Kilbirnie be continued to assess the effectiveness of this measure; (c) that dependent on the outcome of the monitoring exercise at Kilbirnie, the installation of count-down signs be considered at other locations as appropriate; (d) that further investigation be held into the accident pattern on Irvine Road, Kilwinning; and (e) to instruct the Director of Planning, Roads and Environment to investigate whether the footpath can be widened at Buckreddan Nursing Home, Kilwinning.

## **12. Speed Limit at Gateside**

Submitted report by the Director of Planning, Roads and Environment on investigations into the Speed Limit at Gateside.

A 40 mph speed limit has operated at Gateside since 1973. The main street of the village is 300 metres long with one road junction and a primary school for 70 pupils within its length. Concern has been expressed by a local resident to the local MP, elected members and various Directorates about the speed of traffic through the village, the safety implications for residents and pupils and seeking the reduction of the speed limit to 30 mph. Examination of the traffic conditions has shown that the present limit of 40 mph is appropriate to national guidance and that traffic is generally complying with this limit. Whilst Strathclyde Police would support a 30 mph limit for the village, they cannot guarantee that this site would be prioritised for attention.

After full discussion and having heard the local member on the widespread support within the local community for a reduction in the speed limit the Committee agreed to initiate the formal procedures to implement a Road Traffic Order introducing a speed limit of 30 mph at Gateside.

## **13. Department of Health Guidelines: Public and Private Water Supplies Significant Medical Risk Values/Advice to Consumers**

Submitted report by the Director of Planning, Roads and Environment on Department of Health Guidelines relating to public and private water supplies, Significant Medical Risk Values and provision of advice to consumers.

The Scottish Centre for Infection and Environmental Health has published Significant Medical Risk Values in relation to the parameters set out in the legislation which give guidance to local authorities as to when sample failures should be regarded as significant and the water considered as unwholesome. The Department of Health published guidelines on the issue to be addressed to protect public health during cuts to public water supplies.

The Committee agreed to adopt the advice of the Department of Health for consumers of water following cuts or failures in private water supplies.

## **14. Meat Hygiene Service Annual Report and Accounts 1995/96**

Submitted report by the Director of Planning, Roads and Environment on the Meat Hygiene Service's Annual Report and Accounts 1995/96 including the control exercised in relation to BSE.

As of 1 April 1995 a new Government body, the Meat Hygiene Service, an executive agency of the Ministry of Agriculture, Fisheries and Food took over the responsibility for hygiene and slaughter supervision in slaughterhouses. Previously this had been undertaken by Environmental Health Departments. As part of the Government's measures to address the recent concerns regarding BSE, a national cull of cattle over 30 months has been introduced under the supervision of the Meat Hygiene Service with co-operation from Environmental Health Officers. The only cattle over 30 months exempt from the national cull are those intended for private use by the owners. The responsibility for monitoring these "private kills" rests with Environmental Health Officers. Since the introduction of this system in May 1996, on two occasions in North Ayrshire

cattle subject to the requirements of the “private kill” have been sent to local butchers’ premises to be cut up on behalf of their owner, with the resultant risk that some meat from these animals may enter the food chain. Under the culling scheme these cattle could have been slaughtered and the owner would receive full compensation.

The Committee agreed to write to the Scottish Office advising of its concerns over the current system for “private kills” with the resultant risk of cattle over 30 months entering the food chain.

#### **15. West Kilbride: Former Barony Church: Unauthorised Works to a Listed Building**

Submitted report by the Director of Planning, Roads and Environment on the unauthorised works undertaken at the former Barony Church, West Kilbride and proposed enforcement action.

The former Barony Church, West Kilbride is a Category C (S) Listed Building. The stained glass windows have been removed from the building without Listed Building Consent. Furthermore, the Boyce Consultancy as agents of the owners of the building Ardshiel Limited have offered the stained glass windows for sale to the parish of West Kilbride for the market value of £6,000, in contravention of a clause contained within the title deeds of the property which indicates that if permission is granted by the local authority for the removal of the stained glass windows, the windows should be offered in the first instance to Overton Church, West Kilbride and St. Andrews Church, West Kilbride without any payment. Neither the whereabouts of the stained glass windows nor their current condition have been established.

After discussion the Committee agreed (a) to report the offence to the Procurator Fiscal in terms of Section 53 of the Town and Country Planning (Scotland) Act 1972 whereby works had been undertaken to a Listed Building without consent; and (b) to serve a Listed Building Enforcement Notice on all parties having an interest in the property, in terms of Section 92 of the Town and Country Planning (Scotland) Act 1972 requiring the stained glass windows which have been removed to be reinstated within a period of one month from the date of the notice.

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

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

- a) Hunterston Shore Road, Lamlash, Isle of Arran: BW/95/1091
- b) 4 Gulliland Place, Irvine: BW/95/1168
- c) 2 South Neuk, Kilbirnie: BW/96/0324.

The information submitted with the application does not comply with the Building Standards (Scotland) Regulation 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.

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

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

- a) Balgray Whiskey Bond (Warehouse 37), Beith: Regulation 9 as read with Technical Standard D2.1 [maximum area of single storey buildings in purpose group 7A (High Hazard



Storage) should be no greater than 200 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 2320 metres squared, the cubic capacity restricted to 18000 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.

b) 55 Hamilton Street, Saltcoats: Regulation 9 as read with Technical Standard D2.03. (a separating floor must be constructed of non-combustible materials).

The Committee agreed to grant the application subject to the condition that the separating floor shall be constructed so as to provide 60 minutes fire protection from the underside of the separating floor.

c) 55 Hamilton Street, Saltcoats: Regulation 9 as read with Technical Standard T2.04. (the 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 subject to the condition that the means of access to the building shall be suitable for ambulant disabled people.,

d) 4 Burns Place, Stevenston: Regulation 9 as read with Technical Standard S2.06. (the minimum width of a private stair must be 800mm).

The Committee agreed to grant the application subject to the condition that a minimum width of 650mm shall be maintained throughout the stairway.

e) 4 Burns Place, Stevenston: Regulation 9 as read with Technical Standard S2.18. (the length and width of a landing must be not less than the maximum width between handrails of associated stair and must be clear of any permanent obstruction).

The Committee agreed to grant the application subject to the condition that a minimum width of 495 mm shall be available at the top and bottom treads when the stairlift is in the stowed and parked position.

f) 20 Eglinton Street, 85 East Road, Irvine: Regulation 9 as read with Technical Standard T2.05. (a corridor or passageway providing disabled access must be not less than 1200 mm wide. An upper storey less than 280 squared metres floor areas shall be provided with a suitable ambulant stair).

The Committee agreed to grant the application.

g) 113 High Street, Irvine: Regulation 9 as read with Technical Standard T2.04. (the means of access to the ground storey of a building must be level or ramped and must be suitable for disabled people).

The Committee agreed to grant the application subject to the condition that the external steps giving access to the building shall be suitable for ambulant disabled persons.

h) Glenrickard, Brodick, Isle of Arran: Regulation 9 as read with Technical Standard R2.06. (access to refuse storage accommodation).

The Committee agreed to grant the application subject to the condition that an individual bin enclosure having a capacity of 0.25 metres cubed shall be provided for the use of the occupants of the dwellinghouse located at the road side between the junction of the Kilmichael/Brodick Road and the dwellinghouse access road.

## **18. Description of North Ayrshire Business Development Section's Activities and Proposed Reporting System**

Submitted report by the Director of Planning, Roads and Environment on the North Ayrshire Business Development Section's activities and the proposed reporting system.

The current range of business development services provided by North Ayrshire Business include the operation and provision of grant and loan schemes; business services; ancillary and research services eg a property register of available property; and reactive services responding to enquiries. Clear targets have been fixed for each area of activity, although the figures set for the reactive elements can only be indicative of anticipated levels of demand. It is proposed that a report on North Ayrshire Business is submitted to the Committee on a quarterly basis setting out achievements against each of the target areas and including narrative highlighting qualitative aspects of the service.

The Committee approved the proposed format and frequency of reports on North Ayrshire Business.

The meeting ended at 3.30 p.m.



**Infrastructure and Environment Services Committee  
25/09/96**

Appendix No  
**I & E1**

**APPENDIX I & E1**

IRVINE 9 September 1996 - At a Meeting of a Special Sub-Committee of the Infrastructure and Environment Services Committee at 2.00 p.m.

***Present***

David Munn, Patrick Browne, Ian Clarkson, James Clements, Stewart Dewar, Elliot Gray, Jane Gorman and Joseph McKinney.

***In Attendance***

The Director of Planning, Roads and Environment, Ian McQuaker, Planning Officer, John Smith, Planning Officer (Planning, Roads and Environment) and Sandra Bale, Administration Officer (Chief Executive and Corporate Support).

***Chair***

Mr Munn in the Chair.

***Apologies for Absence***

Jack Carson, Irene Oldfather and Gena Seales.

***1. Irvine/Kilwinning Local Plan: Alterations 1 and 2***

Submitted report by the Director of Planning, Roads and Environment along with an accompanying document proposing alterations (1 and 2) to the Irvine/Kilwinning Local Plan.

The Irvine/Kilwinning Local Plan was adopted in August 1989. The majority of the Local Plan lies within the Irvine New Town Area. With the wind-up of Irvine Development Corporation and the transfer of planning functions, the Council, as local planning authority, is required to alter the relevant Local Plan to incorporate the approvals which Irvine Development Corporation have obtained from the Secretary of State under Section 6(1) of the New Towns (Scotland) Act 1968. The revised Local Plan requires to be adopted by 31 December 1996. The Scottish Office Industry Department's guidance on the transfer of Development Corporation planning functions issued in December 1993 states that "Should any Section 6(1) approvals fail to be reflected for whatever reason in the Local Plan, or should contrary proposals emerge, the development patterns embodied in existing Section

6(1) approvals will be protected for 3 years after revocation of the Special Development Order. To maintain confidence and avoid uncertainty, the Secretary of State would expect planning authorities to view Section 6(1) approvals as material considerations in their development control functions for this 3 year period. If the planning authority were to refuse planning permission for development which would be in accordance with a Section 6(1) approval, the decision could then be appealed to the Secretary of State in the usual way. In such circumstances the Section 6(1) approvals would be a material consideration in deciding on the appeal”.

In June 1995, the former Cunninghame District Council Planning Committee considered a report on the Irvine/Kilwinning Local Plan Review and approved the preparation of Alteration No. 1 to incorporate the Development Corporation’s updated Section 6(1) proposals. As the Secretary of State was still considering Section 6(1) Submissions for the Foreshore South Gailes and Montgomerie Park, it was not possible to progress Alteration No. 1 at that time.

The former Planning Committee also approved Alteration No. 2, which set out to:

- (a) create a commercial development opportunity to cater for projected growth as identified in the Strathclyde Plan Consultative Draft 1994;
- (b) promote Irvine as the main commercial centre for North Ayrshire on a level capable of competing with Ayr and Kilmarnock;
- (c) protect and develop the existing commercial centre of Irvine in an appropriate manner;
- (d) ensure the continuing sustainability of Riverside Business Park as an Inward Investment Location at both national and international levels.

### ***Alteration 1***

I. McQuaker, Planning Officer gave a presentation on the proposed amendments to Alteration 1.

The Sub-Committee considered each of these in turn.

#### **1) South Gailes**

The South Gailes area is allocated as “countryside” in the Irvine/Kilwinning Local Plan. The approved Section 6(1) proposals set out a range of development opportunities including golf, aviation-related, roadside services, leisure/recreation and agriculture/ forestry uses. Discussions are in hand with a number of interested parties for lease of land for an agricultural showground, golf and other leisure activities.

It is proposed that South Gailes continues to be allocated “countryside” with the following amendments (a) the areas of established woodland are identified COUNTRYSIDE POLICY 6: WOODLAND; (b) the Gailes Marsh Natural Heritage Site is identified COUNTRYSIDE POLICY 8: NATURE CONSERVATION; and (c) new **Leisure Policy**

## **4A: South Gailes Golf and Leisure Policy 4B: South Gailes**

### **2) Foreshore**

Since the Local Plan was adopted in 1989, the new Marine Drive has been constructed. This effectively reduces the size of the employment area adjacent to Irvine Industrial Estate. Amended Foreshore 6(1) proposals approved in 1995 indicate that the Foreshore will be developed primarily as a residential area. The employment area to the north east of Marine Drive is included within these 6(1) proposals.

The proposed amendment is that Employment Policy 8(a) is deleted and replaced by adding (1) Marine Drive to **Employment Policy 3: Land Supply Approved 6(1) Areas**

### **3) Tarryholme**

Irvine Development Corporation have undertaken extensive site preparation works at Tarryholme including the provision of an access road and basic services and the formation of an artificial loch. This will be the site of major housing development within Irvine for the next few years. Irvine Development Corporation has also undertaken extensive works to create Milgarholm Park within this area. A small site to the north of the park is allocated for commercial uses related to leisure and recreation eg. restaurant, public house.

The Director of Planning, Roads and Environment advised in that a replacement to the bailey bridge which was adjacent to the only access-egress to the site, would be dependent on funds being allocated towards this in the Capital Programme.

The proposed amendment is that Housing Policy H3 is deleted and replaced by an amended **Housing Policy H3A Tarryholme** and new **Leisure Policy 8: Milgarholm**.

### **4) Perceton**

The area is reserved for housing and the boundaries of the Housing Policy 1(g) area require to be redefined to reflect the line of the completed Middleton Road extension and the various housing sites.

### **5) Lawthorn**

Problems with drainage at Lawthorn have been overcome and Irvine Development Corporation were able to proceed with housing development at East Lawthorn concurrent with the development of Perceton. A number of minor amendments to the Section 6(1) proposals have been approved by the Secretary of State, resulting in a redefinition of the housing area at Lawthorn. The Director of Education has confirmed that he wishes a reserve site to be retained, to allow for assessment of future educational needs.

**Community facilities policy 4: reserve site at Lawthorn** is therefore added.

Areas along the Annick Water and north and west of Lawthorn Mount are allocated leisure and the boundaries have been amended to include the housing sites and the recent 6(1)

amendments.

## **6) Eglinton Park**

Irvine Development Corporation's proposals for Montgomerie Park, which encompassed Eglinton Park, have been realised and the Eglinton Park policy boundary is amended to coincide with the extent of North Ayrshire Council's land ownership in the area; and the remaining areas which will continue in agricultural use are reallocated as Countryside.

## **7) Montgomerie Park**

In 1988, in response to an approach from a Development Company to create a major golf, hotel, leisure and housing complex within the New Town, Irvine Development Corporation promoted the Montgomerie Park 6(1) proposals, which incorporated and sought to amend the proposals for part of the existing approved 6(1) areas at Lawthorn, Girdle Toll and Stanecastle, Eglinton Country Park and the whole of Sourlie. Knadgerhill, not previously covered by any 6(1) consents was also included. The Secretary of State approved these proposals in 1990.

With the wind-up of the New Town in 1996, Irvine Development Corporation were unable to assemble the land required to implement the development. An amended 6(1) submission for Montgomerie Park was prepared, and submitted to the Secretary of State which included the original proposals for one 18 hole championship standard golf course and two linked 9 hole courses being replaced by a single 18 hole course; the deletion of the hotel proposal; and the reallocation of the employment sites at Sourlie for housing. The Secretary of State in approving these proposals stated that he would expect to see the golf facilities being provided in advance of, or parallel with, the proposed housing development.

**Housing Policy 1A: 6(1) approvals** was therefore introduced.

Leisure Policy 3: Sourlie is deleted and replaced by new **Leisure Policy 3A: Montgomerie Park Golf Course**

The boundary of the Stanecastle south housing area is redefined to take account of the established development.

Knadgerhill Cemetery and the adjacent areas of informal space providing a landscape buffer between Stanecastle and Knadgerhill and adjacent the A78 trunk road are allocated as leisure areas.

On a suggestion by Mr Clements that Montgomerie Park be renamed Eglinton Park, the Director of Planning, Roads and Environment advised that the name Montgomerie Park should be retained for the purposes of adopting the Local Plan, but once the Local Plan was

adopted, the area becomes a land allocation and the Council can choose an alternative.

## **8) Oldhall**

The proposed amendment reflects developments which have already taken place which require boundary modifications to be made at Oldhall west from Countryside to Industry.

### **ALTERATION 2**

J Smith, Planning Officer gave a presentation on the issues involved in Alteration 2.

In order to ensure a continuity of approach for the continued growth, and overall environmental setting and appearance of the Riverside Business Park, the former Cunninghame District Council Planning Committee agreed that a Direction in terms of Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 be submitted to the Secretary of State for approval to (a) remove certain permitted development rights relating to the extension or alteration of existing or future industrial units; and (b) ensure that new development would meet a high standard of design. With the wind-up of the Irvine Development Corporation, Scottish Enterprise National, as new owners of the Riverside Business Park, objected to the proposed Article 4 Direction. Negotiations are continuing with SEN, Enterprise Ayrshire and Locate in Scotland and a detailed master plan is in the process of preparation. The Article 4 Direction is not being pursued therefore meantime. The development control process and the overall review of the Local Plan itself can be used as a means of controlling the standard of development at the Riverside Business Park.

Alteration No. 2 set out to promote the commercial development opportunities at the former Caberboard factory areas adjacent to Riverway Retail Park. The former Cunninghame District Council Planning Committee also agreed to appoint Consultants to undertake a study to assess the future role of Irvine as a shopping centre. The results of the study have been considered and discussions are continuing with a number of interested parties to secure development on the former Caberboard site. As a result of these ongoing discussions, it is now proposed to delete the former Caberboard site and the Riverside Business Park from Alteration No. 2 and deal with these in the full review of the Irvine/Kilwinning Local Plan. This will enable the Council to progress the proposals for these areas further and take into account their future development prior to finalising the policy framework. It is anticipated that a planning application for the former Caberboard site will be submitted shortly, which the Council will determine as part of the normal planning process.

The Sub-Committee expressed concern about existing shops which are vacant and about public transport links to the proposed new development site at Caberboard. The Director of Planning, Roads and Environment gave assurances that these issues would be

examined and that there was still potential for developments in other areas of the town centre.

Some minor boundary modifications are proposed within Alteration 2 to take account of changes to the boundaries of policies in the existing Local Plan as a result of the preparation of Planning Briefs to promote development and planning consents, granted by the former Cunninghame District Council. These are at Kilwinning Road, Irvine and Ayrshire Central Hospital, Castlepark Road, Irvine, from community facilities to housing and at Bannoch Road, Kilwinning and Main Street, Dreghorn, from leisure to housing. Further boundary modifications are required for Northacre housing development, Kilwinning, and Shewalton Road, Drybridge, from countryside to housing, to reflect developments which have already taken place.

With regard to Alteration No.1 the Director of Planning, Roads and Environment advised that as the modifications have been the subject of a process of consultation through the Section (1) procedure, a submission should be made to the Secretary of State indicating that the Council should not be obliged to incur costs relating to any Public Local Inquiry which may result if objections to this Local Plan alteration are accepted and cannot be resolved.

After a full discussion, the Sub-Committee agreed to recommend to the Infrastructure and Environment Services Committee that they (a) approve Alteration No. 1 to the Irvine/Kilwinning Local Plan; (b) agree that the key issues relating to the future role of Irvine as a shopping centre and the safeguarding of the Riverside Business Park as a high amenity employment area be deleted from Alteration 2 and addressed as part of the full review of the Irvine/Kilwinning Local Plan; (c) approve the minor modifications to Alteration 2; (d) agree that the proposed modifications as detailed in Alteration 1 and Alteration 2 be advertised and made available for public inspection; and (e) agree that the Director of Planning, Roads and Environment write to the Secretary of State advising him of the Committee's decision on Alterations 1 and 2 and indicating the Council's concerns that it should not be obliged to incur costs relating to any public local inquiry resulting from objections to Alteration 1.

The meeting ended at 3.00 p.m.