

# North Ayrshire Outdoor Access Forum

## Meeting Note

Monday 17 January 2011 – Ardrossan Civic Centre, Glasgow Street, Ardrossan

- Present:** Luke Borwick (Chair), Bruce Davidson, Louise Dickson, Kate Sampson and Charles Woodward
- In Attendance:** Geoff Atkins (SNH), Margaret Ferrier (NAC), Marion Francis – part of meeting (IBRC), Jim Miller – part of meeting (NAC), Ian McCall (PfA) and Louise Kirk (NAC)
- Apologies:** Annique Armstrong, Kenny Burns, Ron Cooper, Frank Corcoran, Jean Hight, Councillor Ruby Kirkwood, Rob Loney, Sandy Millar, Dick Sim and Gerard Tattersfield.

### **Welcome and introduction**

Luke Borwick (LB) welcomed the Forum to the meeting. No issues were raised in relation to the draft Note of the November meeting.

### **Presentation on Development Management**

LB welcomed Jim Miller, Chief Development Management Officer, from North Ayrshire Council to the meeting. Jim provided the Forum with a presentation on the new Development Management system as had been requested at the November Forum meeting. The presentation included an outline of the key elements of the reforms and modernisation of the planning system, an explanation of the on-line e-planning system and a short demonstration of this. A copy of the presentation is provided as Appendix One to this Note.

It was agreed that the links to the e-planning system and agendas and minutes of the Planning Committee would be circulated to the Forum within the meeting Note. These are as follows:

Planning home page: <http://www.north-ayrshire.gov.uk/planning>  
E-planning: <http://www.eplanning.north-ayrshire.gov.uk/>  
Committee Information: <http://www.north-ayrshire.gov.uk> from here please choose Search Committee Reports and Agendas from the Most Popular section

LB thanked Jim on the behalf of the Forum for providing an informative and interesting insight to the Development Management Process. Jim then left the meeting.

### **Irvine Bay Green Network**

LB welcomed Marion Francis, Project Manager, from Irvine Bay Regeneration Company to the meeting. Marion provided the Forum with a presentation on the Irvine Bay Green Network. This is a partnership project between Irvine Bay Regeneration Company and the Royal Society for the Protection of Birds (RSPB) and the first phase is to develop a feasibility study to create a green network based on five sites within the Irvine Bay area. The presentation outlined the sites that have been identified for the Study namely Bogside, Irvine Beach Park, Nethermains Industrial Estate, Riverside Business Park and West Byrehill Industrial Estate.

Marion advised that the Study would consider and cost out options for all sites and be complete by late March 2011 to meet the funder's requirements. A copy of the presentation is provided as Appendix Two to this Note. The Forum discussed the wide range of uses on Irvine Beach Park and the need to consider the needs of and consult with these user groups. It was agreed that the AO would produce a list of activities based on this discussion for the consultants' consideration.

MF highlighted the links between the Study and the forthcoming Local Development Plan (LDP) including the Main Issue of New Uses for Old Sites. Discussion arose on the benefits of projects which enable landowners to retain the value of their sites whilst improving their aesthetics and amenity value in the interim period.

LB thanked Marion on the behalf of the Forum for providing an informative and interesting presentation on the Irvine Bay Green Network. The Forum advised Marion that they welcomed the opportunity to work with the Regeneration Company and contribute to any public consultation on the study and its future implementation. Marion then left the meeting.

### **Progress update**

- **Access and Code issues**

The AO advised that there had been no significant outdoor access or Code related issues since the November meeting. The issues that had been raised in the intervening period were relatively straightforward and had been addressed directly by the AO.

Rob Loney (RL) advised the group that a response had been received from the Council's Infrastructure and Design Services to the Forum's letter regarding the management of Roadside Verges. The response advised that the spreading of materials removed from ditches on roadside verges is common practice amongst Local Authorities. In addition to this each verge is addressed on a case by case basis and in the case of narrow verges this material is removed for off site disposal. The cost of removal of all material for disposal off site i.e. to landfill is prohibitive and it is estimated that 20 to 30% of material is disposed off site.

Discussion arose on the response and recent court cases in relation to the management of central reservations were cited. It was agreed that the Forum should acknowledge the response but reiterate its dissatisfaction with the Council's position. RL proposed that the response reminded the Council of the legislative position in terms of the recent court cases. It was agreed that a letter be drafted for discussion at the next Forum Meeting.

### **Projects 2010/11**

The AO advised that the three Sustrans Scotland funded Short Link projects were progressing on target. The AO highlighted that agreement has been reached that the High Road project would be off-road rather than on-road as discussed at the last meeting. The group agreed that this was a more satisfactory option than the on-road proposal and welcomed the Council's Infrastructure and Design Services' agreement to this. The AO advised that this will provide a 3m wide path between the two secondary Schools, Ardrossan Academy and St Matthew's Academy.

The AO highlighted that a contractor has been appointed through the Ayrshire Wide Framework Agreement for Small Works to undertake the Ardeer Quarry and Irvine to Gales Short Link projects and that work was on-going to process the High Road project through the Framework. The contractors have advised that work will commence on 24 January 2011 and be complete by 18 March 2010.

The AO provided the group with an update on the Community Signage Scheme with West Kilbride Civic Society. Final designs are in the process of being prepared and agreement is being sought from West Kilbride Golf Club regarding the signage for the routes across the course. The works will be undertaken by the Council's Framework signage contractor.

### **Review of the Outdoor Access Strategy**

The AO advised that the responses to the Screening Report had been received from the Strategic Environmental Assessment (SEA) Gateway. All three consultation Authorities have agreed with the Council's position that SEA is not necessary. The Council has issued a Determination Notice to advise that SEA is not required to all local newspapers. This was published on 31 December 2010. It was agreed that a link to the notice would be provided for the Forum's information. The notice is available from <http://www.north-ayrshire.gov.uk> by choosing the Public Notice option from Most Popular and then choosing January 2011.

The AO provided copies of the draft content for the Strategy for the Forum's consideration. The AO advised that changes have been made to the content due to changes to the Single Outcome Agreement (SOA). The AO highlighted that the Single Outcome Agreement and Community Planning Partnership structure was being revised. Three new strategic priorities have been identified as follows:

- Tackling Community Safety
- Tackling Health Inequalities
- Tackling Worklessness

Discussion arose on the removal of the Clean and Green agenda from the strategic priorities. Cameron Sharp (CS) highlighted the importance of retaining the concept of and links to the Clean and Green agenda within the Strategy. The Forum agreed that the Clean and Green agenda underpinned the three new strategic priorities and that this should be reflected in the final Strategy document.

The Forum agreed that it was appropriate to restructure the Strategy slightly to reflect these priorities and that further changes may require to be made as the new SOA progresses. It was agreed that any further changes would be made at the appropriate stage for example prior to the Strategy's adoption. The AO advised that there is still some outstanding information required for the Strategy including visitor numbers for the Country Parks and that this information would be available for inclusion in the near future.

The Forum considered the Action Plan for the Strategy in detail and agreed to identify potential projects for inclusion in this for 2011/12 and 2012/13 prior to the next Forum meeting. The potential to expand the Community Outdoor Access Grant Scheme (COAGS) as raised at the November meeting was discussed. The Forum agreed that this would meet the needs currently being expressed by local communities and encourage other local groups to become more active. The AO provided the Forum with an update on the initial discussions with Ayrshire LEADER Programme regarding widening the scheme and it was agreed that a full application should be submitted to the next appropriate round.

The Forum discussed its potential role in the revised scheme and agreed that representatives would encourage groups to apply to the scheme, assist with training and supporting community groups and continue to have an active role in assessing applications and agreeing awards. The AO highlighted that LEADER has advised that the application could include training, publicity materials and any other eligible items required to promote and administer the scheme. It was

agreed that the Council would be required to continue its role in relation to the administration and promotion of the scheme as per the previous scheme.

### **Forum development**

- **Training**

The AO provided a draft outline of the content of the proposed Forum training based on previous meetings for discussion. It was agreed that the training should include:

- How to improve engagement with communities
- National Standards for community engagement
- Innovative methods of community engagement and awareness raising
- Maximising community involvement and accountability in the Forum
- How to raise awareness of the Forum within local communities
- How to engage with excluded groups
- How to build capacity within partner community organisations
- How to plan and evaluate community engagement

The AO advised that neighbouring Authorities are interested in a shared training session. The Forum agreed that this was reasonable assuming that mutually agreeable timescales and dates could be identified. It was agreed that the AO should progress this and advise the Forum accordingly at the next meeting. The Forum agreed to consider what types of additional training they felt would be useful for the forthcoming year and discuss this in full at the next meeting.

- **Forum Development**

The AO advised that the Cunninghame Ramblers have identified a replacement representative for Jean Highet who recently retired from the Forum. The Forum considered the application and agreed that the person proposed was suitably experienced to actively contribute to the group. The AO raised the issue of other vacant roles within the Forum. It was agreed that the current membership and vacant roles be examined by the AO and a report prepared for the next Forum meeting.

### **North Ayrshire Community Planning Partnership**

Rob Loney (RL) provided the group with an update from the most recent Environment Partnership meetings including the presentations that had been received on the Central Scotland Green Network and Carbon Management.

RL advised that the Environment Partnership was being dissolved as part of the restructure and that the Forum had been invited to join the Health Improvement Partnership. It was agreed that the AO would attend the first few meetings on the Forum's behalf and feedback to the Forum at which point a volunteer would be identified.

### **AOCB**


The following issues were raised under Any Other Competent Business:

- Wind farm developments – Discussion arose on the potential to create new linkages between the existing wind farm developments e.g. Wardlaw Wind Farm, Kelburn Wind Farm and Millour Wind Farm. It was agreed that the Forum would consider this in more detail at a future meeting and that the AO would arrange for maps to be prepared to facilitate this discussion.

- Paths for All – Ian McCall advised the Forum that Paths for All's current funding package ends on 31 March 2011. Paths for All are in the process of applying for a new funding package for the future. He highlighted that the shape of the organisation and its activities is likely to change as a result of this. It was agreed that the AO and Paths for All would keep the Forum apprised of any changes. The Forum agreed that Paths for All's contribution to the Forum is greatly appreciated and beneficial.
- Take on Life Campaign – IMcC advised the Forum of a forthcoming campaign by the Scottish Government entitled Take on Life. The aim of the campaign is to encourage increased physical activity, healthy eating and improved health and wellbeing in Scotland. Further information on the campaign is available from: [www.takelifeon.co.uk](http://www.takelifeon.co.uk)




### **Close of meeting**

LB closed the meeting and thanked the Forum for participating. They were reminded that the next meeting would be held on and would be on Monday 9 May 2011 and will focus again on the review of the Outdoor Access Strategy.



# Modernising the Planning System

Jim Miller  
Chief Development Management Officer

Scottish Planning Policy  
"Planning guides the future development and use of land. Planning is about where development should happen, where it should not and how it interacts with its surroundings. This involves promoting and facilitating development while protecting and enhancing the natural and built environment in which we live, work and spend our leisure time. Careful attention to layout, design and construction should result in places where people want to be."


- **Confidence in the planning system** needs to be reinforced through: the efficient and **predictable** preparation of plans and handling of applications; transparency in decision-making and reliable enforcement of the law and planning decisions.
- The **constraints and requirements** that planning imposes should be **necessary and proportionate**.
- The system should operate to **engage all interests as early and as fully as possible** to inform decisions and allow issues of contention and controversy to be identified and tackled quickly and smoothly.
- There should be a clear focus on the **quality of outcomes**, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment.

"Development management is a key part of the planning system and should operate in support of the Government's central purpose of increasing sustainable economic growth. This means providing **greater certainty and speed of decision making** as a means of creating good quality sustainable places. Development management services should operate within a climate of continuous improvement. Processes should be responsive, reliable, transparent and efficient. Decisions should be taken against a framework of up to date and effective development plans and supplementary guidance."


# Modernising the Planning System




- Key government objectives
- Fit for purpose
- Efficiency
- Inclusive
- Sustainable




# Modernising the Planning System



- Hierarchy
- Proposals for enhanced scrutiny
- Application procedures
- Appeals and Review Bodies
- Enforcement

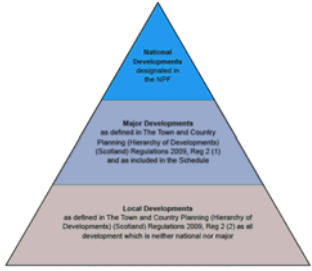


# Modernising the Planning System




## The Planning Hierarchy


- National Developments
- Major Developments
- Local Developments



# Modernising the Planning System



- Schemes of Delegation
- Making an Application
- Pre-application Consultation
- Repeat Applications
- Neighbour Notification
- Publicity
- Pre-determination Hearings
- Processing Agreements



## Modernising the Planning System



- Schemes of Delegation
- 1973 Local Government Act
- Section 43A
- Ministerial Approval



## Modernising the Planning System



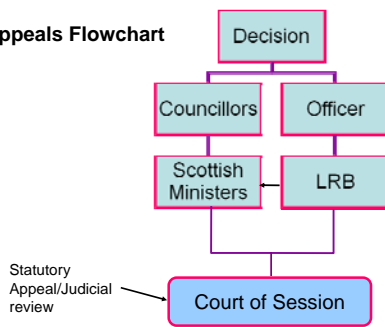
- Appeals
- Local Review Board



## Modernising the Planning System



### Appeals Flowchart



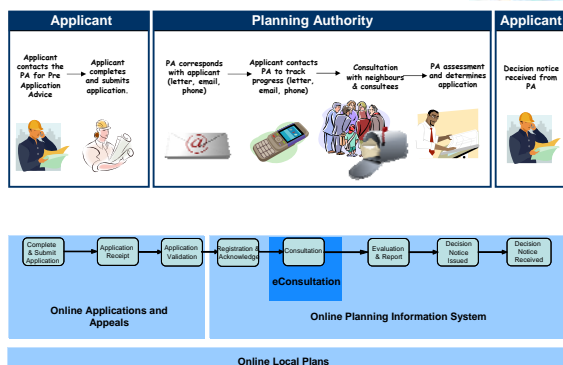
## Modernising the Planning System

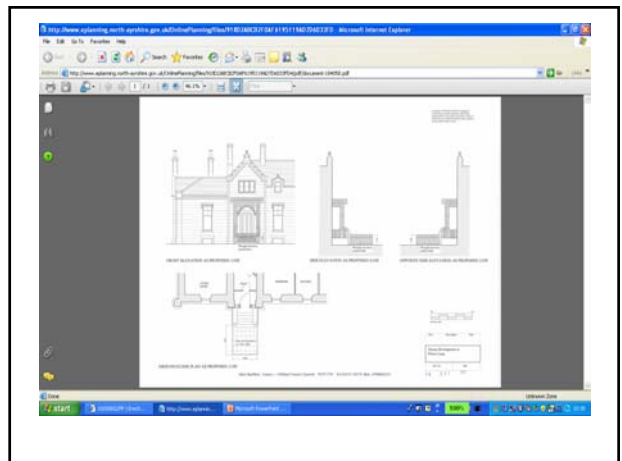
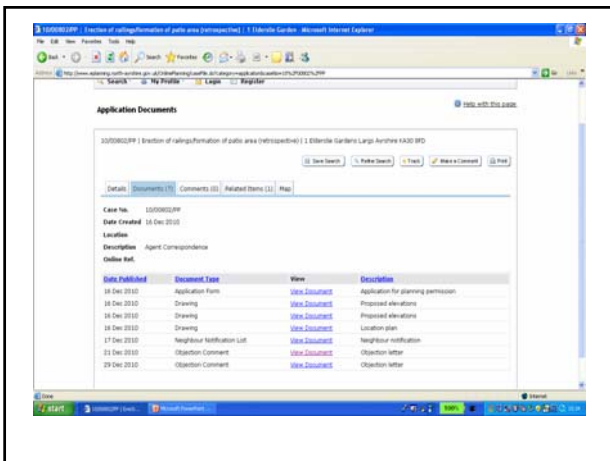
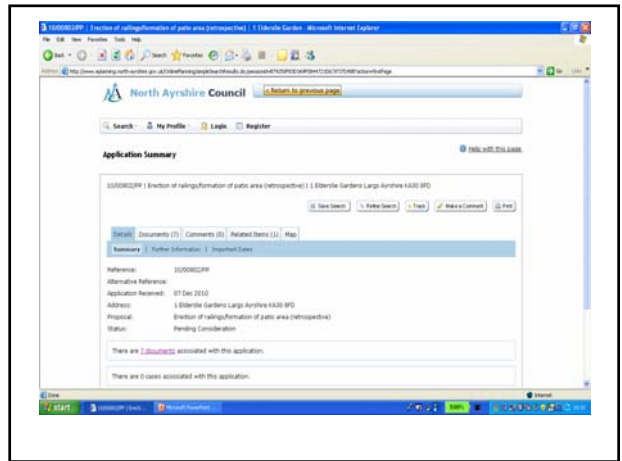
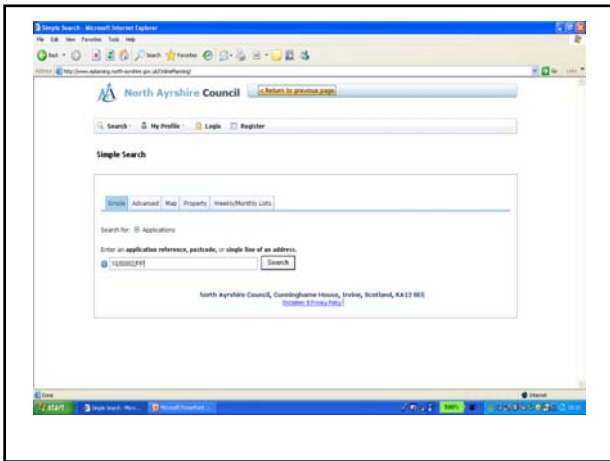
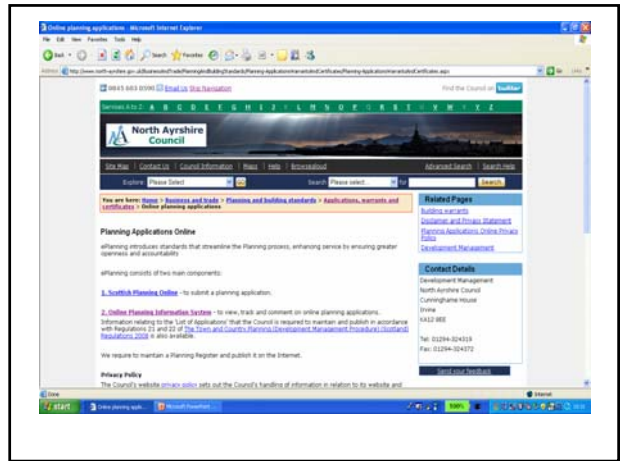
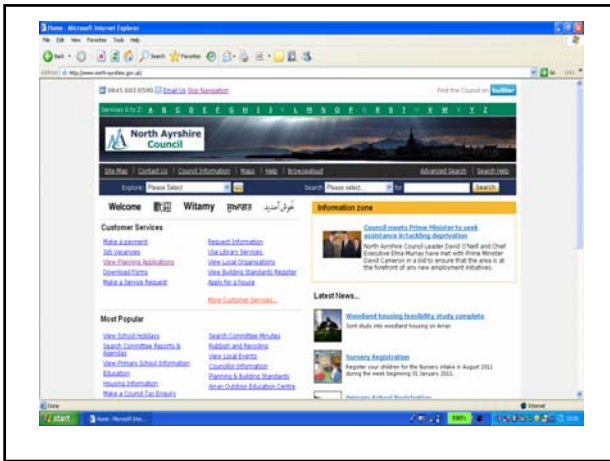


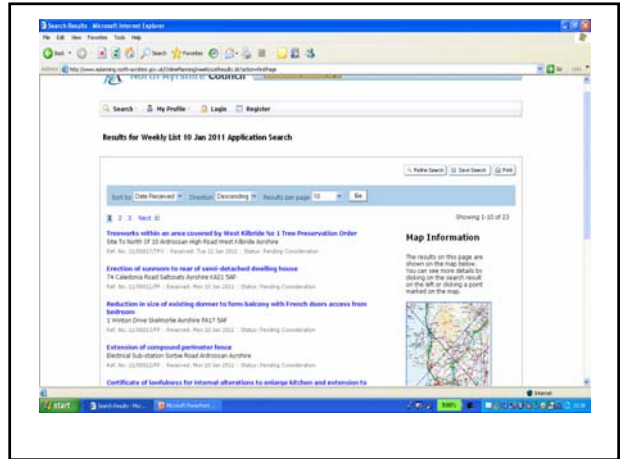
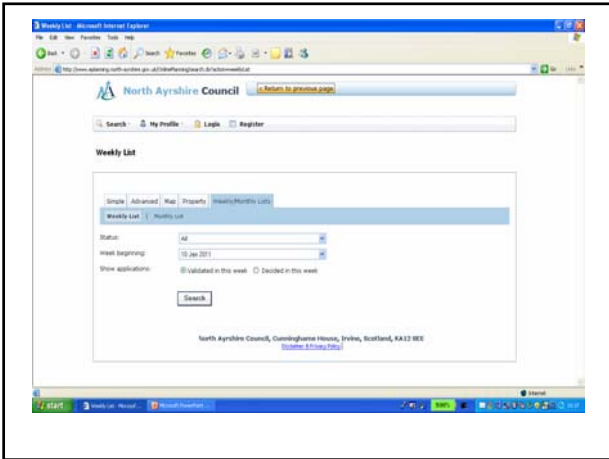
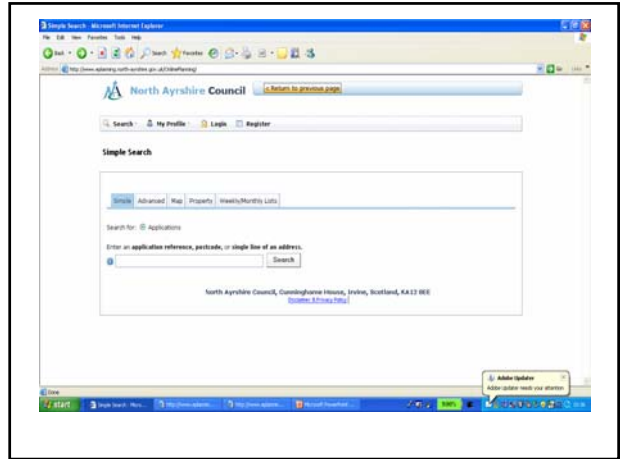
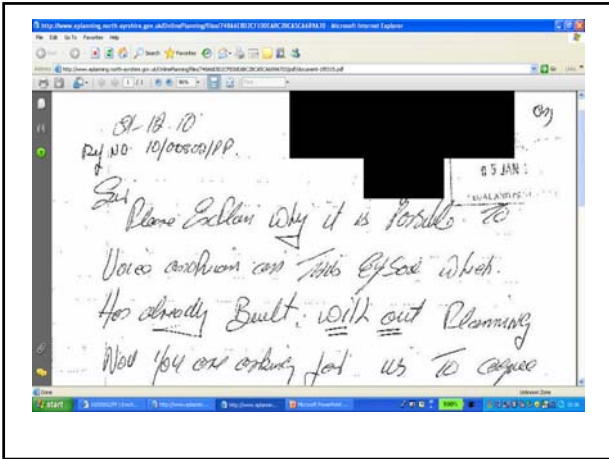
- Enforcement
- Local Charter
- NIDs/NCDs
- On-site notices
- Temporary stop notices
- Fixed Penalties
- Good neighbour agreements



## ePlanning Programme - Overview









## The strategy

- Jobs and wealth
- Glasgow and city region
- The coast – our Unique Selling Point  
*‘through rediscovering the coast and our connections to Glasgow create a vibrant Irvine Bay with a strong economy, a high quality of life and an enhanced environment’*
- Enhancing the environment
- Changing perceptions
- Engage communities, businesses, schools, etc.



## Irvine Bay Green Network project funding and partners

- £20,000 Central Scotland Green Network grant from Forestry Commission Scotland
- Partnership between Irvine Bay Regeneration Company, RSPB, greenspace scotland and Forestry Commission



## Irvine Bay Green Network rationale

- Irvine Bay Coastal Park
- Enhanced reputation and confidence
- Environmental improvements
- Community engagement and participation
- Health and well being benefits
- Increased economic vitality



## Irvine Bay Green Network objectives

- To produce a green network strategy covering five sites and connecting corridors
- To develop site specific costed action plans
- Deliverable and durable results
- Catalyse engagement with local stakeholders and communities
- To make a significant contribution to best practice knowledge
- Viable and beneficial use land
- Temporary and permanent solutions
- Interpretation and access



## Sites

- Bogside – SSSI floodplain; ornithological interest
- Riverside – 350 acre site owned by Scottish Enterprise set aside for inward investment; largely vacant
- Nethermains, Kilwinning – derelict ex-industrial sites; river corridor
- West Byerhill, Kilwinning – awaiting housing development; ex industrial site
- Irvine Beach Park – potential for dune management new planting, windbreaks and landscaping



# Delivery

- Delivery through local groups
- Skills development and Intermediate Labour Markets
- As part of wider Ayrshire Green Network - to be developed
- Grant funding will be sought for programme of projects



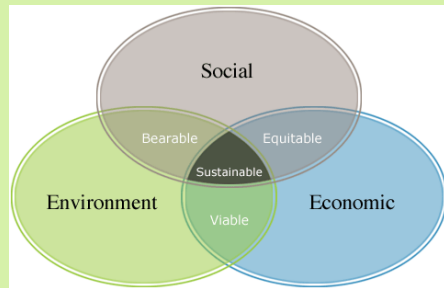
## Irvine Bay Green Network



Green Network Definition



## Irvine Bay Green Network



Green Network Sustainability



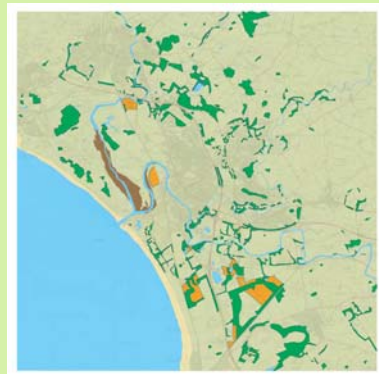
## Irvine Bay Green Network



Land & Water



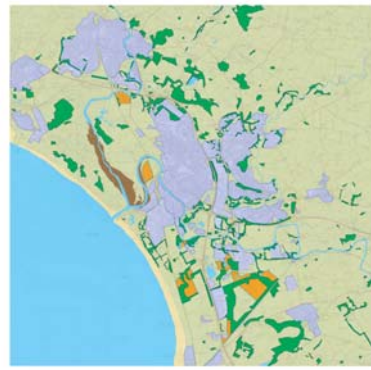
## Irvine Bay Green Network



Woodland & Local Nature Reserves



Irvine Bay Green Network

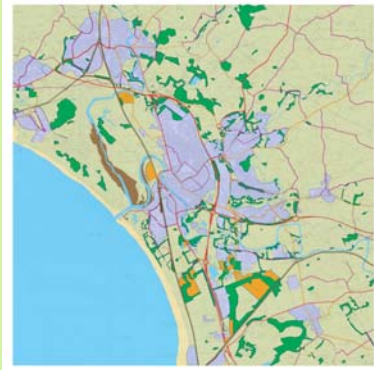


key:  
enhanced landscape

Urban Landscape



Irvine Bay Green Network

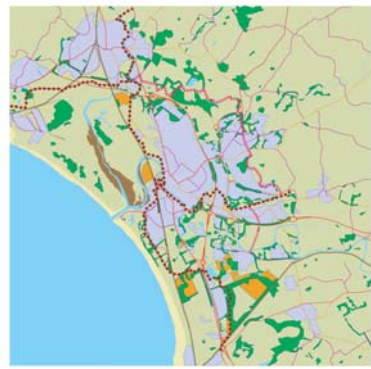


key:  
A roads  
B roads  
minor roads  
rail network

Roads & Rail



Irvine Bay Green Network

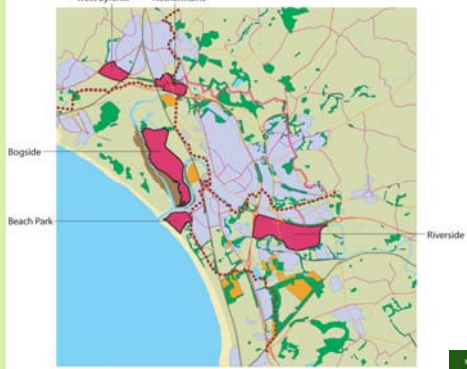


key:  
walkways  
new cycle path  
footpaths

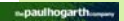
Cycle Network



Irvine Bay Green Network



Project Sites



Irvine Bay Green Network



West Byre Hill



Irvine Bay Green Network



Nethermains



**Irvine Bay Green Network**



West Byre Hill  
to Nethermains



**Irvine Bay Green Network**



Bogside North



**Irvine Bay Green Network**



Bogside Central



**Irvine Bay Green Network**



Bogside South



**Irvine Bay Green Network**



Riverside West



**Irvine Bay Green Network**



Riverside East



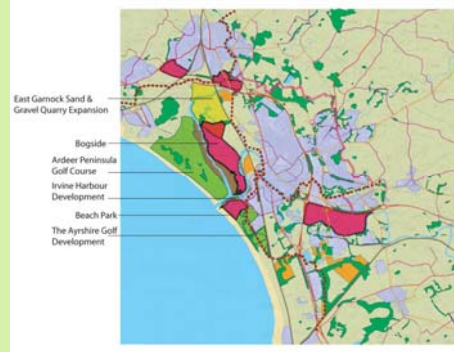
### Irvine Bay Green Network



Beach Park



### Irvine Bay Green Network



Development Context

