



**Minutes of the Meeting of Beith and District Community Council**  
**Held in Beith Community Centre on Tuesday 8<sup>th</sup> April 2025 at 7.30pm**

**In Attendance:**

Helen McNaughton	HM	Chair, Beith & District Community Council
Robert Winning	RW	Treasurer
Cree Hylands	CH	Beith & District Community Council
Donald Bentley	DG	Beith & District Community Council
Cllr John Bell	Cllr JB	Councillor
Cllr Margaret Johnson	Cllr MJ	Councillor
Cllr Ronald Stalker	Cllr RS	Councillor
Christina Pieraccini	CP	Locality Officer

**Public numbers: >20**

		<b><u>Actions</u></b>
<b><u>1.</u></b>	<p><b><u>Welcome and apologies</u></b></p> <p>The chair welcome all those in attendance. A special welcome to Donald Bentley who has joined as a member.</p> <p>Apologies were made for Cllr Anthea Dickson, Cllr Donald Reid, Andy Watson, James Waite and Sgt Douglas Clark.</p>	
<b><u>2.</u></b>	<p><b><u>Vacancies</u></b></p> <p>HM announced she would be stepping down from her role with BDCC as she will be moving out the district shortly. She anticipates her last meeting to be June 2025.</p> <p>HM also provided copies of the BDCC application form for those interested.</p> <p>HM noted the AGM and end of the term will be November 2025.</p> <p>HM noted that both HM and JW are the only remaining members since BDCC restarted in 2017.</p>	
<b><u>3.</u></b>	<p><b><u>Police update</u></b></p> <p>DC was unable to attend the meeting, so HM read the data to the public. No areas of concern were addressed. Please refer to Appendix 1.</p> <p>HM encouraged individuals to report suspected crime via the appropriate channels to ensure action can be taken and data gathered.</p>	

4.	<p><b><u>Minutes of the previous meeting</u></b></p> <p>The minutes of the previous meeting have not been prepared yet and will be proposed at the May 2025 meeting.</p>	JW
5.	<p><b><u>Matters arising</u></b></p> <p>N/A</p>	
6.	<p><b><u>Planning Applications</u></b></p> <ol style="list-style-type: none"> <li>24/00636/PP   Erection of 44 dwelling houses to include associated roads, footpaths, parking, landscaping and SuDS infrastructure approved with conditions 19/03/2025</li> </ol> <p>Considerable interest and comment from the public was noted. A key concern surrounds the procedures planning officials follow, with specific queries surrounding comments/letters sent after the deadline. Members of the public noted that Miller Homes could respond thereafter but no third party could. Member of the public also raised concerns about whether these comments/concerns were taken into consideration as they felt they had merit.</p> <p>Cllr JB noted he expected planning officials would have followed procedure.</p> <p>HM suggested we request a member of planning to attend our meeting to satisfy public curiosity. It was agreed between BDCC that a written request would also be sent for clarification on procedure.</p> <p>Member of the public further raised concern for the proposed drainage plans Miller Homes have presented, with fears for flooding along the new proposed pipeline. It was agreed that DB would take this point forward and propose a draft letter to Scottish Water, requesting clarification on the impact this proposal will have on Hawthorne Avenue in particular and the 'gulley' land behind Cedar Avenue.</p> <p>HM noted that BDCC sent a letter dated 23<sup>rd</sup> March 2025 with points for clarification on the back of the approval. Please see Appendix 2 for questions and response extract.</p> <ol style="list-style-type: none"> <li>25/00062/PP   Change of use of former church to beauty salon   1 Auldlea Road Beith North Ayrshire KA15 2DA – Approved no conditions</li> </ol> <p>No comments.</p> <ol style="list-style-type: none"> <li>25/00051/PP   Change of use from public house to cat cafe   The Masonic Arms 21 - 23 Main Street Beith North Ayrshire KA15 2AD – Approved no conditions.</li> </ol> <p>No comments.</p>	HM

	<p>4. 25/00103/PP   Erection of detached dwelling house with associated garden ground, parking and boundary treatment   Site to Southwest of Woodside House Beith North Ayrshire – awaiting outcome.</p> <p>No comments, albeit a letter has been sent from BDCC with input from DB expressing various points for consideration. This letter was sent on the 23<sup>rd</sup> March 2025. Please see Appendix 3 and response will be noted following decision.</p>	
7.	<p><b><u>Accounts</u></b></p> <p>Admin - £89.46 Special projects - £2,800.43</p> <p>Interest accrued £2.15.</p> <p>RW noted that bank accounts are now subject to a monthly fee of £4.25. RW wished to take this up with the banking provider as no notification received.</p> <p>Awaiting reimbursement from insurance towards the admin account of £97.53.</p>	RW
8.	<p><b><u>Place Plans / Framework</u></b></p> <p>The group continue to progress with completion of draft document. A Garnock Valley Summative Event will take place at Garnock Campus will be rescheduled for June – date TBC.</p> <p>CP, Locality Officer, confirmed the aim of this is to prepare a robust report to articulate the challenges with evidence.</p>	HM
9.	<p><b><u>GV Working Group</u></b></p> <p>The next meeting will be held on the 7<sup>th</sup> May 2025.</p> <p>RW to share a link on social media for transport consultation report.</p>	HM
10.	<p><b><u>Consultation on SPT Draft Strathclyde Regional Bus Strategy for Community Councils</u></b></p> <p>The draft bus strategy also sets out a delivery plan. This includes SPT's proposal to take forward the development of bus franchising for the region and actions to deliver bus infrastructure and wider policies that support a 'bus friendly' environment.</p> <p>SPT is seeking to understand the extent that partners and stakeholders agree or disagree with the proposed policies and measures and the strategy's delivery plan. This consultation will inform the final version of the strategy, which is anticipated to be reported to SPT Partnership Board later in 2025.</p> <p>The working group anticipate a response by the 29<sup>th</sup> May 2025 – BDCC members to meet to agree feedback.</p>	HM / JW / RW / CH / DB

<b>11.</b>	<p><b><u>Draft Local Development Plan (LDP3)</u></b></p> <p>Environment and housing topic paper made available to view – a response is to be given by the 11<sup>th</sup> April 2025.</p> <p>The purpose of the papers is to outline evidence relevant to the preparation of LDP3, their analysis of the evidence and view on its implications to the new plan. In respect to housing, this includes the number of new homes the new plan should seek to deliver.</p> <p>Following discussion, HM and DB to feedback comments. HM will send comments to NAC</p>	<b>HM / DB</b>
<b>12.</b>	<p><b><u>Garnock Valley Travel Needs Analysis</u></b></p> <p>The Travel Needs Analysis is now live on NAC website and has been shared with CC members. HM will share on our social media.</p>	<b>HM</b>
<b>13.</b>	<p><b><u>SEPA Consultation</u></b></p> <p>A consultation is to be held on the proposed Environmental Performance Assessment Scheme (EPAS) which aims to review a fair way of reporting how businesses are meeting their responsibilities.</p> <p>Views will be gathered via SEPA's Consultation Hub with a closing date of 12<sup>th</sup> June 2025. RW has shared on social media and will re-circulate again.</p>	<b>RW</b>
<b>14.</b>	<p><b><u>Citizen of the Year</u></b></p> <p>An event is to be held in Beith Bowling Club on the 30<sup>th</sup> May 2025. Posters have been situated around Beith, and the event nomination process has been shared on all BDCC social media channels. Nomination forms have also been left in various locations including the library, Curiosity and The Little Gift Shop.</p> <p>HM encouraged those in attendance to nominate and participate in the event as much as possible as it has been some time since we had the event.</p> <p>Further updates will be shared on social media by RW.</p>	<b>RW</b>
<b>15.</b>	<p><b><u>Beith Orr Trust Park Strategy Group</u></b></p> <p>The next meeting is to be held 14<sup>th</sup> May 2025. Jane Lamont, member of the strategy group to pursue consultants on additional information required. The last meeting was held 19<sup>th</sup> March 2025.</p>	<b>HM</b>
<b>16.</b>	<p><b><u>School crossings removal</u></b></p> <p>A joint Community Council (Beith, Kilbirnie and Dalry) will be prepared and submitted to NAC following their request. It was noted that Beith would only retain Glebe Road and would lose the rest.</p> <p>A member of the public requested to know the cost saving of this removal and Cllr JB noted c. £72k.</p>	<b>HM/AW/AW (GVCC's chairs)</b>

	<p>Allan Wright KGCC, requested FOI on how NAC concluded to reduce the numbers and sites identified. The response as been issued and shared with all GV CC's and further discussion will be held prior to letter being sent on behalf of GV CC's</p>	
<b>17.</b>	<p><b><u>Lights &amp; Laughter 2025 – BCA</u></b></p> <p>Cllr RS noted BCA will not be taking this forward and that he has been tasked with pulling together an action group to determine the who could take this forward.</p> <p>HM encouraged community members in attendance to give this some consideration and to spread the word.</p> <p>HM noted BDCC would be happy to support said action group once established.</p> <p>HM further noted that a request for information was sent to BCA however the response was not fruitful. It was agreed by all in attendance that a formal letter of complaint be sent to BCA to request the information in relation to the Lights and Laughter 2024 financial status. HM to take forward.</p>	<b>RS / HM</b>
<b>18.</b>	<p><b><u>Beith Play and Skatepark Launch</u></b></p> <p>To be held on the 10<sup>th</sup> May 2025 beginning 11am with a range of events and activities. All members of the public are welcome to attend.</p>	<b>All</b>
<b>19.</b>	<p><b><u>Orr Park Neighbourhood Watch AGM</u></b></p> <p>To be held 15<sup>th</sup> April 2025 at 7pm in the Beith Community Centre.</p>	
	<p><b><u>AOCB</u></b></p> <p>The next meeting of Beith and District Community Council will take place on Tuesday 13<sup>th</sup> May 2025 at Beith Community Centre at 7.30pm.</p> <p>The following meeting will be held on the 10<sup>th</sup> June 2025.</p> <p>Thereafter BDCC will break for the summer, returning 9<sup>th</sup> September 2025.</p>	

## Appendix 1

**Policing in North Ayrshire  
Community Council Report**

**Beith**

**March 2025**



**Policing Priorities in North Ayrshire**

Drug dealing and drug misuse

Violence and anti-social behaviour

Dishonesty

Road safety

Figures collated for dates from 01/03/2025 to 31/03/2025

**Garnock Valley total calls this month** 430

**Garnock Valley total calls this month last year** 482

<b>Kilbirnie</b>		144			
Drug dealing and drug misuse		3			
Assault	3	Disturbance	6	Vandalism	1
Theft	2	Shoplifting	2	Housebreaking	0
Road crash of note					

<b>Dalry</b>		158			
Drug dealing and drug misuse		0			
Assault	0	Disturbance	10	Vandalism	4
Theft	2	Shoplifting	6	Housebreaking	1
Road crash of note		1- 15yr old slight injury after being hit neat Garnock Campus			

<b>Beith</b>		128			
Drug dealing and drug misuse		1			
Assault	1	Disturbance	5	Vandalism	3
Theft	3	Shoplifting	4	Housebreaking	0
Road crash of note					

Crime Report Details		Total for this month	49
	No of reports	No detected	
Theft			
Theft by shoplifting	5	4	
Vandalism	4	0	
Road traffic offences of note	3	3	

#### Your Community Policing Officers

Your policing team covers the Garnock Valley and is led by Inspector David Cameron

Sergeant Douglas Clark

PCs Ross Pollard

Adam McKinlay

Scott McLay

John Scott

#### Contact us

In an emergency always call 999

For non-urgent incidents you can use the following to report incidents to Police Scotland

Dial 101

By completing the Contact Us Form on

[www.scotland.police.uk](http://www.scotland.police.uk)

Our Twitter and Facebook sites are not for reporting crime and are not monitored 24/7

Twitter - @PSOSNAyrshire

Facebook - PoliceScotlandAyrshire

Email our team on - [AyrshireLPSTGarnockValley@scotland.police.uk](mailto:AyrshireLPSTGarnockValley@scotland.police.uk)

## Appendix 2

### **Questions proposed by BCDD RE: Planning Application: 24/00636/PP | Erection of 44 dwelling houses to include associated roads, footpaths, parking, landscaping and SuDS infrastructure | Site At Glebe Road Beith North Ayrshire – Approved with conditions 19 March 2025**

*‘Further to the planning committee meeting held on 19 March 2025, Beith and District Community Council seeks clarity on the proposed condition 9 of the draft decision.*

*In the meeting you advised elected members that the dusk emergence surveys recommended in the Wild Surveys Aerial Survey Report would be completed and reported prior to any development commencing and that if bat habitat was impacted by the proposal, it may be necessary to amend the design proposal. The Community Council seeks clarification as follows:*

- 1. Condition 9 is not phrased as a suspensive condition. Please confirm that the condition will require to be discharged in writing by the planning authority before any development commences.*
- 2. That the results and recommendations of the recommended dusk emergence surveys will be published to the application webpage*
- 3. Should the proposed housing layout require to be amended because of the findings of the dusk emergence surveys that this Community Council will be given the opportunity to comment on the amended proposals.*

#### *Community Fund*

*The application documents imply that the developer will donate to the local community from its Community Fund of up to £2000. Please advise what arrangements are being made for payment of this fund. The community Council would like to be involved in deciding where funds are best directed.’*

### **Response from Allan Finlayson, Senior Manager (Planning) and Chief Planning Officer**

*‘In response to your first question I can confirm that condition 9 requires to be purified prior to the commencement of development and this is understood by both the Council and applicant.*

*Regarding question 2, please note that post-decision information arising from planning conditions is not made publicly available on the NAC website. Where protected species are involved, we are even less likely to do so given the potential risk posed to the creatures concerned. Access to information held within a planning application file is still possible by request. Anyone wishing access would need to make that request for inspection in our office.*

*In response to question 3, I can advise that any material change to the approved development, and therefore requiring further planning permission, would provide the opportunity for further Community Council comment. Non-material changes to the approved development are, however, possible and therefore not requiring further planning permission however any changes requiring an amendment to layout specifically related to protected species protection are likely to be considered*

*as being material. Until such time as any changes are proposed I can't be more specific in my response to this question.'*

### **Appendix 3**

#### **Areas of concern proposed by BDCC RE 25/00103/PP | Erection of detached dwelling house with associated garden ground, parking and boundary treatment | Site To Southwest Of Woodside House Beith North Ayrshire**

*'The application is for the addition of a single 5-bedroom dwelling to a previously granted development of 5 detached five-bedroom dwellinghouses within the wooded policies of Woodside House. Planning consent 07/01232/PP for the development of 5 houses was granted conditional approval in 2008 and is understood to be extant. However, no work on any of the proposed houses has yet commenced. The Community Council notes that this application has been submitted and validated as a 'standalone' single dwelling application rather than as a variation to the previous consent. We appreciate that since the original consent was granted planning policy has changed and NPF4 has been adopted into the Local Plan. It would not seem practical to consider NPF4 for a single house plot that is part of larger development and, for this reason, the Community Council would have preferred this application to have been processed as a variation of the prior extant consent. Therefore, we have taken a more wholistic view in our comments below.*

#### **The Principle of Development**

*National Planning Framework NPF4 was introduced in 2023 which is approximately 15 years since the extant consent was granted for the development of 5 houses. It therefore only seems reasonable to consider the principle of the current application as an expansion of an existing grouping as set out in 'Housing in the Countryside Policy Guidance Note' March 2024 section 4i).*

*Beith and District Community Council has reviewed the application and does not object in principle but has the following observations that we request are taken into consideration:*

#### **Relationship with Beith**

*Although the application site is within the countryside outside the town, the recent consent for the development of 191 dwellings at Kings Road will mean that there will no longer be a greenbelt between the existing urban area and Woodside Castle policies. Therefore, Woodside may be viewed in the context of NPF4 Policy 15 'Local Living and 20-minute neighbourhoods. For this reason, the community council would encourage formation of a discreet path from the development to a new pedestrian gate at the southeast corner at the boundary with Station Road. This will provide desire line access onto Station Road for residents of the new development that wish to walk to the town and local services. The new gate could be formed in the existing stone wall with appropriate stone piers.*

#### **Setting**

*The setting of this development is unique and, in the main, is unlikely to be visible from Station Road so long as the wide band of existing trees is maintained around the development. We encourage the authority to seek assurance that the existing tree belts around the development will be maintained in*

*perpetuity as a visual 'defensible boundary' per the Housing in the Countryside Policy Guidance Note 2024.*

### **Character**

*The Community Council would support greater variety in the design of the individual houses were that to be proposed. This would reduce the current suburban cul-de-sac style of the development that is rather incongruous in a woodland setting within the estate grounds of a castle or country house. As none of the houses have been constructed at this time, there remains an opportunity to reconsider the design of the houses to introduce more variety without necessarily increasing cost. Alternatively, the overall layout might benefit from more formality as would be found in the traditional arrangement of a 'home farm' or estate buildings,*

*The Community Council would support an appropriate treatment of the entrance from Mossneuk Road by possibly extending the existing stone wall from Station Road to turn into the site in the form of a stone wall and railings to form a gateway. An appropriate design might reflect the existing entrance to Woodside Castle from Station Road.*

### **Drainage**

*The submitted drawings do not include the additional house on the drainage plan although disconnecting manholes are indicated for the sixth plot. Can the applicant be asked to update the proposed drainage plans to include the proposed additional house. The addition of a further house will increase the load on the private package treatment plant serving the whole development. The specification and capacity of the private waste arrangement should be confirmed to have a capacity for all six houses.*

*The proposed outfall for surface water is into an existing ditch adjacent to the site. The community council notes that many of the field ditches and culverts around the town are in poor repair and often blocked. The ditch flows towards the Bath Burn. Can the planning authority confirm that the ditch is free flowing, and that increased surface water drainage will not lead to flood risk downstream of the development?*

### **Transport and Access**

*An additional house will increase the number of vehicles coming and going. This should be assessed in the context of increased pressure on the Station Road environs from the approved 191 new homes at Kings Road, other allocated housing sites and any potential future housing sites as may be approved within LDP3.*

*No information has been provided on the number of resident and visitor parking spaces allocated within the development and it will be important that the passing bays are not used for visitor parking.*

*Condition 9 of the consent for 07/01232/PP requires a 3.5m road with footpaths each side constructed to adoptable standards. The community council considers that a road of this standard is unnecessary for a relatively small development in a woodland setting and that the Authority should consider an alternative shared surface design that would be more appropriate to the setting. A*

*footpath each side of the road should not be necessary for only six dwellings. Conventional column street lighting will also not be appropriate in this setting, and we encourage that a more discreet lighting design is agreed.*

*The Community Council asks for clarification of whether the proposed road within the development will be adopted after completion or whether this will remain a private road. We note that the proposed private drainage pipes cross under the access road. L*

**Waste Management**

*The proposed drawings do not contain any information on arrangements for waste storage*

**Energy (LDP2: Resource Efficient/ NPF4: Sustainable)**

*The submitted design does not include any information on how the proposed dwelling(s) will be heated. Direct emission heating is no longer allowed under Building Standards, and no heat pumps are indicated on the plans. No details of energy saving technologies (LZCGT) or energy efficiency construction is included with the submission (NPF4 Policy 2 Climate Mitigation)*

**Biodiversity**

*The site appears to have already been cleared some years ago. No proposals for biodiversity enhancement are included in the application. As this single house it is not a householder application biodiversity is a material consideration (NPF4 Policy 3). Opportunities for nesting boxes and hedgehog gates in fences should be encouraged. The Community Council encourages a more detailed consideration of the potential impact on protected species and fauna before any approval of any additional tree felling that the applicant might consider necessary to implement the development.*

*I trust that planning will take into consideration the comments raised by Beith and district Community Council.'*