

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 4 MAY 2004 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

PRESENT: Councillors Eric Ross, Jim O'Neill, John McGhee, Stephanie Young, Daniel Coffey, Drew McIntyre, Isabella Macrae, Iain Linton, John Campbell, Stuart Finlayson, Robert McDill, George Smith, Jimmy Kelly, Tommy Farrell, Elaine Dinwoodie and Jimmy Carmichael.

ATTENDING: James Lavery, Executive Director of Development and Property Services; Robert Paton, Head of Economic Development and Technical Services; Alan Neish, Head of Planning and Building Control; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; David Hewet, Senior Policy Advisor; Stuart McCall, Solicitor; David Morgan, Public Relations Officer; Robert Beaton, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

APOLOGIES: Councillors Maureen McKay, Brian Reeves, Douglas Reid, Ray Murray and Eric Jackson.

CHAIR: Councillor Eric Ross, Chair.

**PROPOSED CHANGES TO OFFICER DESIGNATION FOLLOWING COUNCIL
RE-ORGANISATION**

1. There was submitted a report dated 28 April 2004 (circulated) by the Executive Director of Development and Property Services which proposed changes to the designations of certain Senior Officers within the Department of Development and Property Services following the re-organisation of the Council.

It was agreed:-

- (i) that the Head of Economic Development and Technical Services be re-designated as the Head of Economic Development and Property; and
- (ii) that the Head of Planning and Building Control be re-designated as the Head of Planning, Development and Building Standards.

MONITORING REPORTS**2.1 ABSENCE MANAGEMENT REPORT QUARTER 1 (2004)**

There was submitted and noted a report dated 14 April 2004 (circulated) by the Executive Director of Development and Property Services which advised of absence rates for the Department of Development Services for the quarterly period ending 31 March 2004.

2.2 BUSINESS GRANTS AND LOANS: STATUS REPORT

There was submitted and noted a report dated 19 April 2004 (circulated) by the Executive Director of Development and Property Services which informed of companies which have received financial support under the Council's Business Grants and Loans Schemes in the period from 1 October 2003 to 31 March 2004.

REPLACEMENT AYRSHIRE JOINT STRUCTURE PLAN: CONSULTATIVE DRAFT

3. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which presented, for information and approval, the Consultative Draft Version of the Replacement Ayrshire Joint Structure Plan and which sought agreement for the Plan to go out to public consultation.

It was agreed:-

- (i) to approve the release of the Consultation Draft of the Replacement Ayrshire Joint Structure Plan for consultation purposes;
- (ii) that the Executive Director of Development and Property Services report on the primary road links to East Ayrshire including investigation of any alternative routes to a future meeting of the Committee; and
- (iii) otherwise, to note the contents of the report.

ALTERATIONS TO THE EAST AYRSHIRE LOCAL PLAN (Item 2, Page 3072, 99/03)

4. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which sought authorisation for formal notice of the Council's intention to start the Preparation of Alterations to the Local Plan to be placed in the local and national press, and which informed of the preliminary work carried out, to date, to inform the review process.

It was agreed:-

- (i) to authorise the Head of Planning, Development and Building Standards to place formal advertisement of the Council's intention to start Preparation of the Alteration of the East Ayrshire Local Plan in the local and national press, as required by statute; and
- (ii) otherwise, to note the contents of the report.

SPP7: PLANNING AND FLOODING (Item 6, Page 41, 03/07)

5. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which advised of the contents of the SPP7: Planning and Flooding and its implications for the development potential of sites within East Ayrshire.

It was agreed that the Head of Planning, Development and Building Standards:-

- (i) liaise with the Roads Division and the Head of Economic Development and Property regarding the identification of potential future development sites for incorporation into the review of the East Ayrshire Local Plan;
- (ii) enter into early discussions with Scottish Environmental Protection Agency (SEPA) and Flooding Advisory Group regarding their views on identification of areas for potential developments including infrastructure, in the context of SEPA's indicative flood risk maps and the emerging River Basin Management Plan; and
- (iii) make the Ayrshire Joint Structure Plan Committee aware of the implications of SPP7 for the review of the Local Plan development sites in East Ayrshire and

incorporate the findings of the report as part of the Council's formal response on the new draft Ayrshire Joint Structure Plan as appropriate.

MAKING DEVELOPMENT PLANS DELIVER: PUBLIC CONSULTATION
(Item 5, Page 2851, 99/03)

6. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which advised on a consultation paper issued by the Scottish Executive Department entitled "Making Development Plans Deliver".

It was agreed:-

- (i) to approve the contents of the report; and
- (ii) to authorise the Executive Director of Development and Property Services to forward a copy of the report, including the Appendix, to the Scottish Executive, as it represented the views of the Council on the consultation paper.

NEWMILNS TOWNSCAPE HERITAGE INITIATIVE: STUDY UPDATE
(Item 5, Page 211, 03/07)

7. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which updated on the progress with the feasibility study into the development of a business centre at 47-51 and 57-59 Main Street, Newmilns and which sought to vary the remit of and to secure additional funding for the study.

It was agreed:-

- (i) to note that it would be inappropriate to undertake a feasibility study into the development of a business centre at 47-51 and 57-59 Main Street in the light of the outcome of the Irvine Valley Regeneration Project Study;
- (ii) to re-allocate the funds to a wider study to find viable proposals to treat the remaining vacant buildings in the centre of Newmilns; and
- (iii) to allocate a further sum, to a maximum of £5,000, to secure the satisfactory completion of the study, subject to match funding being provided by Scottish Enterprise Ayrshire.

**ALTERATION OF NEWMILNS OUTSTANDING CONSERVATION AREA AND
IMPLEMENTATION OF ARTICLE 4 DIRECTION**

8. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which proposed an alteration to the Newmilns Outstanding Conservation Area, and thereafter to submit to the Scottish Executive a reasoning and justification for an Article 4 Direction in the Outstanding Conservation Area.

It was agreed:-

- (i) to approve the alteration of the Newmilns Conservation Area involving the removal of the residential development at the Old Mill, Darvel Road, Newmilns; and

- (ii) to submit to the Scottish Executive a reasoning and justification for the implementation of an Article 4 Direction covering the amended Newmilns Conservation Area.

RESTORING COMMUNITIES PROGRAMME (RCP): PROPERTY IMPROVEMENT SCHEME, MAIN STREET AND WELL ROAD, AUCHINLECK

(Item 7, Page 610, 03/07)

9. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which (i) informed of the progress with the Property Improvement Scheme for Main Street and Well Road, Auchinleck; (ii) sought to amend the Scheme based on the experience gained during its first year in operation; and (iii) sought the authority for the Council to offer grants to, and to enter into legally binding agreements with, owners of private residential and commercial property for the purpose of implementing improvements to their property.

It was agreed:-

- (i) to note the progress with the development of the Property Improvement Scheme;
- (ii) to delegate the determination of grant applications under the Restoring Communities Programme Property Improvement Scheme to the Head of Planning, Development and Building Standards based on the amended process and criteria as detailed in the report; and
- (iii) to authorise the Solicitor to the Council to enter into any legal agreements necessary for the implementation of the Scheme.

PLANNING AND BUILDING CONTROL DIVISION'S CAPITAL PROGRAMME 2004/2005

10. There was submitted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which sought approval for the allocation of that part of the General Services Capital Programme 2004/2005 which is to be implemented by the Planning and Building Control Division of the Department of Development and Property Services.

It was agreed to approve the proposed allocations as detailed in the report.

APPEAL DECISIONS 1 APRIL 2003 - 30 SEPTEMBER 2003

11. There was submitted and noted a report dated 26 April 2004 (circulated) by the Executive Director of Development and Property Services which presented an analysis of appeal decisions received from the Scottish Executive for the period 1 April 2003 to 30 September 2003.

WESTRANS DRAFT JOINT TRANSPORT STRATEGY

12. There was submitted a report dated 19 April 2004 (circulated) by the Executive Director of Development and Property Services which (i) advised that the WESTRANS Draft Joint Transport Strategy (JTS) was now out for consultation; (ii) invited Members to submit comments on the Draft Joint Transport Strategy to the Executive Director, or to the Head of Roads and Transportation by 18 June 2004; and (iii) requested the Committee to delegate to the Executive Director, after

consultation with the Chair, to forward East Ayrshire Council's response on the consultation document to the WESTRANS Core Team Manager.

It was agreed:-

- (i) to note that the WESTRANS Draft Joint Transport Strategy was now out for consultation;
- (ii) to request that Members submit comments on the Draft Transport Strategy to the Executive Director, or to the Head of Roads and Transportation by 18 June 2004; and
- (iii) to delegate to the Executive Director of Development and Property Services, after consultation with the Chair, to forward East Ayrshire Council's response on the Consultation Document to the WESTRANS Core Team Manager.

ROAD SAFETY PROGRAMMES FOR 2004/2005 (Item 12, Page 214, 03/07)

13. There was submitted a report dated 19 April 2004 (circulated) by the Executive Director of Development and Property Services which (i) sought approval of the Road Safety Programmes for 2004/2005; and (ii) advised that further reports would be submitted with regards to the 20 mph speed limits at schools, and a new Capital Road Safety Programme at certain locations throughout East Ayrshire.

It was agreed:-

- (i) to implement the Road Safety Projects from the various funds, as detailed within the report, subject to consultation with the appropriate Local Member;
- (ii) to note that further reports would be submitted with regards to the 20 mph speed limits at schools, accident statistics, signage and also a new Capital Road Safety Programme for accident locations throughout East Ayrshire Council; and
- (iii) otherwise, to note the contents of the report.

ROADS AND STRUCTURES DESIGN CAPITAL PROGRAMME FOR 2004/2005

14. There was submitted a report dated 19 April 2004 (circulated) by the Executive Director of Development and Property Services which sought approval of the Roads and Structures Design Capital Programme for 2004/2005.

It was agreed to approve the Roads and Structures Design Capital Programme as outlined in the report.

STREET LIGHTING REPLACEMENT CAPITAL PROGRAMME 2004/2005

15. There was submitted a report dated 21 April 2004 (circulated) by the Executive Director of Development and Property Services which sought approval for the Street Lighting Replacement, Capital Programme for 2004/2005.

It was agreed:-

- (i) to note that in Paragraph 3.1 of the report, Henrietta Street, Galston, should read Henrietta Street, and area, Galston;
- (ii) to approve the proposed Lighting Capital Replacement Programme for 2004/2005; and

- (iii) to note the revision to the programme.

SURPLUS PROPERTY - 10 WATERSIDE STREET, KILMARNOCK

16. There was submitted a report dated 19 April 2004 (circulated) by the Executive Director of Development and Property Services which requested the Committee to declare the property comprising 10 Waterside Street, Kilmarnock, surplus to requirements for disposal in accordance with the Council's agreed procedures.

It was agreed:-

- (i) to declare the property comprising 10 Waterside Street, Kilmarnock, surplus to requirements; and
- (ii) to refer the matter to the Property Unit for disposal on the open market in accordance with the Council's agreed procedures.

THE FUTURE OF EUROPEAN UNION REGIONAL AND STATE AIDS (Item 2.2, Page 587, 03/07)

17. There was submitted a report dated 29 March 2004 (circulated) by the Executive Director of Development and Property Services which (i) informed of the current position and highlighted issues regarding the proposals to reform European Union Regional Aid and State Aids post 2006; (ii) informed of the discussions and outcome of a major lobbying exercise that was held in Brussels on 15-18 March 2004; and (iii) requested approval for Officers and Elected Members of the Council to participate fully in the continued lobbying of the Scottish Executive, UK Government and European Institutions through the Alliance for Regional Aid and other organisations including the West of Scotland European Consortium and the Coalfield Communities Campaign with a view to securing appropriate Regional and State Aids support post 2006 to areas of need in the UK such as East Ayrshire.

It was agreed:-

- (i) to authorise Officers and Elected Members of the Council to participate fully in the continued lobbying of the Scottish Executive, UK Government and European Institutions through the Alliance for Regional Aid and other organisations including the West of Scotland European Consortium and the Coalfield Communities Campaign with a view to securing appropriate Regional and State Aids support post 2006 to areas of need in the UK such as East Ayrshire; and
- (ii) otherwise, to note the contents of the report.

WORKING FOR FAMILIES FUND

18. There was submitted a report dated 25 March 2004 (circulated) by the Executive Director of Development and Property Services which informed of the current position regarding the Working for Families Project, and which sought approval for (i) areas within which the project would operate; and (ii) the proposed target client group.

It was agreed to approve the target areas and target client group as detailed within the report.

AWARDING OF CONTRACTS

19. There was submitted and noted a report dated 22 April 2004 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted, as detailed in the Appendix to these Minutes.

EXCLUSION OF PRESS AND PUBLIC

20. The Committee resolved that under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, the Press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 6 of Schedule 7A of the Act.

STREET LIGHTING UNIT PROCUREMENT OF STREET LIGHTING MAINTENANCE

21. There was submitted a report dated 20 April 2004 (circulated) by the Executive Director of Development and Property Services which updated on the current procurement arrangements for street lighting maintenance and which sought approval for the Business Plan for the Street Lighting Unit for 2004/2005.

It was agreed to approve the Business Plan for the new Street Lighting Maintenance Unit within the Roads Division as detailed within the report.

PROCUREMENT OF ENGINEERING WORK AND ROADS CONTRACTS BUSINESS PLAN

22. There was submitted a report dated 7 April 2004 (circulated) by the Executive Director of Development and Property Services which informed of the projected requirement for the procurement of engineering works under the control of the Development and Property Services Department, and which recommended approval of the Business Plan for the Roads Contract Unit as Best Value suppliers for a range of work required to be contracted by the Department.

It was agreed to approve the Business Plan for the Roads Contracts Unit as detailed within the report.

TRANSPORT SERVICES - PROCUREMENT ARRANGEMENTS AND TRANSPORT SERVICES UNIT BUSINESS PLAN

23. There was submitted a report dated 20 April 2004 (circulated) by the Executive Director of Development and Property Services which updated on the current procurement arrangements for Transport Services and which sought approval for the Transport Services Business Plan for 2004/2005.

It was agreed to approve the Business Plan for the Transport Services Unit for 2004/2005 as detailed within the report.

The meeting terminated at 1152 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Tree and Shrub Planting, Well Road, Auchinleck	Caledonian Landscapes, Glasgow	£21,588.63
Urban Herbicide	Growing Concern Scotland Ltd., Perth	£39,061.73
Supply of Road Traffic Signs and Posts	DeeOrgan Ltd., Paisley	£31,554.88
Annual Road Markings Contract 2004/2005	Markon Ltd., Glenboig	£90,450.90
Property Improvement Scheme, Main Street, Auchinleck	Fullwood Holdings Ltd	£18,246.38
Rural Ground Maintenance North 2004	W I & A Gilbert, Dalry	£52,877.27