

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 3 MAY 2005 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS**

PRESENT: Councillors Eric Ross, Maureen McKay, Jim O'Neill, John McGhee, Stephanie Young, Brian Reeves, Douglas Reid, Drew McIntyre, Isabella Macrae, Iain Linton, John Campbell, Ray Murray, Stuart Finlayson, Robert McDill, Eric Jackson, George Smith, Jimmy Kelly, Tommy Farrell, Elaine Dinwoodie and Jimmy Carmichael.

ATTENDING: Fiona Lees, Chief Executive; David Mitchell, Head of Administrative and Legal Services; Robert Paton, Head of Economic Development and Property; Alan Neish, Head of Planning, Development and Building Standards; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; Sam McVie, Principal Surveyor; David Morgan, Public Relations Officer; and Robert Beaton, Administrative Officer.

APOLOGY: Councillor Daniel Coffey.

CHAIR: Councillor Eric Ross, Chair.

ABSENCE MANAGEMENT REPORT QUARTER 1 (2005)

1. There was submitted and noted a report dated 11 April 2005 (circulated) by the Executive Director of Development and Property Services which advised of absence rates for the Department of Development and Property Services for the quarterly period ending 31 March 2005.

CONSULTATIVE DRAFT: KILMARNOCK TOWN CENTRE STRATEGY

2. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Development and Property Services which presented a Consultative Draft Kilmarnock Town Centre Strategy.

It was agreed to approve the draft Kilmarnock Town Centre Strategy for consultation purposes as detailed within the report and that the MP and MSP for the Kilmarnock and Loudoun Constituency be included in the consultation process.

**PLANNING, DEVELOPMENT AND BUILDING STANDARDS DIVISION'S CAPITAL
PROGRAMME 2005-2006**

3. There was submitted a report dated 25 April 2005 (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 2005/2006, to be implemented by the Planning, Development and Building Standards Division of the Department of Development and Property Services.

It was agreed to approve the proposed allocations for the development projects as detailed within the report.

**RESTORING COMMUNITIES PROGRAMME - PROPERTY IMPROVEMENT
SCHEME, MAIN STREET AND WELL ROAD, AUCHINLECK
(Item 9, Page 739, 03/07)**

4. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) informed of progress with the Property Improvement Scheme for Main Street and Well Road, Auchinleck; (ii) sought authority to amend the scheme based on the experience gained during its previous year in operation; and (iii) sought authority for the Council to offer grants to, and 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 approve the amended process, grant levels and criteria as detailed within the report; and
- (iii) to authorise the Solicitor to the Council to enter into any legal agreements necessary for the implementation of the scheme.

**INVESTING IN WATER SERVICES: INVESTMENT OBJECTIVES AND CHARGING
PRINCIPLES (Item 2, Page 1032, 03/07)**

5. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Development and Property Services which provided an update on the Quality and Standards III process by summarising, insofar as they relate to future development requirements, statements released by the Scottish Executive on Investing in Water Services; Objectives for 2006-2014 and Principles to be Applied in Charging for Public Water and Sewerage Services in Scotland 2006-2010.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) that the letter incorporating the points detailed within the report be submitted to the Scottish Executive and Scottish Water.

TREE PRESERVATION ORDERS CONSULTATION REPORT

6. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Development and Property Services which advised on the contents of the Consultation Paper "Tree Preservation Orders" issued by the Scottish Executive in December 2004 and which sought views on a proposed response to the Scottish Executive on the Consultation Paper.

It was agreed to homologate the Appendix to this report as the Council's formal response to the Scottish Executive on the Tree Preservation Orders Consultation Paper.

EAST AYRSHIRE'S PERFORMANCE ON CYCLING ISSUES

7. There was submitted and noted a report dated 14 April 2005 (circulated) by the Executive Director of Development and Property Services which advised of East

Ayrshire's performance with regard to cycling issues as reported in the national assessment of Local Authority Performance on Cycling.

Councillor McIntyre left the meeting at this point.

TIMBER TRANSPORT (Item 9, Page 2966, 99/03)

8. There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) updated on the latest developments in relation to timber transport in Ayrshire; and (ii) sought approval for a contribution of £1,500 per annum towards the funding of a South of Scotland Timber Transport Project Officer.

It was agreed:-

- (i) to note the latest development with regard to Timber Transport in Ayrshire; and
- (ii) to approve a contribution of £1,500 for 2005-06, and similar sums adjusted to include for inflation for 2006-07 and 2007-08, to the funding of a Timber Transport Project Officer for the South of Scotland.

STREET INSPECTION MANUAL

9. There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for the implementation of the Street Inspection Manual which set out policy and gave guidance to Clerk of Works when undertaking street inspections.

It was agreed:-

- (i) to approve the Street Inspection Manual as detailed within the report; and
- (ii) to note that the Manual may be amended in the future as required by usage experience and any future changes to the Code of Practice for Maintenance Management; and
- (iii) to note that any major changes would be subject to future Committee approval.

ROADS AND STRUCTURES DESIGN CAPITAL PROGRAMME FOR 2005/06

10. There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval of the Roads and Structure Design Capital Programme for 2005/06.

It was agreed to approve the Roads and Structure Design Capital Programme as detailed within the report.

STREET LIGHTING CAPITAL PROGRAMME

11. There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for the proposed 2005/06 Street Lighting Capital Programme.

It was agreed to approve the revised Street Lighting Capital Programme as detailed within the report.

Councillor McIntyre re-joined the meeting at this point.

20MPH SPEED LIMITS AT SCHOOLS - PROPOSED ROAD HUMPS FOR MAIN STREET, DALMELLINGTON

12. There was submitted a report dated 14 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) advised of objections which had been received to the Road Humps Notice being promoted in respect of proposals for Main Street in Dalmellington; and (ii) sought approval for traffic calming as proposed.

The Head of Roads and Transportation advised that Dalmellington Community Council had not confirmed their objection by the required timescales and, accordingly, their objection was no longer considered to be valid.

It was agreed:-

- (i) to note the remaining objection by Mr Halliday; and
- (ii) to approve the road humps as advertised.

CYCLING, WALKING AND SAFER STREETS - PROPOSED ROAD HUMPS FOR SORN - B743 MAIN STREET (Item 13, Page 740, 03/070)

13. There was submitted a report dated 15 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) advised of objections that had been received to the Road Humps Notice being promoted for proposals in respect of the B743 Main Street in Sorn; and (ii) sought approval for the traffic calming as proposed.

The Head of Roads and Transportation advised that Mr Gary Smith had not confirmed his objection by the required timescales and, accordingly, his objection was no longer considered to be valid.

It was agreed:-

- (i) to note the remaining objection by Mr G McMahon; and
- (ii) to approve the road humps as advertised.

EUROPEAN MOBILITY WEEK AND IN TOWN WITHOUT MY CAR DAY 2005

14. There was submitted a report dated 22 March 2005 (circulated) by the Executive Director of Development and Property Services which advised (i) of arrangements made by the Council, in association with Strathclyde Police and the Local Health Care Co-operative for this year's European Mobility Week and In Town Without My Car Day; and (ii) of the funding available to run the events.

It was agreed:-

- (i) to note the arrangements made in respect of European Mobility Week to be held between 18-24 September 2005 and In Town Without My Car Day to take place on 22 September 2005; and
- (ii) to welcome the participation of Strathclyde Police and the Local Health Care Co-operative, and the financial report from the Local Health Care Co-operative.

TO EXTEND THE EXISTING 30MPH SPEED LIMIT ON ROUTE A735 KILMAURS ROAD, KILMARNOCK AND TO EXTEND THE EXISTING 40MPH SPEED LIMIT ON ROUTE A736 LOCHLIBO ROAD, LUGTON

15. There was submitted a report dated 14 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to extend the existing 30mph speed limit on the A735 Kilmaurs Road, Kilmarnock, and the existing 40mph speed limit on the A736 Lochlibo Road, Lugton.

It was agreed:-

- (i) to extend the existing speed limit on the A735 Kilmaurs Road, Kilmarnock; and
- (ii) to extend existing 40mph speed limit on the A736 Lochlibo Road, Lugton.

SUBSIDISED BUS FARES INCREASE

16. There was submitted a report dated 14 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to increase subsidised bus fares in that part of the Council boundary outwith the SPTA designated area by 5%.

It was agreed to approve an increase in the subsidised bus fares of 5% in that part of the Council area outwith the SPTA area with effect from 12 June 2005.

AWARDING OF CONTRACTS

17. There was submitted a report dated 12 April 2005 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted, set out in the Appendix to the Minute.

SURPLUS PROPERTY - 30/32 DUNDONALD ROAD, KILMARNOCK

18. There was submitted a report dated 8 April 2005 (circulated) by the Executive Director of Development and Property Services which requested to declare the property comprising the Women's Aid Hostel, 30/32 Dundonald Road, Kilmarnock, surplus to requirements.

It was agreed:-

- (i) that the property be declared surplus to requirements; and
- (ii) that the matter, thereafter, be referred to the Property Unit in accordance with the Council's agreed procedures.

**MOORFIELD NORTH INDUSTRIAL PARK, KILMARNOCK
(Item 15, Page 43, 03/07)**

19. There was submitted a report dated 25 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to revise the project to develop a new industrial park at Moorfield, Kilmarnock.

It was agreed:-

- (i) to approve the revised format of the project, as detailed within the report;
- (ii) to note the progress to date and the timetable for further progression of the project; and

- (iii) to approve the capital contribution of £10,000 from the Capital Budget for Regeneration and Efficiency Savings for 2005/06.

“THE BURNS AN’ A’ FESTIVAL” (Item 25, Page 884, 03/07)

- 20.** There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) advised of the outcome of the independent review into the economic impact of the Festival in 2004; (ii) advised of the proposed management arrangements for the Burns Festival in future years; and (iii) sought authority to continue to provide grant funding towards the cost of the Burns Festival.

It was agreed:-

- (i) to note the positive outcome of the evaluation study into the economic impact of the 2004 Burns Festival;
- (ii) to note the proposals for the future management of the Festival, including the proposal for the management of the 2005 Festival be on the same basis as the preceding three years; and
- (iii) to approve, subject to budget provision, the proposed grant of £40,000, towards the cost of the 2005 Festival.

AYRSHIRE AND ARRAN TOURIST BOARD - NATIONAL RESTRUCTURING OF AREA TOURIST BOARDS (Item 24, Page 883, 03/07)

- 21.** There was submitted a report dated 19 April 2005 (circulated) by the Executive Director of Development and Property Services which updated on the recent restructuring of the national mechanisms for the support of the tourist industry in Scotland.

It was agreed:-

- (i) to note the current position regarding the development of the Tourism Network Scotland; and
- (ii) to approve the proposed payment of £69,150 for the year 2005/06.

ECONOMIC REGENERATION

- 22.** There was submitted a report dated 27 April 2005 (circulated) by the Executive Director of Development and Property Services which (i) reported on the continuing development of strategic economic regeneration plans to build on existing economic development opportunities and the opening of the M77; (ii) advised that this work was being undertaken in order to work in partnership with Scottish Enterprise and the Scottish Executive to secure additional regeneration funding for the area; and (iii) reported on the outcome of the “Ayrshire Wide” recent meetings with the First Minister and Deputy First Minister for Enterprise and Lifelong Learning.

It was agreed to note the meetings held with the First Minister and Deputy First Minister and to note that further reports would be presented to this Committee in the near future.

**CORE FUNDING PAYMENTS TO EXTERNAL PARTNERSHIPS, SUBSCRIPTIONS
TO EXTERNAL BODIES AND FUNDING FOR SPECIAL PROJECTS IN THE
FINANCIAL YEAR 2005/2006 (Item 23, Page 883, 03/07)**

23. There was submitted a report dated 24 March 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to make payments to external bodies, partnerships and special projects in financial year 2005/2006.

It was agreed to approve the payments to external partnerships and special projects in accordance with the proposals as detailed within the report.

EXCLUSION OF PRESS AND PUBLIC

24. The Committee resolved under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, that the Press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 9 of Schedule 7A of the Act.

Councillor McIntyre left the meeting at this point.

**GAP SITE AT 6-14 JOHN FINNIE STREET AND 24-26 STRAND STREET,
KILMARNOCK**

25. There was submitted a report dated 18 April 2005 (circulated) by the Executive Director of Development and Property Services which sought approval (i) for the use of Compulsory Purchase Powers to secure, where necessary, ownership of the property interests associated with the gap site at 6-14 John Finnie Street and 24-26 Strand Street, Kilmarnock; and (ii) to enter into an agreement to dispose of the above-mentioned property interests to Klin Holdings Limited to enable the comprehensive redevelopment of the site.

As an addendum, the Solicitor to the Council advised that it may be necessary to re-market the Council's ownership interests in the tenement block at 16-28 John Finnie Street as the previously identified purchaser had recently been sequestered.

It was agreed:-

- (i) to authorise the use of Compulsory Purchase Powers to secure the acquisition of the property interests associated with the gap site at 6-14 John Finnie Street and 24-26 Strand Street, Kilmarnock, outwith the ownership of Klin Holdings Limited;
- (ii) to authorise the Solicitor to the Council to enter into a formal legal agreement to dispose of any properties compulsorily acquired to Klin Holdings Limited to enable the comprehensive redevelopment of the site, in accordance with the existing planning consent; and
- (iii) to make an indirect financial contribution towards the regeneration scheme associated with the gap site by meeting the Compulsory Purchase Order costs and waiving recovery of the outstanding costs associated with the Charging Order at 26 Strand Street, Kilmarnock.

The meeting terminated at 1050 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Patching 1 North Area	J H Civil Engineering Ltd., Airdrie	£68,155.00
Secure Cash Collection for Pay and Display Parking Machines	Securitas UK Ltd., Glasgow	£205,179.86*
Patching B, C & U Roads No.	Kyle Tarmacadam, Irvine	£65,496.26
Supply and Delivery of Mobile Workshop*** (2 No.)	The Verge Ltd., Glasgow	£24,334.28 each - total - £48,668.56

* This sum is inclusive of an estimated amount for cash processing (variable item depending on amount of cash collected).

*** This tender was awarded on the most economic tender taking account of set criteria.