

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE

**MINUTES OF MEETING HELD ON TUESDAY 2 MAY 2006 AT 1000 HOURS IN
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

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

ATTENDING: James Lavery, Executive Director of Development and Property Services; Alan Neish, Head of Planning, Development and Building Standards; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; Peter Hessett, Team Leader, Litigation and Advice; and Robert Beaton, Administration Officer.

APOLOGIES: Councillor Eric Ross, John McGhee, Iain Linton and Eric Jackson.

CHAIR: Councillor George Smith, Vice-Chair.

ADDITIONAL ITEM

1. The Chair, in terms of Standing Order 19, and at his discretion, agreed to take an additional report on the Kilmarnock-Barrhead Railway Line as Item 2.

KILMARNOCK-BARRHEAD RAILWAY LINE

2. There was submitted and noted a report dated 28 April 2006 (circulated) by the Executive Director of Development and Property Services which advised on the current situation with regard to the upgrading of the Kilmarnock-Barrhead Railway Line, which was of key importance to the Council's Regeneration Strategies.

MONITORING REPORTS

3.1 ABSENCE MANAGEMENT REPORT: QUARTER 1 (2006)

There was submitted and noted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which advised of the absence rates for the Department of Development and Property Services for the quarterly period ending 31 March 2006.

3.2 STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING STANDARDS 1 APRIL 2005-30 SEPTEMBER 2005 AND 1 OCTOBER 2005-31 MARCH 2006

There was submitted and noted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which presented a statistical analysis of the Development Promotion and Building Standards functions over the identified periods.

CONSULTATION ON NEW BUILDING REGULATIONS

4. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which presented a consultation by the Scottish Building Standards Agency, an Executive Agency of the Scottish Executive on the revised Building Regulations.

It was agreed:-

- (i) to note the proposed changes to the Building Regulations; and
- (ii) to authorise the Head of Planning, Development and Building Standards to prepare a report to the Scottish Building Standards Agency on the proposed changes.

E-PLANNING EFFICIENT GOVERNMENT BID

5. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which advised that the Scottish Executive Planning Division was leading a bid to the Efficient Government Fund for financial assistance to improve the electronic delivery of planning services in Scotland, advised on the details of the bid, the implications for the Council and sought the Authority to participate in the E-Planning programme to improve existing services within East Ayrshire Council's Planning, Development and Building Standards Division.

It was agreed:-

- (i) to participate in the national E-Planning project;
- (ii) to approve, in principle, the allocation of £60,000 for the Council's 25% contribution to the programme; and
- (iii) to note that a future report would be submitted to the Committee once a decision on the Efficient Government Fund had been secured.

Councillor John Weir joined the meeting during the above item.

COMMUNITY ENVIRONMENTAL IMPROVEMENT ACTION PLANS AND PROJECTS OVERVIEW 2005/2006

6. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which (i) provided an overview of progress with the Community Environmental Improvement Action Plans and Projects implemented in 2005/2006 through the Planning, Development and Building Standards Division in conjunction with the East Ayrshire Community Planning and Partnership Unit; and (ii) outlined targets for the production of Action Plans and implementation of projects in 2006/2007 in consultation with the successful bid recently approved by the Community Planning Partnership Board from the Community Regeneration Fund.

It was agreed:-

- (i) to note the progress made in 2005/2006 on both the production of Action Plans and implementation of projects as outlined in the report; and
- (ii) to approve the proposed programme of Environmental Improvement Action Plans and Projects for 2006/2007 as detailed within the report.

**CATRINE ENVIRONMENTAL HERITAGE PROJECT - UPDATE ON
DESIGNATION OF CATRINE LOCAL NATURE RESERVE
(Item 8, Page 1313, 03/07)**

7. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which (i) informed of the progress of the Catrine Environmental Heritage Project; and (ii) advised of the formal designation of the advertisement of the Catrine Local Nature Reserve (effective date 30 June 2006).

It was agreed:-

- (i) to note the progress with the Catrine Environmental Heritage Project;
- (ii) to approve the proposed formal designation date of 15 July 2006 for the Catrine Local Nature Reserve and the Celebration Events scheduled for July 2006;
- (iii) that the management of the Local Nature Reserve is subsumed into the Catrine Environmental Heritage Partnership between the Council and the Catrine Community Trust; and
- (iv) otherwise, to note the contents of the report.

**CONSERVATION AREA REGENERATION SCHEME (CARS) AND TOWNSCAPE
HERITAGE INITIATIVE (THI) FOR JOHN FINNIE STREET AND BANK STREET,
KILMARNOCK AND A CARS FOR CATRINE OUTSTANDING CONSERVATION
AREAS - UPDATE (Item 3, Page 1614, 03/07)**

8. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which (i) advised of the outcome of the bids for grant assistance to establish Conservation Area Regeneration Schemes for John Finnie Street and Bank Street, Kilmarnock, and Catrine Outstanding Conservation Areas and to consider the level of Council funding to be committed to them in light of the outcome of the bid; (ii) sought approval to appoint temporary staff to manage the CARS; (iii) sought authorisation for an appropriate Council Officer to be the official contact person in relation to the submission of a Townscape Heritage Initiative for the John Finnie Street and Bank Street, Kilmarnock, Outstanding Conservation Area; (iv) sought agreement to establish a Kilmarnock Townscape Heritage Initiative Partnership between the Council and appropriate Community Organisations for the purpose of managing the Kilmarnock CARS and the Kilmarnock THI; (v) sought cross-Departmental "in-kind" support for the CARS and THI in the form of an Agency Agreement; (vi) sought agreement to further community consultation and engagement on the Kilmarnock THI; and (vii) sought approval for development funding for the THI Stage 2 submissions, subject to a successful Stage 1 bid.

It was agreed:-

- (i) to note the progress/outcome of the bids for grant assistance to establish Conservation Area Regeneration Schemes (CARS) for John Finnie Street and Bank Street, Kilmarnock, and Catrine Outstanding Conservation Areas;
- (ii) to approve the allocation of Council funding of up to £120,000 in 2006/07 to the CARS in light of the outcome of the bid from the Council's Regeneration

and Efficiency budget as part of the Kilmarnock Town Centre Regeneration Strategy as detailed within the report; and note that further allocations would be required for the following two financial years;

- (iii) to approve the appointment of a temporary full-time Project Officer (with conservation qualifications) and a temporary part-time Administrative Assistant to deliver the Kilmarnock CARS, subject to approval by the Chairs' Monitoring Group and Corporate Governance Committee;
- (iv) to authorise the Policy and Projects Manager, to be the official contact person in relation to the submission of a Townscape Heritage Initiative for the John Finnie Street and Bank Street, Kilmarnock Outstanding Conservation Area;
- (v) to the establishment of a Kilmarnock Townscape Heritage Initiative Partnership (KTHIP) between the Council and key partners, potentially including organisations such as Ayrshire Chamber of Commerce, the Kilmarnock Retail Traders' Association, the East Ayrshire (North) Communities Federation, Kilmarnock College and the Ayrshire Historical Society (and all other appropriate community and business organisations that wish to join in the future) for the purpose of managing the Kilmarnock CARS and the Kilmarnock THI;
- (vi) to seek cross-Departmental "in-kind" support for the CARS and THI through the KTHIP in the form of an Agency Agreement;
- (vii) to authorise the Solicitor to the Council to finalise the Kilmarnock Townscape Heritage Initiative Partnership constitution and the agency agreement with the Council as indicated at Paragraph (v) above;
- (viii) to further community consultation and engagement on the Kilmarnock THI; and
- (ix) to approve up to £50,000 development funding for the THI Stage 2 submission, subject to a successful Stage 1 bid.

**JOHN FINNIE STREET AND BANK STREET OUTSTANDING CONSERVATION
AREA SUPPLEMENTARY PLANNING GUIDANCE AND PROPOSED
BOUNDARY AMENDMENTS, ARTICLE 4 DIRECTION AND CONTROL OF
ADVERTISEMENTS (Item 3, Page 1614, 03/07)**

9. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which (i) reported back on the public consultation undertaken in respect of the Conservation Area Appraisal of John Finnie Street and Bank Street; (ii) sought approval for the appraisal to be designated as Supplementary Planning Guidance; (iii) sought approval for the amendment to the boundary of the Consultation Area of John Finnie Street and Bank Street; (iv) sought approval to prepare and implement an Article 4 Direction; and (v) sought approval to remove deemed consent with regard to adverts, in John Finnie Street and Bank Street Outstanding Conservation Area.

It was agreed:-

- (i) to approve the Conservation Area Appraisal for John Finnie Street and Bank Street 'Outstanding' Conservation Area as supplementary Planning Guidance;

- (ii) to approve the boundary changes for John Finnie Street and Bank Street, as indicated on the attached plan and to extend the boundary to include the river west of King Street; and authorise the Head of Planning, Development and Building Standards to advertise the boundary changes in the Edinburgh Gazette and the Kilmarnock Standard;
- (iii) to authorise the Head of Planning, Development and Building Standards to prepare and implement the proposed Article 4 Direction for the John Finnie Street/Bank Street Outstanding Conservation Area; and
- (iv) authorise the Head of Planning, Development and Building Standards to prepare and implement the removal of deemed consent for advertisements within the John Finnie Street/Bank Street Outstanding Conservation Area.

CHARGES FOR ROAD SERVICES (Item 12, Page 4324, 99/03)

10. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which (i) requested approval for an increase in the inspection charges to developers for Road Construction Consents; (ii) which requested removal of the subsidy by the Council to householders for the construction of crossings over the footway to allow vehicular access to their property; and (iii) to advise of the intention to charge for road permits at a future date.

It was agreed:-

- (i) to approve the increased charges for the inspection of new roads;
- (ii) to approve the recharge of the full costs incurred in the construction of access crossings to householders; and
- (iii) to note that a further report would be submitted to this Committee regarding the proposed introduction of charges for road permits.

ROADS AND TRANSPORTATION DIVISION CAPITAL PROGRAMME 2006/2007 (Item 10, Page 1973, 03/07)

11. There was submitted a report dated 21 April 2006 (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 2006/2007, to be implemented by the Roads and Transportation Division of the Department of Development and Property Services.

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

STREET LIGHTING CAPITAL PROGRAMME

12. There was submitted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which requested approval for the proposed 2006/07 Street Lighting Capital Programme.

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

AWARDING OF CONTRACTS

13. There was submitted a report dated 20 April 2006 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for information, details of tenders which had been accepted, as set out in Appendix I to these Minutes.

FINAL MEASUREMENTS ON CONTRACTS

14. There was submitted and noted a report dated 21 April 2006 (circulated) by the Executive Director of Development and Property Services which informed on final measurements for contracts, as set out in Appendix II to these Minutes.

ASSET MANAGEMENT - INVESTMENT PROPERTY PORTFOLIO - INDUSTRIAL LAND/PROPERTY POLICY PROPOSALS

15. There was submitted a report dated 19 April 2006 (circulated) by the Executive Director of Development and Property Services which sought approval to the proposed introduction of an Economic Development Policy in relation to the sale and acquisition of industrial land and buildings held within the Investment Property Portfolio.

It was agreed to recommend to Council the proposed introduction of an Economic Development Policy in relation to the sale and acquisition of industrial land and buildings held within the Investment Property Portfolio and to recommend the policy proposals identified within the report.

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The meeting terminated at 1045 hours.

APPENDIX I - AWARDING OF CONTRACTS

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Road Markings - Annual Contract	Markon Ltd., Glenboig	£111,496.00
Supply of Traffic Signs	Dee-Organ Ltd., Paisley	£36,240.31
Urban Herbicide	JMK Groundcare, Kilmarnock	£37,914.81
Supply and Delivery of Estate Car	Alistair Fleming, Citroen, Kilmarnock	£7,798.34
*Supply of Road Repair Machine Phase 25	Lex Commercials, Glasgow	£130,067.00
**Supply and Delivery of Corporate Asset Management Software System	The Technology Forge Ltd., Otley	£128,351.00

APPENDIX II**FINAL MEASUREMENTS ON CONTRACTS**

<u>CONTRACT TITLE</u>	<u>AMOUNT OF FINAL MEASUREMENT</u>
Proposed Generator Unit and Enclosure at London Road Centre	£38,889.58
Proposed Children's Unit, Montgomery Place, Kilmarnock	£312,490.19
London Road Centre Annexe, Kilmarnock - Internal Refurbishment	£76,759.21
Refurbishment of Swimming Pool at Loudoun Academy, Galston	£253,520.18
Re-roofing and Fascia Replacement at Auchinleck Academy Assembly Hall	£31,250.09
Window Replacement at B & C Block, James Hamilton Academy, Kilmarnock	£224,854.30
Investigation, Detection and Location of Water Leak, Phase 2	£15,026.00