

## **EAST AYRSHIRE COUNCIL**

### **DEVELOPMENT SERVICES COMMITTEE**

#### **MINUTES OF MEETING HELD ON TUESDAY 16 DECEMBER 2003 AT 1030 HRS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

**PRESENT:** Councillors Eric Ross, Jim O'Neill, Daniel Coffey, Drew McIntyre, Isabella Macrae, Iain Linton, John Campbell, Ray Murray, Stuart Finlayson, Robert McDill, George Smith, Tommy Farrell and Elaine Dinwoodie.

**ATTENDING:** David Montgomery, Chief Executive; Stephen Chorley, Director of Development Services; Robert Paton, Head of Economic Development; Alan Neish, Head of Planning and Building Control; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; Bruce Davidson, Project Manager, East Ayrshire Woodlands; Karen McLeod, Solicitor; Robert Beaton, Administrative Officer; and Lynn Chapman, Trainee Administrative Officer.

**APOLOGIES:** Councillors Maureen McKay, John McGhee, Stephanie Young, Brian Reeves, Douglas Reid, Eric Jackson, Jimmy Kelly and Jimmy Carmichael.

**CHAIR:** Councillor Eric Ross, Chair.

### **MONITORING REPORTS**

#### **1.1 BUDGETARY CONTROL SUMMARY STATEMENT DEVELOPMENT SERVICES TO 21 SEPTEMBER 2003 (PERIOD 6)**

There was submitted and noted a joint report dated 28 November 2003 (circulated) by the Director of Finance and the Director of Development Services which advised of the current budgetary control position of the projected out-turn for the year for the Development Services Department, for the period to 21 September 2003 (Period 6).

#### **1.2 ABSENCE MANAGEMENT REPORT QUARTER 3 (2003)**

There was submitted and noted a report dated 21 October 2003 (circulated) by the Director of Development Services which advised of absence rates for the Department of Development Services for the quarterly period ended 30 September 2003.

#### **1.3 STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL 1 APRIL 2003-30 SEPTEMBER 2003**

There was submitted and noted a report dated 27 November 2003 (circulated) by the Director of Development Services which presented a statistical analysis of the Development Promotion and Building Control functions over the identified period.

### **ENABLING DEVELOPMENT**

2. There was submitted a report dated 26 November 2003 (circulated) by the Director of Development Services which provided additional guidance for Committee Members, Planning Officers and prospective applicants on the Council's existing policy RES 8 contained in the Adopted East Ayrshire Local Plan relating to enabling development.

It was agreed:

- (i) to approve the approach to the consideration of enabling developments as detailed in the report;
- (ii) to adopt the principle that the Department of Development Services produce development briefs for sites, as considered appropriate, in cases where enabling development may be required; and
- (iii) to delegate to the Director of Development Services to determine when independent evaluation is necessary and to authorise such independent valuation where necessary.

### **EAST AYRSHIRE VACANT AND DERELICT LAND SURVEY 2003**

3. There was submitted a report dated 25 November 2003 (circulated) by the Director of Development Services which informed of the Vacant and Derelict Land Survey 2003, carried out by the Planning and Building Control Division on behalf of the Scottish Executive.

It was agreed:

- (i) to note the contents of the Vacant and Derelict Land Survey 2003 and the progress made in encouraging the development of vacant and derelict sites with considerable obstacles;
- (ii) that the revised East Ayrshire Local Plan should identify future locations where an Area Action Plan approach can be adopted; and
- (iii) that in future reports, information on the Vacant and Derelict Land Survey be provided in Ward order.

### **AVOIDING A SOCIAL CRISIS: AFFORDABLE HOUSING AND STARTER HOMES: A CONSULTATION PAPER**

4. There was submitted a report dated 17 October 2003 (circulated) by the Director of Development Services which sought views on a consultation paper prepared by Homes for Scotland entitled "Avoiding a Social Crisis: Affordable Housing and Starter Homes" which suggested a new approach to facilitate the provision of all forms of housing, including social rented and low cost ownership homes.

It was agreed:

- (i) to approve the contents of the report; and
- (ii) to authorise the Director of Development Services to submit a full response on the consultation paper to Homes for Scotland based on the key points detailed within the report.

### **SCOTLAND'S FUTURE LANDSCAPES?: ENCOURAGING A WIDER DEBATE - A DISCUSSION PAPER FROM SCOTTISH NATURAL HERITAGE**

5. There was submitted a report dated 20 November 2003 (circulated) by the Director of Development Services which sought views on a discussion paper prepared by Scottish Natural Heritage entitled "Scotland's Future Landscapes?: Encouraging a Wider Debate".

It was agreed:

- (i) to approve the contents of the report; and

- (i) to authorise the Director of Development Services to submit a full response on the discussion paper to Scottish Natural Heritage based on the key points as detailed in the report.

### **DESIGNATION OF CONSERVATION AREAS IN DARVEL (2) AND LAIGH FENWICK**

6. There was submitted a report dated 2 December 2003 (circulated) by the Director of Development Services which informed of the Planning and Building Control Division's intention to designate two new Conservation Areas in Darvel and an expanded Conservation Area in Laigh Fenwick.

It was agreed to note the progress towards the designation of the Conservation Areas as contained in the Adopted East Ayrshire Local Plan.

### **CONSULTATION ON URBAN REGENERATION COMPANIES**

7. There was submitted a report dated 26 November 2003 (circulated) by the Director of Development Services which presented for consideration a response to the Scottish Executive's consultation report on Urban Regeneration Companies.

It was agreed:

- (i) to endorse the report as the basis of a response to the Government's consultation report on Urban Regeneration Companies; and
- (ii) to note that further reports would be submitted to the Committee on further developments.

### **SCOTTISH AGRICULTURAL COLLEGE, AUCHINCUIVE CAMPUS, AYR (Item 14, Page 214, 03/07)**

8. There was submitted a report dated 27 November 2003 (circulated) by the Director of Development Services which advised of the current situation regarding the proposals of the Scottish Agricultural College for the future of the Auchincruive Campus at Ayr.

It was agreed:

- (i) to note the report; and
- (ii) that the Director of Development Services take steps to stand down the Officer Working Group on the future of the Scottish Agricultural College, Auchincruive Campus, Ayr.

### **A SUCCESSOR TO ENTERPRISE ZONES**

9. There was submitted a report dated 25 November 2003 (circulated) by the Director of Development Services which (i) provided the Committee with background information on Enterprise Zones and the timetable for their cessation; (ii) commented on the effectiveness of Enterprise Zones; and (iii) informed of the actions undertaken to date by the Alliance for Regional Aid and others, including East Ayrshire Council, to encourage the Government to establish a successor to Enterprise Zones.

It was agreed:

- (i) to approve the actions taken to date regarding lobbying the Government to establish a successor to Enterprise Zones; and
- (ii) otherwise, to note the content of the report.

**SCOTLAND'S TRANSPORT - CONSULTATION BY THE SCOTTISH EXECUTIVE  
(Item 3, Page 144, 03/07)**

10. There was submitted a report dated 1 December 2003 (circulated) by the Director of Development Services which recommended a response to a consultation report from the Scottish Executive on proposals for a new approach to transport in Scotland.

It was agreed:

- (i) to endorse the report as the Council's submission to the Scottish Executive's consultation document "Scotland's Transport"; and
- (ii) to authorise the Director of Development Services in consultation with the Chair to endorse responses by CoSLA, WESTRANS and the SPT so far as they were consistent with the response set out in the report.

**ADDITIONAL FUNDING FOR TRANSPORT PROJECTS THROUGH WESTRANS**

11. There was submitted a report dated 26 November 2003 (circulated) by the Director of Development Services which recommended approval for submissions of public transport development projects for funding through WESTRANS.

It was agreed to endorse the proposals as detailed in the report for submission to WESTRANS for funding from the allocation of funds which they had recently received from the Scottish Executive for strategic transport projects within the WESTRANS area.

**KILMARNOCK TOWN CENTRE - PROPOSED SHOPPERS' BUS SERVICE**

12. There was submitted a report dated 26 November 2003 (circulated) by the Director of Development Services which sought support for the introduction of a shoppers' bus service within Kilmarnock.

It was agreed:

- (i) to note the progress which had been made in introducing a shoppers' bus service within Kilmarnock Town Centre; and
- (ii) that a report would be submitted to a future meeting recommending a preferred route and operator following the receipt of tenders for the provision of the service.

**2004/05 PROGRAMME OF STRUCTURAL MAINTENANCE OF  
ROADS AND FOOTWAYS**

13. There was submitted a report dated 9 December 2003 (circulated) by the Director of Development Services which sought approval of the 2004/05 Programme of Structural Maintenance of Roads and Footways.

It was agreed:

- (i) to approve the Programme of inescapable schemes for the structural maintenance of roads and footways; and
- (ii) to note that the options would be presented to Local Committees.

### **FLOOD PREVENTION**

14. There was submitted a report dated 24 November 2003 (circulated) by the Director of Development Services which sought approval for the publication of a report which was required under the Flood Prevention (Scotland) Act 1961, as amended.

It was agreed to approve the report, and its publication to comply with the requirements of the Flood Prevention (Scotland) Act 1961, as amended.

#### **20MPH SPEED LIMITS AT SCHOOLS (Item 21, Page 349, 03/07)**

15. There was submitted a report dated 27 November 2003 (circulated) by the Director of Development Services which (i) informed of the current guidance from the Scottish Executive on mandatory and advisory 20mph speed limits; and (ii) requested the Committee to agree the principles of producing a programme of introducing 20mph speed limits at schools.

It was agreed:

- (i) to note the current guidance on 20mph speed limits outside schools; and
- (ii) that a further report be submitted to a future Committee setting out a proposed programme for the introduction of mandatory 20mph zones outside schools.

Councillor O'Neill left the meeting at this point.

#### **SUMMARY OF SCOTTISH EXECUTIVE RESEARCH REPORT "THE SPEEDING DRIVER, WHO, HOW AND WHY?"**

16. There was submitted a report dated 9 December 2003 (circulated) by the Director of Development Services which informed of the findings of a recent survey by the Scottish Executive and the Scottish Road Safety Campaign on the causes and consequences of speeding.

It was agreed to note the contents of the report, in particular, comments on the introduction of 20mph limits and traffic calming.

#### **GROUND AT MAIN STREET CAR PARK, AUCHINLECK**

17. There was submitted a report dated 1 December 2003 (circulated) by the Director of Development Services which sought authority to declare approximately 102 square metres of ground at Main Street car park, Auchinleck, surplus to requirements.

It was agreed:

- (i) to declare the area of ground detailed within the report surplus to requirements and to authorise disposal of same to the party identified in the report in connection with the Council's disposal of the property at 152 Main Street, Auchinleck; and
- (ii) to remit to the Director of Development Services to address matters in accordance with the Council's procedures.

#### **AWARDING OF CONTRACTS**

18. There was submitted and noted a report dated 24 November 2003 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided, for information, details of tenders which had been accepted as detailed in the Appendix to these Minutes.

**EAST AYRSHIRE WOODLANDS - CONTRACT FOR SITE RECLAMATION AT  
AUCHLIN MINE, SKARES, CUMNOCK**

19. There was submitted a report dated 11 December 2003 (circulated) by the Director of Development Services which sought approval to enter into a contract, by negotiation, with Portcullis Developments for site reclamation works at the former Auchlin Mine, near Skares.

It was agreed:

- (i) to authorise the Director of Development Services to enter into a contract with Portcullis Developments Ltd for site rehabilitation work at the former Auchlin Opencast Coal Site and Drift Mine at a cost of £246,506; and
- (ii) to extend the Committee's congratulations to the East Ayrshire Woodlands Project staff for gaining first prize in the brown field site category of the Habitat Enhancement Initiative Annual Awards 2003 organised by the Scottish Environment Protection Agency.

**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 - TRADING SERVICES TO  
21 SEPTEMBER 2003 (PERIOD 6)**

21. There was submitted and noted a joint report dated 17 November 2003 (circulated) by the Director of Finance and the Director of Development Services which advised of the current budgetary control position and the projected out-turn for the year for the Street Lighting Unit for the period ended 21 September 2003 (Period 6).

**BUDGETARY CONTROL SUMMARY STATEMENT - ROADS DLO -  
TRADING SERVICES TO 21 SEPTEMBER 2003 (PERIOD 6)**

22. There was submitted and noted a joint report dated 28 November 2003 (circulated) by the Director of Finance and the Director of Development Services which advised of the current budgetary control position and the projected out-turn for the year for the Roads DLO - Trading Services for the period ended 21 September 2003 (Period 6).

**BUDGETARY CONTROL SUMMARY STATEMENT - VEHICLE MAINTENANCE  
DSO TRADING SERVICES TO 21 SEPTEMBER 2003 (PERIOD 6)**

23. There was submitted and noted a joint report dated 28 November 2003 (circulated) by the Director of Finance and the Director of Development Services which advised of the current budgetary control position and the projected out-turn for the year for the Vehicle Maintenance DSO Trading Services for the period ended 21 September 2003 (Period 6).

The meeting terminated at 1140 hrs.

**APPENDIX**

<b><u>CONTRACT</u></b>	<b><u>SUCCESSFUL CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Supply, Installation and Maintenance of an Urban Traffic Management and Control System	PEEK Traffic Ltd., Cheshire	£364,900.97
Mure Place Footbridge, Newmilns - Riverbank Protection Works	I H Borland (Contractors) Ltd., Crookedholm	£69,614.90
Crookedholm Internal Transport Depot, CCTV Installation	ADT Fire and Security Plc., Uddingston	£50,444.10
The Glebe Area Phase 3 - Kilmarnock Lighting Improvement	McGivney Construction Ltd., Kilmarnock	£43,231.00
Balgray Avenue Area - Kilmarnock Lighting Improvement	McGivney Construction Ltd., Kilmarnock	£45,747.50
Galston - Flood Prevention Scheme	Scott Wilson Ltd., Edinburgh	£456,272.00