

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 14 DECEMBER 2004 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Eric Ross, Maureen McKay, Jim O'Neill, John McGhee, Brian Reeves, Daniel Coffey, Douglas Reid, John Campbell, Ray Murray, Stuart Finlayson, Robert McDill, Eric Jackson, George Smith, Jimmy Kelly and Elaine Dinwoodie.

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; Keith Orton, Principal Engineer (Traffic); Sam McVie, Principal Surveyor; Anna Gallagher, Team Leader (Legal); John Robertson, Senior Accountant; and Robert Beaton, Administrative Officer.

APOLOGIES: Councillors Stephanie Young, Drew McIntyre, Isabella Macrae, Iain Linton, Tommy Farrell and Jimmy Carmichael.

CHAIR: Councillor Eric Ross, Chair.

CHAIR'S REMARKS

1. The Chair advised that Item 17 "Review of School Crossing Patrol Services" had been withdrawn from the Agenda.

MONITORING REPORTS**2.1 BUDGETARY CONTROL SUMMARY STATEMENT DEVELOPMENT SERVICES TO 19 SEPTEMBER 2004 (PERIOD 6)**

There was submitted and noted a joint report dated 7 December 2004 (circulated) by the Executive Head of Finance and the Executive Director of Development and Property Services which advised of the current budgetary control position and the projected out-turn for the year for Development and Property Services for the period ended 19 September 2004 (Period 6).

2.2 BUDGETARY CONTROL SUMMARY STATEMENT ROADS CONTRACTS, VEHICLE MAINTENANCE AND STREET LIGHTING TO 19 SEPTEMBER 2004 (PERIOD 6)

There was submitted and noted a joint report dated 26 November 2004 (circulated) by the Executive Head of Finance and the Executive Director of Development and Property Services which advised of the current budgetary control position and the projected out-turn for the year for Roads Contracts, Vehicle Maintenance and Street Lighting for the period ended 19 September 2004 (Period 6).

2.3 ABSENCE MANAGEMENT REPORT QUARTER 3 (2004)

There was submitted and noted a report dated 25 November 2004 (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 ended 30 September 2004.

Councillor Kelly joined the meeting at this point.

2.4 PROPOSALS FOR BEST VALUE SERVICE REVIEW

There was submitted and noted a report dated 29 November 2004 (circulated) by the Executive Director of Development and Property Services which informed of the Department's proposals for meeting Best Value Service Review commitments for 2004/07 and of progress in carrying out EFQM Assessments as part of the Best Value Regime.

CONSULTATION BY THE SCOTTISH EXECUTIVE ON THE ENVIRONMENTAL ASSESSMENT (SCOTLAND) BILL

3. There was submitted a report dated 6 December 2004 (circulated) by the Executive Director of Development and Property Services which sought the views of the Committee and requested homologation of the representations already made to the Scottish Executive on a consultation paper entitled 'Environmental Assessment (Scotland) Bill - A Consultation' as it related to land use planning under the Town and Country Planning (Scotland) Act 1997 and the functions carried out by East Ayrshire Council.

It was agreed:-

- (i) to approve the contents of the report and refer the matter to the Policy and Resources Committee to assess the wider implications for the Council; and
- (ii) to authorise the Executive Director of Development and Property Services to submit a copy of this report to the Scottish Executive as representing the Council's views on the consultation; and to expressly enquire if additional resources would be given to Local Authorities to meet this new responsibility.

EAST AYRSHIRE LOCAL PLAN - SPATIAL DEVELOPMENT OPTIONS PAPER

4. There was submitted a report dated 26 November 2004 (circulated) by the Executive Director of Development and Property Services which presented for information and approval, the East Ayrshire Local Plan: Spatial Development Options Paper and to seek authorisation from the Committee to advertise the Options Paper for consultation purposes.

It was agreed:-

- (i) to approve the contents of this report; and
- (ii) to authorise the Head of Planning, Development and Building Standards to advertise and circulate the Options Paper for consultation purposes as detailed in the report.

PLANNING GAIN/DEVELOPER CONTRIBUTIONS

5. There was submitted a report dated 26 November 2004 (circulated) by the Executive Director of Development and Property Services which sought authorisation to re-assess the opportunities for planning gain as an integral part of the ongoing review of the East Ayrshire Local Plan.

It was agreed:-

- (i) to authorise the Head of Planning, Development and Building Standards to expand the opportunities for planning gain as detailed within the report, as an integral part of the Alteration of the East Ayrshire Local Plan;
- (ii) to authorise the Head of Planning, Development and Building Standards to separately report back to the Committee on how best to implement any revised policies; and
- (iii) otherwise, to note the contents of the report.

ENVIRONMENTAL INITIATIVES BUDGET 2004-2005

6. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which informed of the progress with the projects being co-ordinated in 2004-2005 through the Planning, Development and Building Standards Division, under the Environmental Initiatives Budget 2004-2005 and which sought approval for amendments to the projects being progressed under the Derelict Property Revolving Fund.

It was agreed:-

- (i) to note the progress with the wide variety of projects being undertaken under the Environmental Initiatives Budget 2004-2005;
- (ii) to the replacement of the project at 1-7 Bridge Street, Muirkirk, with the project at Pagan Walk, Muirkirk, under the Derelict Property Revolving Fund;
- (iii) that future amendments to projects included within the Derelict Property Revolving Fund be delegated to the Executive Director of Development and Property Services in consultation with the Chair of the Development Services Committee and the relevant Local Member; and
- (iv) to authorise the Solicitor to the Council to enter into any necessary legal agreements to secure the successful implementation of the projects identified within the Derelict Property Revolving Fund and their re-development.

COMMUNITY ENVIRONMENTAL IMPROVEMENT ACTION PLANS AND PROJECTS 2004/2005 AND 2005/2006

7. There was submitted a report dated 26 November 2004 (circulated) by the Executive Director of Development and Property Services which informed of progress with the Community Environmental Improvement Action Plans and Projects being implemented in 2004/2005 through the Planning, Development and Building Standards Division in conjunction with the East Ayrshire Coalfield Area Social Inclusion Partnership and which outlined the targets for the production of Action Plans and the implementation of projects in 2005/2006 in conjunction with the recently submitted bid to the Community Regeneration Fund.

It was agreed:-

- (i) to note the progress made in 2004/2005 on both the production of Action Plans and the implementation of projects as detailed within the report;
- (ii) to note the proposed programme of Environmental Improvement Action Plans and projects for 2005/2006 as detailed within the report; and

- (iii) to remit to the Corporate Governance Committee, subject to approval of the Community Regeneration Fund bid, the retention of the Restoring Communities Programme Project Officer to cover the Southern area and the appointment of an additional Restoring Communities Programme Project Officer and Senior Restoring Communities Programme Project Officer to be funded by the Community Regeneration Fund.

AUDIT SCOTLAND REPORT - MAINTAINING SCOTLAND'S ROADS

- 8. There was submitted and noted report dated 7 December 2004 (circulated) by the Executive Director of Development and Property Services which advised of the Audit Scotland Report 'Maintaining Scotland's Roads' and which gave an outline of the contents and the current situation in East Ayrshire.

2005/06 PROGRAMME OF STRUCTURAL MAINTENANCE OF ROADS AND FOOTWAYS

- 9. There was submitted a report dated 29 November 2004 (circulated) Executive Director of Development and Property Services which sought approval for the 2005/2006 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 the options to be presented to Local Committees.

JUNCTION IMPROVEMENT - MUNRO AVENUE, KILMARNOCK

- 10. There was submitted a report dated 7 December 2004 (circulated) Executive Director of Development and Property Services which sought approval to purchase land to improve the signalised junction at Munro Avenue/Irvine Road, Kilmarnock.

It was agreed to continue the matter to the next meeting for further information.

SCOTLAND'S TRANSPORT FUTURE - PROPOSALS FOR STATUTORY REGIONAL TRANSPORT PARTNERSHIPS

- 11. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which (a) advised that the Scottish Executive had now published their final consultation paper on 'Scotland's Transport Future: Proposals for Statutory Regional Transport Partnerships'; (b) advised that WESTRANS would be submitting a response to the Scottish Executive on behalf of the WESTRANS constituent Local Authorities; and (c) suggested a procedure for the compilation of an individual response from East Ayrshire Council.

It was agreed:-

- (i) to note that the Scottish Executive had now published their final consultation paper on the proposals for Statutory Regional Transport Partnerships;
- (ii) to note that WESTRANS would be submitting a response to the Scottish Executive on behalf of the WESTRANS constituent local authorities; and

- (iii) that the Executive Director of Development and Property Services submit proposals for an individual response from East Ayrshire Council to a future meeting.

MANDATORY 20MPH SPEED LIMITS AT SCHOOLS AND ASSOCIATED TRAFFIC CALMING

12. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which (a) sought approval to introduce mandatory 20mph speed limits on streets in the vicinity of various schools within East Ayrshire; (b) sought approval to introduce traffic calming at appropriate locations where required to support the introduction of full-time 20mph speed limits in the vicinity of schools; and (c) informed that, should objections be received to proposed traffic calming, the objections would be the subject of a future report to the Committee for determination prior to any traffic calming works being carried out at that location.

It was agreed:-

- (i) to approve the implementation of the 20mph speed limits at schools as detailed within the report;
- (ii) to reject the two objections, detailed within the report, and to implement the 20mph speed limits in the vicinity of Doctors Road, Ochiltree, and Dean Road, Kilmarnock;
- (iii) that the Head of Roads and Transportation proceed to implement the traffic calming measures that have not been the subject of objections;
- (iv) to improve the extension of the 30mph limits as detailed within the report;
- (v) to note that any objections to road humps notices would be the subject of a future report to the Committee; and
- (vi) to note that proposals for 20mph speed limits and traffic calming, where necessary, at the remaining schools in East Ayrshire would be the subject of a future report.

TO EXTEND EXISTING 30MPH SPEED LIMITS ON ROUTE B7038 AYR ROAD, KILMARNOCK AND ON ROUTES B705 AUCHINLECK ROAD AND B713 NEWTON STREET, CATRINE

13. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which sought approval to extend the existing 30mph speed limits on the B7038 Ayr Road, Kilmarnock, and on the B705 Auchinleck Road and B713 Newton Street, Catrine.

It was agreed to approve the proposals to extend the existing 30mph speed limits on the B7038 Ayr Road, Kilmarnock, and on the B705 Auchinleck Road and B713 Newton Street, Catrine.

PROPOSED ROAD HUMP ALTERATION - C20 IRVINE ROAD, KILMAURS

14. There was submitted a report dated 6 December 2004 (circulated) by the Executive Director of Development and Property Services which advised of the objections

which had been received to the road humps that a developer had installed in Irvine Road, Kilmaurs.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) to instruct the developer to remove the speed table and reinstate the road to the satisfaction of the Head of Roads and Transportation.

**REDUCTION OF THE NATIONAL SPEED LIMIT TO A 30MPH SPEED LIMIT,
B7046 SKARES ROAD, SKARES WITH ACCOMPANIED TRAFFIC CALMING
MEASURES**

15. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which sought approval to introduce a 30mph speed limit on the B7046 Skares Road through the village of Skares and to approve the proposed traffic calming measures.

It was agreed:-

- (i) to approve the proposal for a 30mph speed limit on the B7046 Skares Road, Skares;
- (ii) to remit the Executive Director of Development and Property Services to proceed with the traffic calming proposals, if there were no objections; and
- (iii) to note that if there were objections to the Road Humps Notice, a future report would be submitted to the Committee for their determination prior to the implementation of the affected traffic calming.

**WESTRANS FUNDING FOR ENHANCED PEDESTRIAN ACCESS TO PUBLIC
TRANSPORT IN RURAL AREAS**

16. There was submitted a report dated 25 November 2004 (circulated) by the Executive Director of Development and Property Services which requested approval to allocate £120,000 of additional WESTRANS funding for pedestrian access enhancements in rural communities.

It was agreed:-

- (i) to allocate additional WESTRANS funding to bus stop and pedestrian infrastructure improvements in Muirkirk, Lugar and New Cumnock; and
- (ii) to approve the accelerated programme of consultation as detailed within the report.

GENERAL ROADS QUESTIONNAIRE

17. There was submitted a report dated 29 November 2004 (circulated) by the Executive Director of Development and Property Services which advised of the results of the General Roads Questionnaire, analysis and proposed action plan.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) that the results would be published on the Council's web site.

STATUS OF FLOOD PREVENTION SCHEMES

18. There was submitted and noted a report dated 29 November 2004 (circulated) by the Executive Director of Development and Property Services which informed of the status of the Crookedholm, Riccarton, Galston Flood Prevention Schemes and of the Ministerial visit by Lewis Macdonald, Deputy Minister for Environmental and Rural Development, on 6 December 2004, for the inauguration.

SUBMISSION OF THE GALSTON FLOOD PREVENTION SCHEME TO THE SCOTTISH EXECUTIVE FOR CONFIRMATION

19. There was submitted a report dated 1 December 2004 (circulated) by the Executive Director of Development and Property Services which (a) informed of the progress on the Council's flood prevention works for Galston; (b) sought authority for submission of the Galston Flood Prevention Scheme to the Scottish Executive for confirmation; and (c) sought approval for funding of the Galston Flood Prevention Scheme.

It was agreed:-

- (i) to note progress on the proposed flood prevention works for Galston;
- (ii) to authorise the submission of the Galston Flood Prevention Scheme to the Scottish Executive for confirmation; and
- (iii) to recommend funding of an estimated cost of £1.5m for the Galston Flood Prevention Scheme, and that this be referred to the Policy and Resources Committee for inclusion in the Council's Capital Programme.

EUROPEAN COMMISSION PROPOSALS ON REGIONAL STATE AID

20. There was submitted a report dated 6 December 2004 (circulated) by the Executive Director of Development and Property Services which (a) informed of the UK Government's consultation exercise on European Commission Proposals on Regional State Aid; (b) informed of the development of the responses submitted by Officers of the Council and the Leader of the Council in order to meet the consultation timescales; and (c) requested that the Committee homologate the detailed response submitted by the Leader on behalf of East Ayrshire Council.

It was agreed:-

- (i) to note the undertaking of the UK Government's consultation on European Commission proposals on Regional State Aid; and
- (ii) to homologate the detailed response that was sent by the Leader of the Council on 6 September 2004.

PROPOSED DISPOSAL OF UNIT 1, CUMNOCK BUSINESS PARK, GLAISNOCK ROAD, CUMNOCK

21. There was submitted a report dated 29 November 2004 (circulated) by the Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements the property known as Unit 1, Cumnock Business Park, Glaisnock Road, Cumnock, to enable the subjects to be sold to Caledonian Bottlers Plc.

It was agreed:-

- (i) to declare the subjects comprising Unit 1, Cumnock Business Park, Glaisnock Road, Cumnock, surplus to requirements of Development and Property Services, for the purposes of sale to Caledonian Bottlers Plc., and
- (ii) to refer the matter, thereafter, to the Executive Director of Development and Property Services to negotiate terms and conditions of sale and report any provisional agreement reached to the Policy and Resources Committee for consideration.

**SURPLUS PROPERTY - UNITS 2-4, BONNYTON INDUSTRIAL ESTATE,
MUNRO PLACE, KILMARNOCK**

- 22.** There was submitted a report dated 6 December 2004 (circulated) by the Executive Director of Development and Property Services which requested that the Committee declare surplus to the Department's operational requirements, the premises comprising Industrial Units 2-4, Bonnyton Industrial Estate, Munro Place, Kilmarnock, for the purpose of a sale to the adjoining owner of Unit 5, Ayrshire Estates Limited.

Councillor D Coffey, seconded by Councillor Reid, moved to continue the report.

Councillor Ross, seconded by Councillor Smith, moved as an amendment:-

- (i) to declare the subjects surplus to requirements of Development and Property Services for the purposes of sale to Ayrshire Estates Limited; and
- (ii) to refer the matter, thereafter, to the Executive Director of Development and Property Services to negotiate the terms and conditions of sale and to report any provisional agreement reached to the Policy and Resources Committee for consideration.

On a division by a show of hands, the amendment was carried by 11 votes to 4.

SURPLUS PROPERTY - GROUND AT FORD STREET, CATRINE

- 23.** There was submitted a report dated 6 December 2004 (circulated) by the Executive Director of Development and Property Services which sought authority to declare approximately 67m² of ground at Ford Street, Catrine, surplus to requirements and to acquire 63m² of ground at Ford Street, Catrine from SRC Developments Limited Liability Partnership.

It was agreed:-

- (i) to declare surplus the area of ground detailed within the report, extending to 67m² or thereby, and for disposal to SRC Developments Limited Liability Partnership and authorise the acquisition by means of an Excambion from SRC Developments Limited Liability Partnership for the area of ground marked "A" on the accompanying plan extending to 63m², or thereby; and
- (ii) to remit the matter to the Executive Director of Development and Property Services to negotiate the terms and conditions of the proposed Excambion in accordance with Council procedures.

**PROPOSED DISPOSAL OF LAND ADJACENT TO 2 BARMILL ROAD,
GALSTON**

- 24.** There was submitted a report dated 29 November 2004 (circulated) by the Executive Director of Development and Property Services which requested that the Committee

declare surplus to requirements two areas of ground extending in total to 136m² or thereby as detailed within the plan, situated adjacent to 2 Barrmill Road, Galston, and authorise disposal of same to Ms Caroline Javaid, the owner of 2 Barrmill Road, Galston.

It was agreed:-

- (i) to declare surplus to requirements the two areas of land extending in total to 136m², or thereby, located adjacent to the subjects at 2 Barrmill Road, Galston, and authorise disposal of same to Ms Caroline Javaid of 2 Barrmill Road, Galston; and
- (ii) to authorise the Executive Director of Development and Property Services to finalise negotiations for the sale.

AWARDING OF CONTRACTS

- 25.** There was submitted and noted a report dated 24 November 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.

The meeting terminated at 1115 hours.

APPENDIX

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Carriageway Resurfacing Urban (Cumnock)	East Ayrshire Council, Roads Contracts, Galston	£38,687.82
Lainshaw Avenue Area, Kilmarnock - Lighting Improvements	McGivney Construction Ltd., Kilmarnock	£35,113.06
Townhead Road Area, Kilmarnock - Lighting Improvement	McAlpine Infrastructure Services, Dundonald	£31,413.00
*Asbestos Surveying, Sampling, Analysis and Air Monitoring Services Framework	ALcontrol Laboratories Bellshill; Bodycote Materials Testing Ltd, Glasgow; Ethos Environmental Ltd, Glasgow; Interserve Industrial Services Ltd, Kent; REC Asbestos Ltd, East Kilbride; and White Young Green, Newcastle-Upon-Tyne.	Schedule of Rates
Air Conditioning Plant Maintenance Term Contract	ECG Facilities Services, Blantyre	Schedule of Rates
Supply and Installation of Pay and Display Parking Machines	Metric Parking Division, Gloucestershire	£156,400.00

* This tender was subject to an evaluation process, the award criteria being price - 60%; ability to supply to deadline - 15%; IT interface proposals - 10%; project management and monitoring procedures - 5%; innovation - 5%; and customer care - 5%.