

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE

**MINUTES OF MEETING HELD ON TUESDAY 23 AUGUST 2005 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, Ray Murray, Stuart Finlayson, Robert McDill, Eric Jackson, George Smith, Jimmy Kelly and Elaine Dinwoodie.

ATTENDING: Jim Lavery, Executive Director of Development and Property Services; David Mitchell, Head of Administrative and Legal Services; Robert Paton, Head of Economic Development and Property; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; and Robert Beaton, Administrative Officer.

APOLOGIES: Councillors Maureen McKay, Brian Reeves, Douglas Reid, Tommy Farrell and Jimmy Carmichael.

CHAIR: Councillor Eric Ross, Chair.

RUGBY PARK FOOTBALL MATCHES AND SPECIAL EVENTS ORDER

1. There was submitted a report dated 15 August 2005 (circulated) by the Executive Director of Development and Property Services which requested approval for the proposed East Ayrshire Council (Various Roads Around Rugby Park, Kilmarnock) (Football Matches and Special Events) Order.

It was agreed to approve the draft Order.

ABSENCE MANAGEMENT REPORT QUARTER 2 (2005)

2. There was submitted and noted a report dated 20 July 2005 (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 ended 30 June 2005.

Councillor Linton joined the meeting during the above item.

**CONSERVATION AREA REGENERATION SCHEME (CARS) AND TOWNSCAPE
HERITAGE INITIATIVE FOR JOHN FINNIE STREET AND BANK STREET,
KILMARNOCK, AND A CARS FOR CATRINE OUTSTANDING CONSERVATION
AREAS**

3. There was submitted a report dated 15 August 2005 (circulated) by the Executive Director of Development and Property Services which sought (i) approval to prepare and submit bids for grant assistance to establish Conservation Area Regeneration Schemes (CARS) for John Finnie Street and Bank Street, Kilmarnock, and Catrine Outstanding Conservation Areas and for a Townscape Heritage Initiative for the John Finnie Street and Bank Street, Kilmarnock; (ii) approval of the draft John Finnie Street and Bank Street, Kilmarnock Outstanding Conservation Area Appraisal; and (iii) authorisation to go out to public consultation on the appraisal and to consult on

the proposed change to the Conservation Area Boundary of the Outstanding Conservation Area.

It was agreed:-

- (i) to submit bids to Historic Scotland for grant assistance to establish Conservation Area Regeneration Schemes for John Finnie Street and Bank Street, Kilmarnock, and Catrine Outstanding Conservation Areas;
- (ii) to appoint a team of RIAS Accredited Architects and Quantity Surveyors with specialist knowledge and experience in relation to repairs to listed buildings and Historic Scotland and Heritage Lottery Fund's grant requirements to prepare the information identified within Paragraph 3.5 in time to submit these bids;
- (iii) in principle, to commit funding to these Conservation Area Regeneration Schemes to enable the funding bids to be submitted and to note that the level of funding would be considered at a future Committee; and
- (iv) to approve the Draft Conservation Area Appraisals for John Finnie Street and Bank Street, Kilmarnock Outstanding Conservation Area, including proposed changes to the Conservation Area Boundary, and to agree that community consultation similar to that for the Catrine Conservation Area Appraisal be undertaken.

DEVELOPMENT STUDY: TEMPLETON ROUNDABOUT STRATEGIC INDUSTRIAL SITE, AUCHINLECK

4. There was submitted a report dated 15 August 2005 (circulated) by the Executive Director of Development and Property Services which advised on the results of the Development Study into Templeton Roundabout Strategic Industrial Site, Auchinleck, and to consider options for the way forward.

It was agreed:-

- (i) to note the findings of the Templeton Roundabout Strategic Industrial Site, Auchinleck, Development Study;
- (ii) to approve the "Short Term" option in relation to the Templeton Roundabout Site as identified in the report;
- (iii) not to proceed with the "Medium Term" option as there was a significant possibility that this exercise would need to be repeated once a specific development proposal came forward, and this would be acceptable in terms of Best Value;
- (iv) that the Head of Planning, Development and Building Standards be requested to further consider both the "Long Term" options identified in the report through the East Ayrshire Local Plan preparation process and report back to a future Committee; and
- (v) otherwise, to note the contents of the report.

ENVIRONMENTAL INITIATIVES BUDGET 2005/2006

5. There was submitted a report dated 15 August 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for projects in 2005/2006 through the Planning, Development and Building Standards Division,

under the Environmental Initiatives Budget 2005/2006 and to seek approval for amendments to the projects being progressed under the Derelict Property Revolving Fund.

It was agreed:-

- (i) to approve the wide variety of projects proposed to be funded from the Development Services Environmental Initiatives Budget 2005/2006, based on the allocation as detailed within the report;
- (ii) to approve the inclusion of the proposed demolition of Band Hall, Main Street, Dalmellington, and the row of vacant properties at Bridge Street, New Cumnock, under the Derelict Property Revolving Fund;
- (iii) that the Environmental Initiative Budget allocated to the projects within the Derelict Property Revolving Fund should be utilised as required on the approved projects on the basis of completed property negotiations subject to consultation with the Chair of Development Services Committee; and
- (iv) otherwise, to note the contents of the report.

MODERNISING THE PLANNING SYSTEM: SCOTTISH EXECUTIVE WHITE PAPER

6. There was submitted a report dated 15 August 2005 (circulated) by the Executive Director of Development and Property Services which provided comments for approval and submission to the Scottish Executive on the contents of the White Paper entitled `Modernising the Planning System`.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) that a copy of the report be forwarded to the Scottish Executive as representing the Council's views on the White Paper: Modernising the Planning System together with the following additional comments:-
 - since its inception, the Council has encouraged local people to present their views on planning applications before they are determined. The Hearing Procedure is considered as an example of good practice and would endorse proposals to make it a statutory requirement;
 - the Council would support proposals to require developers to place bonds or other financial guarantees to underpin planning conditions; and
 - the Council would endorse proposals to make it a compulsory requirement for developers of four or more houses to enter into an agreement for a financial contribution towards providing leisure and recreational facilities and that the financial contribution be based on the market value of the completed development rather than on the market value of the land.

COMMUNITY REGENERATION FUND

7. There was submitted a report dated 4 August 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for the

implementation of road safety measures, and to agree to Quality Bus Corridor proposals with funding from the Community Regeneration Fund.

It was agreed:-

- (i) to note the contents of the report;
- (ii) to approve the proposals as detailed within the report for road safety improvements;
- (iii) to approve the proposals as detailed in the report for Quality Bus Corridor Measures, subject to confirmation of funding from the Scottish Executive; and
- (iv) to note the allocation for providing a Road Safety Training Officer.

TRAFFIC SIGNAL RENEWAL PROGRAMME (PRUDENTIAL CODE)

8. There was submitted a report dated 4 August 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for a programme of capital expenditure on traffic signal renewals during 2005/06 in accordance with the approved budget.

It was agreed to approve the programme of traffic signal renewals as detailed within the report for implementation during 2005/06 in accordance with the approved budget.

INTRODUCTION OF WAITING AND LOADING RESTRICTIONS ON ROUTE A735 QUEEN'S DRIVE, KILMARNOCK

9. There was submitted a report dated 26 July 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to introduce no waiting, no loading/unloading at any time on Victoria East Access Road, Victoria West Access Road and on A735 Queen's Drive, Kilmarnock.

It was agreed to approve the proposals to prohibit waiting, loading/unloading at any time on Victoria East Access Road, Victoria West Access Road and the A735 Queen's Drive, Kilmarnock.

SHOP UNIT AT 3 CASTLE ARCADE, NEW CUMNOCK

10. There was submitted a report dated 13 July 2005 (circulated) by the Executive Director of Development and Property Services which requested authority to declare surplus the shop unit at 3 Castle Arcade, New Cumnock, shown on the attached plan for the purpose of a disposal to the existing tenant, Mr Alexander McIntosh.

It was agreed:-

- (i) to declare the shop at 3 Castle Arcade, New Cumnock, surplus to requirements for the purpose of disposal to Mr Alexander McIntosh; and
- (ii) to authorise the Executive Director of Development and Property Services to finalise the negotiations for the sale.

AWARDING OF CONTRACTS

11. There was submitted and noted a report dated 3 August 2005 (circulated) by the Depute Chief Executive/Executive Director of Corporate Support which provided, for

information, details of tenders which had been accepted, as detailed within Appendix I to this Minute.

EXCLUSION OF PRESS AND PUBLIC

12. 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.

APPOINTMENT OF CONSULTANTS

13. There was submitted a joint report dated 11 August 2005 (circulated) by the Executive Director of Development and Property Services and the Solicitor to the Council which sought authority for the Executive Director of Development and Property Services to negotiate a contract for the appointment of consultants to assist in the resolution of a significant planning matter.

It was agreed:-

- (i) to authorise the Executive Director of Development and Property Services, in conjunction with the Solicitor to the Council, to negotiate with the company specified within the body of the report to secure the required consultancy services in terms of Paragraph 9.2 of the Council's Standing Orders relating to Contracts; and
- (ii) otherwise, to note the contents of the report.

The meeting terminated at 1026 hours.

APPENDIX I

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Asbestos Removal and Disposal	Rhodar Ltd., Leith	Schedule of Rates
Street Lighting - Craigie Road, Kilmarnock	McGivney Construction Ltd., Kilmarnock	£58,429.00
Dalharco Drive Area, Patna	McGivney Construction Ltd., Kilmarnock	£48,775.00
Barward Road Area, Galston	McGivney Construction Ltd., Kilmarnock	£39,600.00
Patching A70 and A713	J H Civil Engineering, Airdrie	£28,427.00
Galston Town Centre	East Ayrshire Council Roads and Transportation (Contracts), Kilmarnock	£38,740.10
Duke Street, Galston	East Ayrshire Council Roads and Transportation (Contracts), Kilmarnock	£31,952.45
Supply and Installation of Insulation Materials to Various East Ayrshire Council Properties	Business & Employment Skills Training Ltd., Irvine	£229,921.44