

**EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE**

**MINUTES OF MEETING HELD ON TUESDAY 28 JUNE 2005 AT 1000 HOURS IN  
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,  
KILMARNOCK**

**PRESENT:** Councillors Eric Ross, Maureen McKay, Stephanie Young, Brian Reeves, Daniel Coffey, Douglas Reid, Drew McIntyre, Iain Linton, John Campbell, Stuart Finlayson, Robert McDill, George Smith, Jimmy Kelly, Tommy Farrell and Jimmy Carmichael.

**ATTENDING:** Robert Paton, Head of Economic Development and Property; Alan Neish, Head of Planning, Development and Building Standards; Jim Kane, Head of Roads and Transportation; Bill Walkinshaw, Administration Manager; Len Paget, Principal Engineer, Lighting; Peter Hessett, Team Leader, Litigation; Alistair Kidd, Financial Services Manager; and Robert Beaton, Administrative Officer.

**APOLOGIES:** Councillors Jim O'Neill, John McGhee, Isabella Macrae, Ray Murray, Eric Jackson and Elaine Dinwoodie.

**CHAIR:** Councillors George Smith, Vice-Chair (Items 1-12) and Eric Ross, Chair (remaining items).

**MONITORING REPORTS**

**1.1 BUSINESS GRANTS AND LOANS - STATUS REPORT**

There was submitted and noted a report dated 10 June 2005 (circulated) by the Executive Director of Development and Property Services which informed of companies which had received financial support under the Council's Business Grants and Loans Schemes in the period from 1 April 2005 to 30 June 2005.

**1.2 EAST AYRSHIRE RACE EQUALITY SCHEME - ANNUAL DEPARTMENTAL MONITORING REPORT**

There was submitted and noted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which updated on the Department's implementation of the Council's Race Equality Scheme.

**1.3 EAST AYRSHIRE LOCAL PLAN - MONITORING DEVELOPMENT ACTIVITY (Item 4, Page 914, 03/07)**

There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which presented, for information and approval, a monitoring report which measured the development activity within East Ayrshire over the period 1 April 2004 to 31 March 2005.

It was agreed:-

- (i) to approve the contents of this report; and
- (ii) to authorise the Head of Planning, Development and Building Standards to address any issues arising from development activity monitoring exercise as

part of the ongoing process of the East Ayrshire Local Plan, as considered appropriate.

**PROPOSED ALTERATIONS TO THE PLANNING APPLICATIONS DELEGATED  
REMIT (Item 9, Page 1314, 03/07)**

2. There was submitted a joint report dated 15 June 2005 (circulated) by the Head of Planning, Development and Building Standards and the Head of Administrative and Legal Services/Solicitor to the Council, which submitted for consideration, proposals to (i) amend the Scheme of Delegation for the processing of planning applications; (ii) introduce a new weekly "List System" for informing Members of proposed recommendations in respect of planning applications; and (iii) introduce a procedure to ensure referrals of planning applications to Local Planning Committees are dealt with in a transparent manner in terms of the Councillors' Code of Conduct.

It was agreed:-

- (i) to implement the proposals as detailed within the report;
- (ii) that the new proposals commence in August 2005;
- (iii) that the Scheme of Delegation be amended accordingly to reflect the new arrangements; and
- (iv) otherwise, to note the contents of the report.

**GLASGOW AND THE CLYDE VALLEY 2025 STRUCTURE PLAN ALTERATION -  
CONSULTATIVE DRAFT STRUCTURE PLAN**

3. There was submitted a report dated 17 June 2005 (circulated) by the Executive Director of Development and Property Services which advised and sought the views on the Consultative Draft version of the Glasgow and the Clyde Valley Structure Plan Alteration.

The Head of Planning, Development and Building Standards updated on a previous decision to approve the proposed Whitelees Windfarm (Item 1, Page 1317, 03/07) subject to consultation with the Civil Aviation Authority, with final determination by Scottish Ministers and in relation to community benefit that a figure of £1,000 per megawatt was being offered by Scottish Power which had been agreed by East Renfrewshire and South Lanarkshire Councils.

It was agreed:-

- (i) to forward a copy of the report to the Glasgow and Clyde Valley Structure Plan Joint Committee as representing the Council's formal views on the document;
- (ii) that the Head of Planning, Development and Building Standards include reference in the submission for improved transport links between the Clyde Valley and Ayrshire; and
- (iii) otherwise, to note the update on the Whitelees Windfarm.

**ALTERATION TO EAST AYRSHIRE LOCAL PLAN: SPATIAL DEVELOPMENT  
OPTIONS PAPER - ANALYSIS OF REPRESENTATIONS RECEIVED  
(Item 4, Page 1152, 03/07)**

4. There was submitted a report dated 17 June 2005 (circulated) by the Executive Director of Development and Property Services which presented, for information

purposes, a summary and analysis of the representations received by the Council, in respect of a consultation exercise regarding the East Ayrshire Local Plan: Spatial Development Options Paper; and which sought authorisation for the Head of Planning, Development and Building Standards to carry out a full assessment of the representations received.

It was agreed:-

- (i) to note the contents of the report; and
- (ii) to authorise the Head of Planning, Development and Building Standards to carry out a full assessment of the representations received.

#### **ALTERATION TO THE EAST AYRSHIRE LOCAL PLAN - STRATEGIC ENVIRONMENTAL ASSESSMENT**

5. There was submitted a report dated 17 June 2005 (circulated) by the Executive Director of Development and Property Services which updated on progress regarding the Strategic Environmental Assessment of the Alteration to the East Ayrshire Local Plan; and sought authorisation (i) for a Scoping Report outlining the issues and methodology to be adopted in the Strategic Environmental Assessment of the Local Plan; (ii) for the approved Scoping Report to be the subject of appropriate consultation; (iii) for appropriate alterations and amendments to be made to the Scoping Report; if required, as a result of the consultation exercise carried out; (iv) for the formation of a dedicated Scrutiny Group of Council Officers and External Agencies, as appropriate, to assess, in environmental terms, the aims/visions/objectives/policies and proposals of the Local Plan Alteration; and (v) to appoint an External Facilitator to supervise and direct the overall scrutiny process.

It was agreed:-

- (i) to note the contents of the report;
- (ii) to approve the Scoping Report for consultation purposes;
- (iii) to authorise the Head of Planning, Development and Building Standards to carry out any appropriate alterations and amendments to the Scoping Report, if required, as a result of the consultation exercise to be carried out;
- (iv) to authorise the Head of Planning, Development and Building Standards to convene a Scrutiny Group made up of representatives of the Departments and external environmental bodies as detailed within the report;
- (v) to authorise the Head of Planning, Development and Building Standards to appoint an External Facilitator to supervise and direct the overall scrutiny process; and
- (vi) to authorise the Head of Planning, Development and Building Standards to alter the composition of the Scrutiny Group, as considered appropriate.

#### **CONSERVATION AREA APPRAISALS OF GALSTON OUTSTANDING CONSERVATION AREA AND CATRINE OUTSTANDING CONSERVATION AREA - CONSULTATION RESPONSES (Item 7, Page 1313, 03/07)**

6. There was submitted a report dated 17 June 2005 (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 Appraisals for Galston

`Outstanding' Conservation Area and Catrine Conservation Area; (ii) sought approval for the appraisals as Supplementary Planning Guidance; and (iii) sought approval for a further consultation exercise and amendment to the boundary of the Conservation Area of Catrine.

It was agreed:-

- (i) to approve the Council's response to the comments received to the Galston and Catrine Conservation Area Appraisals, and to those proposed changes to the Appraisals as detailed within the report;
- (ii) to approve the Conservation Area Appraisals for Galston `Outstanding' Conservation Area and Catrine `Outstanding' Conservation Area as supplementary Planning Guidance;
- (iii) to approve further consultation required for the proposed boundary changes to the `Outstanding' Conservation Area of Catrine as detailed within the report; and
- (iv) to approve the boundary changes for Catrine as detailed within the report, subject to no objections being received through the consultation exercise.

#### **CATRINE ENVIRONMENTAL HERITAGE PROJECT - NEGOTIATION AND AWARDING OF CONTRACT**

7. There was submitted a report dated 17 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to authorise the Head of Planning, Development and Building Standards to enter into negotiations with Halcrow Group Limited and award a contract in terms of the Council's Standing Orders Relating to Contracts.

The Head of Planning, Development and Building Standards advised that the contract was not expected to exceed £30,000.

It was agreed:-

- (i) to authorise the Head of Planning, Development and Building Standards to negotiate the contract with Halcrow Group Limited in terms of Item 9(2) of the Council's Standing Orders relating to Contracts; and
- (ii) to authorise the Executive Director of Corporate Support/Head of Planning, Development and Building Standards (depending on the value of the contract) to award the contract to Halcrow Group Limited on the completion of the negotiation process if she/he is satisfied that the contract would represent Best Value.

#### **UNITS 10-13 STATION ROAD INDUSTRIAL ESTATE, MAUCHLINE**

8. There was submitted a report dated 1 June 2005 (circulated) by the Executive Director of Development and Property Services which requested authority to declare surplus Units 10-13 Station Road, Mauchline, and adjacent land for the purpose of a disposal to the existing tenant, Burns Crystal Glass Limited.

It was agreed:-

- (i) to declare Units 10-13 Station Road Industrial Estate, Mauchline, and adjacent land extending to 369 sq. m. or thereby, surplus to requirements for the purpose of disposal to Burns Crystal Glass Limited; and

- (ii) authorise the Executive Director of Development and Property Services to finalise the negotiations for the sale.

#### **LAND ADJACENT TO CUTSBURN ROAD, STEWARTON**

9. There was submitted a report dated 15 June 2005 (circulated) by the Executive Director of Development and Property Services which requested authority to declare surplus a 1.5m strip of land extending to 302 sq. m. adjacent to Cutsburn Road, Stewarton, and to authorise disposal of same to the nominated parties.

It was agreed:-

- (i) to declare surplus the 1.5m strip of land extending to 302 sq. m. adjacent to Cutsburn Road, Stewarton, as surplus to requirements and authorise disposal of:
  - 60 sq. m. to James A Currie;
  - 41 sq. m. to Mr and Mrs Simpson;
  - 201 sq. m. to C & G Properties;
- (ii) to authorise the Executive Director of Development and Property Services to finalise the negotiations for the sale; and
- (iii) otherwise, to note the contents of the report.

#### **WEST OF SCOTLAND LOAN FUND - REVIEW OF SCHEME OF DELEGATION (Item 11, Page 1895, 99/02)**

10. There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for a revision of the Scheme of Delegation, as it applies to the West of Scotland Loan Fund.

It was agreed to approve the proposal that determination of loan applications through the West of Scotland Loan Fund of up to £50,000 is delegated to Officers and that the Scheme of Delegation is amended accordingly.

#### **QUEENS DRIVE WIDENING - KILMARNOCK (Item 2, Page 1350, 03/07)**

11. There was submitted and noted a report dated 24 May 2005 (circulated) by the Executive Director of Development and Property Services which updated on the progress of the scheme to widen Queens Drive between Bellfield and Hurlford Road.

#### **PROGRESS REPORT ON THE GALSTON FLOOD PREVENTION SCHEME (Item 10, Page 1314, 03/07)**

12. There was submitted and noted a joint report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services and the Executive Director of Educational and Social Services which informed of the progress on the Council's proposed flood prevention works for Galston.

### **WESTRANS JOINT TRANSPORT STRATEGY (Item 12, Page 739, 03/07)**

Councillor Ross joined the meeting at this point and took the Chair.

13. There was submitted a report dated 31 May 2005 (circulated) by the Executive Director of Development and Property Services which requested approval of the WESTRANS Joint Transport Strategy: 'A Joint Transport Strategy for Western Scotland to 2025' (Draft Revised Strategy - 29 April 2005).

It was agreed:-

- (i) to approve the WESTRANS Joint Transport Strategy 'A Joint Transport Strategy for Western Scotland to 2025' (Draft Revised Strategy - 29 April 2005); and
- (ii) that the Head of Roads and Transportation prepare a letter to WESTRANS which strongly supported the need to improve the Kilmarnock/Barrhead/Glasgow railway line as a matter of priority, to support improved roads access from the M74 corridor to and from Ayrshire and that the Scottish Executive should be encouraged to reactivate the Access to Ayrshire Transport Study.

### **DEVELOPMENT CONTROL - NUMBER OF DWELLINGS PERMITTED OFF A PRIVATE ACCESS**

14. There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval for an amendment to the Council's Roads Development Guide to permit a relaxation in the number of dwellings served by a private access in a rural situation to be increased from 2 to 5, in certain situations.

It was agreed to approve the aforementioned revisions to the Roads Development Guide, permitting the number of dwellings off a private areas in rural access to be increased from 2 to 5, in certain situations.

### **BUS SHELTER CONTRACT**

15. There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to extend the current contract awarded to Commutaports Limited for the supply of bus shelters on the Council's Quality Bus Corridors.

It was agreed to vary the existing contract with Commutaports Limited to order 53 further shelters to meet the Council's requirements to the end of March 2006.

### **ROAD BOND CALCULATION**

16. There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to reassess the Scheme of Rates used to calculate the value of Road Bonds to allow for inflation.

It was agreed to approve the revised rates for Road Bond calculation as detailed within the report.

### **WHITER STREET LIGHTING**

17. There was submitted a report dated 13 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval to use whiter light lamps such as High Pressure Sodium, Metal Halide and other whiter light lamps as the preferred lamp type for street lighting.

It was agreed:-

- (i) to approve the use of High Pressure Sodium as the preferred lamp type for road and footpath lighting; and
- (ii) to approve the use of other lamp types in Conservation Areas and areas of civil importance on a project by project basis after consultation with relevant parties.

### **ROAD SAFETY PROGRAMME AND WESTRANS FUNDING FOR 2005/2006**

18. There was submitted a report dated 15 June 2005 (circulated) by the Executive Director of Development and Property Services which sought approval of the Road Safety Programmes for 2005/2006 and which sought approval of WESTRANS funding for 2005/06.

It was agreed:-

- (i) to note the contents of the report;
- (ii) to approve the implementation of road safety projects from the various funds as detailed within the report; and
- (iii) to the implementation of cycle routes and pedestrian improvements as detailed within the report.

### **AWARDING OF CONTRACTS**

19. There was submitted a report dated 13 June 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 the Appendix to these Minutes.

The meeting terminated at 1050 hours.

**APPENDIX**

<b><u>CONTRACT</u></b>	<b><u>SUCCESSFUL CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Rural Ground Maintenance	W Owen & Son, Stirling	£33,912.45
*Manned Security Service	Trustcare Security (Scotland) Ltd., Cumnock	Schedule of Rates
Road Markings Annual Contract 2005/2006	Ringway Road Marking Ltd., West Yorkshire	£99,974.50
Supply and Delivery of 4 x 4 Pick-up	Phoenix Mazda, Paisley	£14,357.00
Rural Ground Maintenance North 2005	W I & A Gilbert, Dalry	£49,687.90
Urban Herbicide	Growing Concern Scotland Ltd., Perth	£38,073.72
Supply of Road Traffic Signs and Posts	Dee Organ Ltd., Paisley	£25,000.00

\* This tender was subject to an evaluation process, the award criteria being price - 80%, quality management proposals - 10%, and ability to deliver a service - 10%.