

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE

**MINUTES OF MEETING HELD ON TUESDAY 22 AUGUST 2006 AT 1000 HOURS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK**

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

ATTENDING: James Lavery, Executive Director of Development and Property Services; David Mitchell, Head of Administrative and Legal Services; Alan Neish, Head of Planning, Development and Building Standards; Jim Kane, Head of Roads and Transportation; Alistair Kidd, Financial Services Manager; and Robert Beaton, Administrative Officer.

APOLOGIES: Councillors Eric Ross, Iain Linton and Jimmy Carmichael.

CHAIR: Councillor George Smith, Vice-Chair.

ABSENCE MANAGEMENT REPORT QUARTER 2 (2006)

1. There was submitted and noted a report dated 19 July 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 30 June 2006.

**BUDGETARY CONTROL SUMMARY STATEMENT - DEVELOPMENT SERVICES
TO 23 JULY 2006 (PERIOD 4)**

2. There was submitted and noted a joint report dated 14 August 2006 (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 23 July 2006 (Period 4).

**BUDGETARY CONTROL SUMMARY STATEMENT - ROADS CONTRACTS,
VEHICLE MAINTENANCE AND STREET LIGHTING TO
23 JULY 2006 (PERIOD 4)**

3. There was submitted and noted a joint report dated 14 August 2006 (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 23 July 2006 (Period 4).

**SCOTTISH PLANNING POLICY (SPP6): RENEWABLE ENERGY
CONSULTATION DRAFT**

4. There was submitted a report dated 28 July 2006 (circulated) by the Executive Director of Development and Property Services which advised the Committee of, and

sought the Committee's views on, the Scottish Executive publication entitled 'Scottish Planning Policy, SPP6: Renewable Energy: Consultation Draft'.

It was agreed:-

- (i) to note the contents of the report; 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 views of the Committee on the draft SPP6.

NEIGHBOURHOOD NOTIFICATION REPORT ON THE SCOTTISH EXECUTIVE WORKING GROUP

5. There was submitted a report dated 28 July 2006 (circulated) by the Executive Director of Development and Property Services which informed of the conclusions and recommendations reached by the Scottish Executive Working Group, convened to discuss the detailed issues involved in implementing the new system on Neighbourhood Notification to operate in relation to development planning, development management and enforcement.

It was agreed:-

- (i) to authorise the Head of Planning, Development and Building Standards to send a copy of this report to the Scottish Executive as representing the Council's views on the conclusions and recommendations of the Working Group; and
- (ii) otherwise, to note the contents of the report.

DEVELOPER CONTRIBUTIONS/PLANNING GAIN LEGAL IMPLICATIONS

6. There was submitted a report dated 28 July 2006 (circulated) by the Executive Director of Development and Property Services which informed of the legal status of developer contributions and which described the processes that will be undertaken to maximise planning gain through the incorporation of detailed developer contributions/planning gain policies in the Finalised Version of the East Ayrshire Local Plan.

It was agreed:-

- (i) to authorise the Head of Planning, Development and Building Standards in full consultation with the Developer Contributions Officer to be appointed, to prepare a set of general and settlement specific developer contribution policies for inclusion in the Finalised Version of the Local Plan alteration;
- (ii) to note that the Executive Director of Development and Property Services would submit a report on the current level of the Development Contributions Fund and the Social Leisure and Recreation Fund and submit a set of options on the future management of Developers Contributions to a future meeting of the Committee; and
- (iii) to note the contents of the report and in particular that planning applications for sites identified in any Finalised or Adopted Local Plan, would not conform to the Plan unless general and any related specific developer contribution policies were fulfilled.

**CONSULTATION ON DRAFT SCOTTISH HISTORIC ENVIRONMENT POLICIES
SHEP 1: SCOTLAND'S HISTORIC ENVIRONMENT AND SHEP 3: GARDENS
AND DESIGNED LANDSCAPES**

7. There was submitted a report dated 28 July 2006 (circulated) by the Executive Director of Development and Property Services which advised of the response of the Head of Planning, Development and Building Standards to Historic Scotland on the contents of their Scottish Historic Environment Policy documents SHEP 1: The Historic Environment and SHEP 3: Gardens and Designed Landscapes and which sought homologation of the above response by the Committee.

It was agreed:-

- (i) to approve the contents of the report; and
- (ii) to homologate the response already forwarded to Historic Scotland.

QUALITY OF LIFE LIGHTING PROJECTS

8. There was submitted a report dated 31 July 2006 (circulated) by the Executive Director of Development and Property Services which sought approval for the proposed 2006/2007 Quality of Life Lighting Projects.

It was agreed to approve the Quality of Life Lighting Programme as detailed within the report.

A70 WELLTREES IMPROVEMENT SCHEME

9. There was submitted and noted a report dated 15 August 2006 (circulated) by the Executive Director of Development and Property Services which advised of the outcome of the tender process and current status of the A70 Welltrees Improvement Scheme.

PROGRESS REPORT ON THE GALSTON FLOOD PREVENTION SCHEME

10. There was submitted and noted a joint report dated 28 July 2006 (circulated) by the Executive Director of Development and Property Services and Executive Director of Educational and Social Services which informed of the progress on the Council's proposed flood prevention works for Galston.

SPONSORED ROAD SIGNS

11. There was submitted a report dated 31 July 2006 (circulated) by the Executive Director of Development and Property Services which advised that the Roads Division had invited tenders for the procurement of sponsors for town and boundary signs and signs on roundabouts to generate an income for environmental improvements etc in East Ayrshire and which requested authorisation for the Executive Director to proceed with this proposal.

It was agreed to authorise the Executive Director of Development and Property Services to proceed with this scheme.

ROADS ASSET MANAGEMENT - SCOTS PHASE 2 BID TO THE SCOTTISH EXECUTIVE EFFICIENT GOVERNMENT FUND

12. There was submitted a report dated 4 August 2006 (circulated) by the Executive Director of Development and Property Services which (a) advised of progress on the preparation of the Society of Chief Officers' of Transportation in Scotland Road (SCOTS) Asset Management Phase 2 Bid to the Scottish Executive Efficient Government Fund; (b) requested support for this Bid and approval that Glasgow City Council be the lead authority on behalf of the Scottish Councils; and (c) requested authorisation for the Head of Legal Services to sign the Legal Agreement confirming East Ayrshire Council as a partner in this Bid.

It was agreed:-

- (i) to note the progress of the Society of Chief Officers' of Transport in Scotland Road Asset Management Phase 2 Bid to the Scottish Executive Efficient Government Fund;
- (ii) to approve support for this Bid and for Glasgow City Council to be the lead authority on behalf of the Scottish Councils; and
- (iii) to authorise the Head of Legal Services to sign the Legal Agreement once approved confirming East Ayrshire Council as a partner in this Bid; and
- (iv) to note that a further report would be submitted when the outcome of the Bid was known.

KILMARNOCK TOWN CENTRE ON-STREET PARKING: MAINTENANCE AGREEMENT FOR PAY AND DISPLAY MACHINES

13. There was submitted a report dated 8 August 2006 (circulated) by the Executive Director of Development and Property Services which (a) advised of the need for a maintenance agreement for the servicing and repair of the on-street pay and display parking ticket machines in Kilmarnock Town Centre; and (b) sought approval for the Head of Roads and Transportation to enter into a Comprehensive Maintenance Agreement contract with Metric Group Ltd., who are the sole supplier of this service.

It was agreed:-

- (i) to note the need for a Maintenance Agreement for the servicing and repair of the on-street pay and display parking ticket machines at Kilmarnock Town Centre; and
- (ii) to grant approval to the Head of Roads and Transportation to enter into a three year Comprehensive Maintenance Agreement contract with Metric Group Ltd.

AWARDING OF CONTRACTS

14. There was submitted a report dated 2 August 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.

Councillor Reid left the meeting at this point.

EXCLUSION OF PRESS AND PUBLIC

15. 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 items of business on the grounds that they involved the likely disclosure of exempt information as defined in the relevant Paragraph of Schedule 7A of the Act as shown against each item.

DISPOSAL OF LAND ADJOINING 8 BURNTON COURT, DALRYMPLE (PARA 9)

16. There was submitted a report dated 2 August 2006 (circulated) by the Executive Director of Development and Property Services which requested that the Committee declare surplus to requirements a plot of ground extending to 20m² or thereby (hatched on the attached plan) situated adjoining 8 Burnton Court, Dalrymple, and authorise disposal of same to the owner of 8 Burnton Court, Dalrymple.

It was agreed:-

- (i) to declare surplus to requirements a plot of ground extending to 20m² or thereby and authorise disposal of same to the owner of 8 Burnton Court, Dalrymple and to authorise the Executive Director of Development and Property Services to finalise negotiations for the sale; and
- (ii) otherwise, to note the contents of the report.

EAST AYRSHIRE LOCAL PLAN - ALTERATION AND SUSTAINABILITY APPRAISAL (PARAS 6 & 13) (Item 1, Page 2289, 03/07)

17. There was submitted a report dated 17 August 2006 (circulated) by the Executive Director of Development and Property Services which reported and responded to those issues discussed at the Members' Seminars held in February and August 2006 and which presented for consideration and approval, the Consultative Draft Version of the East Ayrshire Local Plan Alteration and its associated Sustainability Appraisal.

It was agreed:-

- (i) to note the changes already made to the Draft Local Plan Alteration in light of discussions at the Members' Seminars;
- (ii) to authorise the Head of Planning, Development and Building Standards to include specific reference in the consultative document that notwithstanding the specific sites identified within the core settlement of Kilmarnock, proposals for the development to the east of the A/M77 are not precluded from consideration and proposals for development on either side of the A76 in the vicinity of the Bellfield Roundabout, are not precluded from consideration;
- (iii) to authorise the Head of Planning, Development and Building Standards to amend Policy RES27, relating to Affordable Housing to include "an appropriate proportion of social rented/affordable housing taking into account local demand as determined by Committee";
- (iv) to otherwise approve the Consultative Draft East Ayrshire Local Plan Alteration (as submitted to the Committee on 20 June 2006) subject to the amendments at Paragraphs 3.1 to 3.12 of the Director's report, along with its accompanying Sustainability Analysis;

- (v) to authorise the Head of Planning, Development and Building Standards to make the following amendments, all sites being subject to appropriate assessment in terms of legislation and previously agreed criteria:-
- that part of site number 243H at Auchinleck should be removed and replaced by site 209A, to be confirmed by the Head of Planning, Development and Building Standards in consultation with the Local Member for Ward 27;
 - site at Hoyle Crescent, Cumnock Number 258H, be removed and be replaced by site number 184D and a site to the south west of site number 257H to be identified by the Head of Planning, Development and Building Standards in consultation with the Local Member for Ward 29; and
 - that a site to the east of Craigens, Cumnock to be identified by the Head of Planning, Development and Building Standards in consultation with the Local Member for Ward 26 be included;
- (vi) to authorise the Head of Planning, Development and Building Standards to advertise the Local Plan Alteration and its accompanying Strategic Environmental Assessment as incorporated in the Sustainability Appraisal, and to invite representations on both documents within the recommended consultation periods as detailed within the report;
- (vii) to authorise the Head of Planning, Development and Building Standards to make any non-substantive changes or alterations/amendments of a technical nature to the Local Plan Alteration and the Sustainability Appraisal, as may be considered necessary, prior to the documents being formally advertised for consultation purposes; and
- (viii) otherwise, to note the contents of the report.

The meeting terminated at 1130 hours.

APPENDIX 1

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Traffic Signal Upgrade	Peek Glasgow Regional Office, Glasgow	£50,414.00
Demolition of Former Nursery School at 120-122 Main Street, Muirkirk	Whiteinch Demolition Ltd., Glasgow	£36,365.70
Vehicle Hire - Framework Agreement	Arnold Clark Car & Van Rental, Stirling GE Equipment Services TLS Ltd, Uddingston Kerr & Smith Ltd, Cumnock Turner Hire Drive, Glasgow Riverside Truck Rental, Widness T.O.M. Airdrie Ltd, Airdrie Enterprise Rent-A-Car, Stirling Woodend Municipal Services Ltd, Lanarkshire Sweeney Plant and Vehicle Hire Ltd, Airdrie Leaseway Vehicle Rental Ltd, Glasgow Alex Inglis & Co (Blantyre) Ltd, Glasgow SHB Hire Ltd, Hampshire WCR Ltd, Worcestershire Swift Vehicle Rental (Northgate Vehicle Hire Ltd), Darlington Manvik Hite Ltd, Walsall Cameron Plant Hire Ltd, Glasgow Compass Self Drive, Kilmarnock Aquarius Leasing Ltd, Bradford W.H McClounie Plant Hire/Contracts, New Cumnock Dollar Thrifty Car Rental, Paisley Noblet Municipal Services Ltd, Preston Billy Bowie, Kilmarnock Loxam, Glasgow	Schedule of Rates
Water Systems Testing Service	Hertel (UK) Ltd., Cumbernauld	Schedule of Rates

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Dublin Road Area, Darvel - Street Lighting	East Ayrshire Council, Roads and Transportation (Contracts), Kilmarnock	£39,192.41
Habbieauld Road Phase 2, Kilmaurs - Street Lighting	McGivney Construction Ltd., Kilmarnock	£54,971.00
Holm Crescent, Fenwick - Footway, Carriageway and Street Lighting	Alistair Dick, Darvel	£26,795.50
A70 Welltrees Realignment	Carillion J M Ltd., Kilsyth	£1,297,141.78

SPECIALIST MAINTENANCE SERVICES CONTRACTS

The outcome of the tender evaluation process for the following seven separate term contracts were awarded on a schedule of rates basis, no amounts can be given.

<u>CONTRACT</u>	<u>SUCCESSFUL TENDERER</u>
Void Property Security	Safe Estates Services Ltd, Borehamwood
CCTV Systems Maintenance Service	Fortress Security Ltd, Kilmarnock
Swimming Pool Pump and Filter Maintenance Service	MITIE Engineering Maintenance (Caledonia) Ltd, Glasgow
Non-Domestic Lift Maintenance Service	ThyssenKrupp Elevator UK Ltd, Glasgow
Fire Alarm and Emergency Lighting Maintenance Service	Initial Electronic Security Systems Ltd, Lancashire
Hand-Held Fire Fighting Equipment Maintenance	M & S Fire Protection Ltd, Glasgow
Air Conditioning Plant Maintenance Service	Integral UK Ltd, West Lothian