

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 21 NOVEMBER 2000 AT 1003 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Eric Ross, Stephanie Young, Daniel Coffey, Douglas Reid, Lilian MacLean, Harry Wilson, Iain Linton, John Knapp, Jim Raymond, Finlay MacLean, Robert McDill, Eric Jackson, George Smith, Jimmy Kelly, Provost Jimmy Boyd and Councillors Robert Taylor and Jimmy Carmichael.

ATTENDING: David Montgomery, Chief Executive; Stephen Chorley, Director of Development Services; Alan Neish, Head of Planning and Building Control; Jim Kane, Head of Roads and Transportation; Bill Walkinshaw, Administration Manager; Karen Macleod, Solicitor; Graham Kerr, Public Relations Officer; and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillors Drew McIntyre and Tommy Farrell.

CHAIR: Councillor Eric Ross, Chair.

PLANNING APPLICATION**1.1 Declaration of Interest**

Councillor Daniel Coffey declared a non-pecuniary interest in respect of the following Item 1.3.

1.2 There was submitted Note of Procedure (circulated) to be followed at the Hearing. The Administrative Officer established that the procedure was understood by all participants.

1.3 APPLICATION NO 00/0656/FL: KILMARNOCK FOOTBALL CLUB: RUGBY PARK, RUGBY ROAD, KILMARNOCK

There was submitted an executive summary sheet and report dated 14 November 2000 (both circulated) by the Director of Development Services on a full planning application for proposed erection of banqueting and conference centre with bedroom support at Rugby Park, Rugby Road, Kilmarnock.

The Head of Planning and Building Control reported that 2 letters of objection had been received, details of which were contained within the report; summarised the planning considerations in respect of the application; and gave the recommendation of the Director of Development Services: Approval, subject to the following conditions, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) The proposed development shall be carried out in accordance with the application form received on 19 September 2000 and the supporting statement and plans received on 19 September 2000 as amended by the site plan and landscaping layout both received on 7 November 2000; (3) The landscaping relating to this development as part of Condition (2) above, shall be laid out within the first available planting season prior to the use of the building hereby approved and shall be maintained thereafter in

accordance with maintenance scheme hereby approved by the Planning Authority;

(4) Notwithstanding the submitted plan, details of the design and construction of all fences and walls to comprise boundary treatment on the site shall be submitted to and approved by the Planning Authority before any development commences on the site;

(5) Notwithstanding the submitted plans, the external materials are not hereby approved. Details/samples of all external material shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site;

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no electricity transforming or switching equipment shall be erected on any part of site without the prior express permission of the Planning Authority;

(7) All site and servicing and workers vehicles shall be accommodated within the development site at all times during the period of construction unless otherwise agreed in writing in advance with the Planning Authority;

(8) Construction works shall not be undertaken on site unless within the hours of 0800 hours to 1800 hours Monday to Friday, and 0900 hours to 1600 hours Saturday and 0900 hours to 1300 hours on Sunday;

(9) During construction works, site access to the development hereby approved, shall only be taken from Dundonald Road unless otherwise agreed in advance with the Planning Authority;

(10) All public roads adjacent to the site which are subject to use by site traffic and other associated vehicles shall be kept clear of mud or other deposited materials at all times by means of mechanical brushing as appropriate;

(11) A scheme showing the provision to be made for the disposal of refuse shall be submitted to and approved by the Planning Authority before any development commences on the site;

(12) The noise produced by the use of the proposed development hereby approved, shall not exceed the existing background noise level at any given time measured at the site boundary by more than 10dB(A). Noise levels will be assessed in accordance with BS4142:1997 and include any relevant correction factors as specified in the British Standard. The development shall provide this Council with existing background noise levels for record purposes prior to the proposed development being brought into use. The method of taking such noise readings shall be agreed in advance with Protective Services (Environmental Health) and the Planning and Building Control Division;

(13) The works hereby approved on Hodgkins Smiths drawing A3764/111RevA shall be undertaken in accordance with the approved details prior to the proposed development being brought into use;

(14) The 380 car parking spaces indicated on the submitted plans shall be implemented prior to the use of the building;

(15) Prior to the commencement of development on site, the applicant shall submit details of measures to prevent the displacement of surface water run off to adjacent residential properties. Such measures shall be agreed in writing by the Planning Authority and implemented prior to the use of building;

(16) Notwithstanding the submitted plans, all entrances/exits to the building shall have a level access and all external doors shall have an opening mechanism to enable all members of the community ease of access of the premises;

(17) The eight car parking spaces identified for disabled persons shall be clearly marked for this use at all times;

(18) All stairwell windows on the south elevation of the development hereby approved, shall be in obscure glass to the satisfaction of the Planning Authority prior to the development being brought into use;

(19) Prior to the commencement of any development on site, a lighting scheme shall be submitted for the approval of the Planning Authority. The approved scheme shall be implemented to the satisfaction of the Planning Authority, prior to the development being brought into use; and

(20) Notwithstanding the approved plans and the terms of Condition (4) above, the existing wall along the western site boundary with

Rowanhill Place shall be retained intact and maintained thereafter to the satisfaction of the Planning Authority; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that development is carried out in accordance with the approved details; Condition (3) to ensure that landscaping scheme is laid out in a proper manner in the interests of visual amenity; Condition (4) in the interests of visual amenity and road safety; Condition (5) in the interests of visual amenity; Condition (6) to safeguard the residential amenity of the area; Conditions (7), (18) and (20) in the interests of residential amenity; Condition (8) in order to protect the residential amenity of neighbouring properties; Condition (9) in order to protect the amenity of neighbouring properties; Condition (10) in the interests of road safety; Condition (11) to ensure that there is satisfactory provision for the disposal of refuse from the proposed development; Condition (12) in the interests of the amenity of neighbouring properties; Conditions (13) and (19) in the interests of public safety; Condition (14) to ensure the implementation of the car parking spaces in the interests of road safety and residential amenity; Condition (15) to prevent the displacement of surface water to adjacent residential properties in the interests of public safety; Condition (16) to allow ease of access to all members of the community; and Condition (17) to provide car parking for disabled persons.

1.3.1 PLANNING HEARING

The Committee then heard Mr Tannahill in support of his objections and Mr Lawrance, on behalf of the applicant, in support of the application. A Member asked questions of the objector. The representative of the applicant responded to issues raised by the objector, all in accordance with the Hearing procedure.

The Chair closed the Hearing.

1.3.2 DETERMINATION OF APPLICATION NO 00/0656/FL

The Head of Planning and Building Control reported on planning issues raised during the Hearing.

It was agreed to grant the application subject to the conditions and for the reasons detailed and to an additional condition, on the details of the road works at the junction of Dundonald Place with Dundonald Road to be determined by the Head of Planning and Building Control.

MONITORING REPORT

2.1 BUSINESS GRANTS AND LOANS SCHEMES STATUS REPORT

There was submitted and noted a report dated 7 November 2000 (circulated) by the Director of Development Services on companies which had received financial support under the Council's Business Grants and Loans Schemes to local companies, in the period 9 October to 3 November 2000.

WEST OF SCOTLAND ARCHAEOLOGY SERVICE: FUNDING ISSUES (Item 5, Page 774, 99/02)

3. There was submitted a report dated 6 November 2000 (circulated) by the Director of Development Services on progress of discussions regarding funding of West of Scotland Archaeology Service and the Council's future involvement following examination of the possible options.

It was agreed:-

- (i) to rescind the Notice of Withdrawal from West of Scotland Archaeology Service;
- (ii) to continue funding West of Scotland Archaeology Service as described in Paragraphs 3.1 and 3.2 of the report;
- (iii) to authorise the Solicitor to the Council, in consultation with the Director of Development Services to agree changes in the Minute of Agreement between the Council and the West of Scotland Archaeology Service to reflect the new financial arrangements; and
- (iv) that the Council's position be reviewed following completion of the Service Manager's structural review, in one year's time.

MOORFIELD/MOUNT HOUSE ACTION PLAN

4. There was submitted and noted a report dated 6 November 2000 (circulated) by the Director of Development Services on the Moorfield/Mount House Action Plan to promote integrated housing and industrial development at sites to the north-east and north-west of Moorfield Roundabout, Kilmarnock.

STREET LIGHTING MAINTENANCE CONTRACT 1997-2000/02

5. There was submitted a report dated 6 November 2000 (circulated) by the Director of Development Services which sought approval to extend the current street lighting maintenance contract until 31 March 2002.

It was agreed to approve the extension of the street lighting maintenance contract until 31 March 2002.

ON-STREET PARKING - KILMARNOCK TOWN CENTRE (Item 12, Page 856, 99/02)

6. There was submitted a report dated 6 November 2000 (circulated) by the Director of Development Services on the outcome of the initial consultations on the proposed Kilmarnock Town Centre On-Street Parking Strategy; and which sought agreement of an extended programme to promote the parking proposals.

Having noted the Director's clarification, it was agreed:-

- (i) that Paragraph 3.3 of the report would now read, viz:- `Each of the three Local Committees endorsed, as a basis for consultation, the parking management proposals for the town centre;
- (ii) to note the public response to the consultations on the parking management proposals for Kilmarnock Town Centre, as detailed in an Appendix to the report;
- (iii) that there should be a further consultation on detailed parking proposals, which would be reported to this Committee in due course; and
- (iv) that a `zero' charge would be one of the options included within the later consultation exercise on levels of charging and options for collection of charges.

Councillor Douglas Reid joined the meeting during consideration of the above item.

PUBLIC TRANSPORT FUND BID 2001-02

7. There was submitted and noted a report dated 9 November 2000 (circulated) by the Director of Development Services on the successful outcome of a bid for an additional capital allocation of £670,000 from the Scottish Executive's Public Transport Fund 2001-02 for a walking and cycling project within Kilmarnock.

QUALITY ASSURANCE - ISO 9001: 1994

8. There was submitted and noted a report dated 6 November 2000 (circulated) by the Director of Development Services which advised that all sections of the Roads and Transportation Division had been successful in attaining ISO 9001: 1994 accreditation.

AWARDING OF CONTRACTS

9. There was submitted and noted a report dated 2 November 2000 (circulated) by the Depute Chief Executive/Director of Corporate Resources which provided details of the lowest satisfactory tenders which had been accepted in terms of the undernoted Department of Development Services' contracts:-

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Kilmarnock and Cumnock Bus Stations - Refurbishment	Central Building Contractors (Glasgow) Ltd	£533,570.64
Remedial Works to Retaining Wall - Cairns Terrace, Kilmarnock	Forbes and Whiteford Ltd, Kilmarnock	£27,871.44
A76 Patching - No 1	Kyle Tarmac, Irvine	£24,809.95

The meeting terminated at 1106 hours.

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