

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 15 FEBRUARY 2000 AT 1000 HOURS IN THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors Eric Ross, Stephanie Young, Daniel Coffey, Drew McIntyre, Harry Wilson, Iain Linton, Jim Raymond, Finlay MacLean, Robert McDill, Eric Jackson, George Smith, Jimmy Kelly, Tommy Farrell, 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; Sandy Gillatt, Chief Engineer; Chris Johnston, Financial Services Manager; Graham Kerr, Public Relations Officer; Karen McLeod, Solicitor; Julie Armstrong, Senior Administrative Officer; and Alex Hewetson, Administrative Officer.

APOLOGIES: Councillors Willie Coffey, John Knapp and Julie Faulds.

CHAIR: Councillor Eric Ross, Chair.

PLANNING APPLICATION**1. APPLICATION NO 99/0867/RM: WIMPEY HOMES (SCOTLAND) WEST**

There was submitted a report dated 11 February 2000 (circulated) by the Director of Development Services on a reserved matters application for proposed residential development of 37 detached villas, roads, footpaths and associated works at Dundonald Road, Kilmarnock.

The Head of Planning and Building Control reported that no objections had been received; summarised the planning considerations in respect of the application; and recommended:- That the application be approved subject to appropriate notification to the Scottish Executive under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997; and subject to the following conditions, viz:- (1) The proposed development shall be carried out in accordance with the application form received on 21 December 1999 and the plans received on 23 December 1999 incorporating the site layout and cross section plans received on 28 January 2000; (2) Details of the landscaping of the site, including the provision of play equipment and the maintenance of the play equipment and all open space outwith the private curtilage of any dwelling shall be submitted to and approved by the Planning Authority prior to the commencement of development. Such details shall include the timescale for the implementation of the landscaping and play equipment in relation to the completion of the dwellings and shall include the planting and maintenance programmes for the land cross-hatched red on the site layout plan; (3) The landscaping/open space relating to this development as part of Condition (2) above, shall be laid out simultaneously with the development, or each phase thereof, and shall be maintained thereafter in accordance with maintenance schemes to be submitted to and approved by the Planning Authority prior to the commencement of development; (4) Notwithstanding the submitted plans, details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the

site; (5) Before any of the dwellinghouses situated on the site upon which a fence or wall is to be erected are occupied, the fence or wall for which the permission of the Planning Authority has been obtained under the terms of Condition (4) above, shall be erected and thereafter maintained to the satisfaction of the said Authority; (6) The existing hawthorn hedge located along the western site boundary with the A71 shall be retained and incorporated into the landscaping scheme to be submitted and approved by the Planning Authority under the terms of Condition (2); (7) Notwithstanding the submitted plans, the facing, roofing and surfacing materials are not hereby approved. Details/samples of facing, roofing and surfacing materials shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site; (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (or any order or enactment replacing this) no extensions or garages (unless forming part of the approved layout plan) shall be erected on Plot Nos 1 to 15 inclusive (unless a further specific planning application is submitted to and approved by the Planning Authority); (9) The use of all garages shown on the approved plans shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from any of the garages; (10) Notwithstanding the provision 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; (11) Prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; (12) 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; (13) 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 1700 hours Saturday and Sunday; (14) During construction works, site access to the residential development hereby approved, shall only be taken from Dundonald Road unless otherwise agreed in advance with the Planning Authority; and (15) Public roads adjacent to the site shall be kept clear of mud or other deposited materials at all times by means of mechanical brushing as appropriate; Condition (1) to ensure that development is carried out in accordance with the approved details; Condition (2) to ensure that open space is adequately provided and maintained in the interests of residential amenity; Condition (3) to ensure that public open space areas are laid out in a proper manner in the interests of residential amenity; Condition (4) in the interests of visual amenity and road safety; Conditions (5) and (12) in the interests of residential amenity; Conditions (6) and (7) in the interests of visual amenity; Condition (8) to enable the Planning Authority to retain control over future development on the site in the interest of residential amenity; Condition (9) to safeguard the amenity of the area; Condition (10) to safeguard the residential amenity of the area; Condition (11) in the interests of public safety; Conditions (13) and (14) in order to protect the amenity of neighbouring properties; and Condition (15) in the interest of road safety.

It was agreed to grant the application subject to appropriate notification to the Scottish Executive under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997; and subject to the conditions and for the reasons detailed.

MONITORING REPORT

2.1 BUDGETARY CONTROL SUMMARY STATEMENT - DEVELOPMENT SERVICES TO 17 DECEMBER 1999 (PERIOD 9)

There was submitted and noted a joint report dated 25 January 2000 (circulated) by the Director of Finance and the Director of Development Services on the current budgetary control position and the projected out-turn for the year for the Department of Development Services for the period ended 17 December 1999 (Period 9).

APPROVAL OF AYRSHIRE JOINT STRUCTURE PLAN

3. There was submitted a report dated 17 January 2000 (circulated) by the Director of Development Services on the decision of the Scottish Ministers, on 21 January 2000, to approve the Ayrshire Joint Structure Plan 1999, which became operative on 24 January 2000.

Councillor Daniel Coffey, seconded by Councillor Harry Wilson, moved that the sentence: 'In these circumstances, proposals for small scale, short-term extraction shall be supported', in Paragraph 3.1 (ii) of the report was unacceptable, and the Scottish Executive should be advised accordingly.

Councillor Eric Ross, seconded by Councillor George Smith, moved as an amendment, to note the contents of the report.

On a division by a show of hands, the amendment was carried by 9 votes to 6.

VACANT LAND TAKE UP 1995-1999

4. There was submitted a report dated 31 January 2000 (circulated) by the Director of Development Services on an up-to-date analysis of the take up of vacant land; and to examine the Council's success in the re-use of brownfield (previously developed) land.

The Head of Planning and Building Control reported:-

- (i) that the heading of the third column in Paragraph 4.1 of the report, which read: 'Greenfield (ha)' should have read: 'Greenfield within vacant land (ha)'; and
- (ii) that a report on the take-up of greenfield land would be submitted to a future meeting of this Committee.

It was agreed:-

- (i) to note the amendment to Paragraph 4.1 of the report;
- (ii) that the Director of Development Services would submit a report on the take up of greenfield land to a future meeting of this Committee; and
- (iii) otherwise, to note the contents of the report.

TRUNK ROAD MANAGEMENT AND MAINTENANCE CONTRACT

5. There was submitted a report dated 7 February 2000 (circulated) by the Director of Development Services on the form of the proposed Management and Maintenance Contracts for trunk roads within East Ayrshire; and which sought approval for East Ayrshire to be part of the consortium of 11 Local Authorities to manage and maintain the trunk roads within East Ayrshire and for the Solicitor to the Council to enter into a Minute of Agreement to form the consortium.

The Chief Engineer reported:-

- (i) that the Consortium had been named the Clyde Solway Consortium (CSC); and
- (ii) that the CSC was in partnership with two private companies as undernoted:-
 - Tarmac, HBM (UK) Ltd for materials; and
 - Scott Wilson, Scotland Ltd, Engineering Consultancy Services, for consultancy work.

It was agreed:-

- (i) to note that the Consortium had been named the Clyde and Solway Consortium (CSC);
- (ii) that the CSC was in partnership with two private companies: Tarmac, HBM (UK) Ltd and Scott Wilson, Scotland Ltd, Engineering Consultancy Services;
- (iii) to note the form of the proposed Management and Maintenance Contracts for trunk roads within East Ayrshire;
- (iv) to approve that East Ayrshire Council would be part of the Consortium of 11 Local Authorities to manage and maintain trunk roads in South West Scotland; and
- (v) to authorise the Solicitor to the Council to enter into a Minute of Agreement between the 11 partner Local Authorities to form the CSC.

NATIONAL REVIEW OF ECONOMIC DEVELOPMENT SERVICES AND AN ECONOMIC FRAMEWORK FOR SCOTLAND

6. There was submitted a report dated 1 February 2000 (circulated) by the Director of Development Services on an inquiry into the delivery of local economic development services currently being conducted by the Enterprise and Lifelong Learning Committee of the Scottish Parliament and consultations by the Scottish Executive on an Economic Framework for Scotland; and which recommended policy responses by the Council on key issues in both reviews.

The Director of Development Services reported that, in terms of Paragraph 2.4 of the report, the Scottish Executive had announced a consultation exercise on the structure and operation of the enterprise network.

It was agreed:-

- (i) to endorse the policy principles set out in Paragraphs 3.1 and 3.2 of the report as the basis for submissions to the inquiry on local economic development services being conducted by the Scottish Parliament's Enterprise and Lifelong Learning Committee; and
- (ii) that in light of the announcement of the Scottish Executive on a consultation exercise on the structure and operation of the enterprise network, to continue consideration of the consultation on an Economic Framework for Scotland being conducted by the Scottish Executive, to a future meeting of this Committee.

Councillor Jimmy Kelly joined the meeting during discussion of this item.

M77 - PROGRAMMING (Item 4, Page 495, 99/02)

7. There was submitted a report dated 7 February 2000 (circulated) by the Director of Development Services on the planned programme for construction of the M77 and communications arrangements; and which sought the Committee's view on the configuration proposed for the junction at Eaglesham Road.

It was agreed:-

- (i) to note the programme schedule for the M77, set out by the Scottish Executive;
- (ii) that the Director of Development Services would inform the Scottish Executive:-
 - (a) that, as a timetable for the construction of the M77 had now been provided, the Council's objection to the Glasgow South Orbital route should be met by a condition in any planning approval which would prevent it from being open for traffic until the M77 had been completed; and
 - (b) that the Council would wish to see the completion of the full junction at the Eaglesham Road, as set out in the designs considered at the Public Local Inquiry on the road in 1996; and
- (iii) to note the arrangements, described in Paragraph 7 of the report, for continued communication and liaison with East Ayrshire Council and the local communities.

MEMBERSHIP OF SUSIEPHONE LIMITED

8. There was submitted a report dated 7 February 2000 (circulated) by the Director of Development on an invitation to East Ayrshire Council to join the company of Susiephone Limited, a computerised system for the transfer of information between the Public Utilities and the Roads Authorities; and the implications of membership.

It was agreed that the Director of Development Services should decline the offer of membership of Susiephone Limited.

THE EAST AYRSHIRE COUNCIL (FORMER B764 AT A77/B764 JUNCTION, CAULDSTANES FARM ACCESS NEAR FENWICK) (STOPPING-UP) ORDER

9. There was submitted a report dated 31 January 2000 (circulated) by the Director of Development Services which sought approval to make a Stopping-Up Order required to allow a section of redundant former road (former B764 at A77/B764 junction) from the list of Public Roads for return to the adjacent Cauldstanes Farm.

It was agreed to approve the Stopping-Up of the section of road as detailed in The East Ayrshire Council (Former B764 at A77/B764 Junction, Cauldstanes Farm Access near Fenwick) (Stopping-Up) Order.

BUS SHELTER ADVERTISING CONTRACT (Item 23, Page 3974, 96/99)

10. There was submitted a report dated 11 February 2000 (circulated) by the Director of Development Services on the outcome of the tendering process for the Bus Shelter Advertising Contract.

It was agreed:-

- (i) to note the implications of the award of the contract for the provision and maintenance of new advertising bus shelters in East Ayrshire to J C Decaux, as described within the report; and
- (ii) that the Director of Development Services would submit a report on recommendations for a programme of replacement of Council-owned bus shelters, to a meeting of this Committee prior to the Summer recess.

EXCLUSION OF PRESS AND PUBLIC

- 11.** The Committee resolved that under Section 50A(4) of the Local Government (Scotland) Act 1973, as amended, 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 Paragraph 6 of Schedule 7A of the Act.

MONITORING REPORTS

12.1 BUDGETARY CONTROL SUMMARY STATEMENT ROADS DLO - TRADING SERVICES TO 17 DECEMBER 1999 (PERIOD 9)

There was submitted a joint report dated 26 January 2000 (circulated) by the Director of Finance and the Director of Development Services on the current budgetary control position and the projected out-turn for the year for the Roads DLO Trading Services for the period ended 17 December 1999 (Period 9).

The Director of Development Services reported amendments to Paragraphs 3.1 and 3.2 of the report: the figures `£164,000' should have read, `£144,000'.

It was agreed to note the joint report, as amended.

12.2 BUDGETARY CONTROL SUMMARY STATEMENT VEHICLE MAINTENANCE DSO - TRADING SERVICES TO 17 DECEMBER 1999 (PERIOD 9)

There was submitted and noted a joint report dated 7 February 2000 (circulated) by the Director of Finance and the Director of Development Services on the current budgetary control position and the projected out-turn for the year for the Vehicle Maintenance DSO - Trading Services for the period ended 17 December 1999 (Period 9).

The meeting terminated at 1047 hours.