

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE

**MINUTES OF MEETING HELD ON THURSDAY 6 JUNE 1996 AT 1400 HRS
IN THE MEETING ROOM, COUNCIL HEADQUARTERS,
LONDON ROAD, KILMARNOCK**

PRESENT: Councillors George Turnbull, Drew McIntyre, Irene Reeves, Douglas Reid, Wilma Doyle, Ronald Brailsford, John Knapp, Daniel Coffey, David Fulton, Robert McDill, Eric Ross, David Sneller, Jimmy Boyd, George Smith and Tommy Farrell.

ATTENDING: David Montgomery, Chief Executive; Stephen Chorley, Director of Development Services; Robert Paton, Head of Economic Development; Kate McVey, Head of Legal Services; Alan Neish, Head of Planning and Building Control; William Taylor, Head of Roads and Transportation; James Kane, Chief Engineer, Roads and Transportation; Bill Walkinshaw, Principal Administrative Officer; Joan Kendall, Principal Solicitor; and Alex Hewetson, Administrative Officer.

CHAIR: Councillor George Turnbull, Chair.

DEVELOPMENT SERVICES DEPARTMENT - STRATEGIC ACTION PLAN

1. There was submitted a report dated 26 May 1996 (circulated) by the Director of Development Services seeking approval for the Development Services action plan for 1996/97 which it will aim to introduce over the next year to support the Council's strategic objectives.

It was agreed to approve the Development Services department action plan for 1996/97 as detailed in the report and that the Director of Development Services, develop the departmental issues pertaining to the disabled into a Charter for the Disabled within the context of the provision of Council service delivery.

UNEMPLOYMENT STATISTICS

2. There was submitted a report dated 29 May 1996 (circulated) by the Director of Development Services providing recent statistics relating to unemployment figures in Scotland and East Ayrshire in particular.

It was agreed:

- (i) to note the statistics as detailed in the briefing note attached to the report; and
- (ii) to remit to the Director of Development Services to prepare and submit to future meetings regular reports ranking unemployment statistics for all Local Authority Areas in Scotland together with the national unemployment statistics.

SPEED LIMITS

3. There was submitted a report dated 23 May 1996 (circulated) by the Director of Development Services seeking approval for the criteria to be used when setting speed limits on the Council's road network.

It was agreed:

- (i) that when alterations to speed limits were to be considered the relevant Local Committee would be consulted;
- (ii) to refer the report to the seven Local Committees on the basis that local areas of perceived danger on the Council's road network would be identified and reported to the Director of Development Services;
- (iii) to remit to the Director of Development Services to prepare and submit a report to a future meeting on the Local Committees' responses; and
- (iv) to note the guidelines on the basis for imposing speed restrictions as detailed in Scottish Office Circulars 1/93, 10/92 and 8/92.

PROVISION OF DISABLED PERSONS' PARKING BAYS

4. There was submitted a report dated 23 May 1996 (circulated) by the Director of Development Services seeking approval for a proposed policy for the provision of disabled persons' parking bays on public roads.

It was agreed:

- (i) to approve the criteria as detailed in the report, on an interim basis; and
- (ii) to remit to the Director of Development Services to consult with organisations representing disabled persons and the Director of Social Work and prepare and submit to a future meeting a report on any modifications to the proposal which appeared appropriate.

KILMARNOCK TOWN CENTRE - PARKING

5. There was submitted a report dated 23 May 1996 (circulated) by the Director of Development Services seeking approval to approach The Scottish Office to introduce an experimental controlled parking zone in the area of Kilmarnock Town Centre (John Dickie Street, Low Church Lane, College Wynd, Bank Place and Bank Street) identified by the hatched area on the plan attached to the report.

It was agreed that the Director of Development Services approach The Scottish Office to obtain authorisation for the signing of a controlled parking zone in the aforementioned areas of Kilmarnock and thereafter implement this zone.

SURPLUS GROUND - CUMNOCK TOWN CENTRE LINK ROAD - LUGAR STREET/BARRHILL ROAD

6. There was submitted a report dated 23 May 1996 (circulated) by the Director of Development Services seeking approval for the land identified by the hatched area on the plan attached to the report to be declared surplus to requirements.

It was agreed that the land at the Link Road, Lugar Street/Barrhill Road as detailed in the plan be declared surplus to requirements.

PUBLIC TRANSPORT DEVELOPMENTS

7. There was submitted a report dated 30 May 1996 (circulated) by the Director of Development Services:
- (i) on the future of subsidised bus services;
 - (ii) seeking approval to respond to a request by the Passenger Transport Authority for a contribution of £262,000 to its capital programme for 1996/97;
 - (iii) seeking approval to contribute to the cost of an extension to the Dial-a-Bus Service centred on Cumnock; and
 - (iv) advising of changes in the cost of the rural daycard following adjustments in the cost of fares outside the Passenger Transport Authority area.

It was agreed:

- (i) to welcome the decision by the Passenger Transport Authority not to cut subsidised bus services operating in East Ayrshire;
- (ii) to advise the Passenger Transport Authority that the Council was unable to contribute to its 1996-97 capital programme due to severe reductions in the Government's capital consent allocation to the Council and to support the Passenger Transport Authority's approach to The Scottish Office to consider arrangements for investment in public transport;
- (iii) to contribute £504 to the cost of extending the Dial-a-Bus service centred on Cumnock to Kilmarnock in order that New Cumnock may be included;
- (iv) to invite a representative of Strathclyde Passenger Transport Authority, to give a presentation on the Dial-a-Bus service at a future meeting; and
- (v) remit to the Director of Development Services in consultation with the Head of Public Relations to prepare and submit to a future meeting a report on measures to inform the public of the Dial-a-Bus service.

INITIAL STUDY ON FLOODING IN THE KILMARNOCK AREA

8. There was submitted a report dated 27 May 1996 (circulated) by the Director of Development Services on the findings of an initial consultancy study on the causes of flooding and the flow characteristics of the River Irvine and Kilmarnock Water and making recommendations for further action.

It was agreed to approve the action plan covering the following issues: publication; feasibility studies; planning policies; monitoring; early and medium term action; flood prevention scheme; and public liaison, as set out within the report; and

It was noted that in relation to implications for the Crosshouse area in the flood prevention plans that the Director of Development Services would discuss the issue with the Local Member.

Councillor Ross left the meeting during discussion of the above item.

**GRANTS AND SUBSCRIPTIONS TO PARTNERSHIPS
AND SPECIAL PROJECTS**

9. There was submitted a report dated 30 May 1996 (circulated) by the Director of Development Services recommending levels of grant support to external agencies falling within the remit of the Committee.

It was agreed to award grant/subscriptions to the undernoted organisations:

European Consortium	£6,847	
Planning Exchange	£4,000	
Culzean Country Park	£2,500	
Prestwick Airport Consultative Committee	£ 400	
Strathclyde Building Preservation Trust	£2,600	
Scottish Civic Trust	£ 300	
West Coast Rail 250	£ 500	
Scottish Council Development and Industry	£1,984	
Subscriptions		
- RoSPA		£287.88
- Scottish Housing & Town Planning Council		£150.00
- Scottish Urban Regeneration Forum (SURF)		£100.00
- Scottish Association for Public Transport		<u>£ 50.00</u>
		<u>£587.88</u>

Councillor Ross joined the meeting during discussion of the above item.

EAST AYRSHIRE COMMUNITY REGENERATION PARTNERSHIP

10. There was submitted a progress report dated 23 May 1996 (circulated) by the Director of Development Services:
- (i) outlining progress and recent Scottish Office requirements in relation to a submission under the new Urban Programme systems entitled "Programme for Partnership" in the 15 priority areas (Auchinleck, Bellsbank, Catrine, Cumnock - Netherthird, Hurlford - Crookedholm, Logan, Muirkirk, New Cumnock - Coupla, New Farm Loch - North End, Newmilns - Gilfoot, Northwest Kilmarnock, Patna, Rankinston, Riccarton and Shortlees);
 - (ii) recommending arrangements for approval of the submission within the timescale set by The Scottish Office.

It was agreed:

- (i) to note progress as detailed in the report; and
- (ii) to remit to the Director of Development Services to finalise the submission and provide it to The Scottish Office by the end of June 1996..

A REGENERATION STRATEGY FOR RURAL AREAS

11. There was submitted a report dated 21 May 1996 (circulated) by the Director of Development Services recommending the basis for a regeneration strategy covering those priority areas, within the wider rural parts of East Ayrshire, which did not qualify for Urban Programme funding and how to make use of the Scottish Rural Partnership Initiative currently being pursued by The Scottish Office.

It was agreed:

- (i) to support the principle of a strategy for the development of rural areas;
- (ii) to remit to the Director of Development Services to commence negotiations with all relevant bodies towards a partnership approach to such a strategy and to prepare and submit to a future meeting a report on support for, and progress on, such a strategy;
- (iii) to submit an application to The Scottish Office for the registration of a Local Rural Partnership for the Doon Valley, based upon the structure of the existing Dalmellington Working Party; and
- (iv) to authorise the Director of Development Services to submit applications for projects under "Rural Challenge" within the context of the Development Services Capital Budget and in consultation with the seven Local Committees as appropriate.

**THE FUTURE OF THE KILMARNOCK TOWN CENTRE
MANAGEMENT INITIATIVE (KTCMI)**

12. There was submitted a report dated 24 May 1996 (circulated) by the Director of Development Services:

- (i) advising of the evaluation exercise undertaken by Seagal Quince Wickstead on the increasing vitality and viability of the Town Centre;
- (ii) providing the view of the KTCMI Board on future arrangements for its approach, structure and management; and
- (iii) recommending a structure in which the Council might provide an active contribution within a partnership approach.

It was agreed:

- (i) to set up a "Kilmarnock Town Centre Partnership" Steering Group, chaired by a Member from the Council, and with representation as follows:
 - (a) three Members East Ayrshire Council.
 - (b) three Officers East Ayrshire Council (two of whom would be the Directors of Development and Community Services or their representatives);
 - (c) three Enterprise Ayrshire;
 - (d) three Retail Traders; and
 - (e) one Chamber of Commerce.

Councillor Sneller, seconded by Councillor McIntyre, moved that East Ayrshire Member representatives consist of Councillor Turnbull, Chair, Development Services Committee as the Chair of the Steering Group and the Chair and Vice-Chair of Kilmarnock Central Local Committee Councillor Cree and Councillor Doyle respectively.

Councillor Coffey, seconded by Councillor Brailsford, moved as an amendment that Councillor Reid, the local Member be appointed to the Steering Group.

On a division by a show of hands the motion was carried by 11 votes to 4.

- (ii) that the remit of the Steering Group be to provide, on behalf of the parent bodies, a strategic framework for the future development of the Town Centre, building on the Town Centre Plan and the regeneration work carried out to date;
- (iii) to support a KTCMI Board, which would work in the context set by the Steering Group, with its main aims being to promote the attractiveness of the town to shoppers and encourage new investment;
- (iv) that East Ayrshire Council be represented on the Board and such representation on the Board to be considered following the establishment of the aforementioned Steering Group; and
- (v) to support the principles established in Kilmarnock and Loudoun District Council's Town Centre Plan (Directional Statement) as approved at that Council's Planning Committee held on 26 March 1996; as a basis for the strategic development of the Town Centre, and for use by the new Town Centre Steering Committee.

**REPORT ON THE PUBLIC INQUIRY IN CONNECTION WITH OBJECTIONS
LODGED TO THE CUMNOCK AND DOON VALLEY
DISTRICT WIDE LOCAL PLAN**

- 13.** There was submitted a report dated 23 May 1996 (circulated) by the Director of Development Services on the findings of the appointed Scottish Office Reporter as regards the formal objections lodged at the Public Local Inquiry into the Cumnock and Doon Valley District Wide Local Plan.

It was agreed:

- (i) to note the contents of the Report of the Public Local Inquiry; and
- (ii) to authorise the changes recommended by the Reporter, as detailed in the Appendix attached to the report, to the text of the Finalised Cumnock and Doon Valley District Wide Local Plan, following appropriate statutory advert in the local Press.

MAUCHLINE CROSS SCULPTURE

- 14.** There was submitted a report dated 29 May 1996 (circulated) by the Director of Development Services seeking consideration of the most appropriate method of progressing the production of a public art sculpture at the Mauchline Cross public library development.

The three maquettes from which the final sculpture would be chosen were displayed at the meeting.

It was agreed:

- (i) to display the three maquettes at the next meeting of the Cumnock Local Committee; and
- (ii) following consultation with the Local Committee to display the three maquettes within a suitable public location in Mauchline to ascertain the views of the local residents on the designs.

PLANNING APPLICATIONS

15.1 APPLICATION NO KL/E/FL/87/090H - BICC DEVELOPMENTS LTD

There was submitted a report dated 28 May 1996 (circulated) by the Director of Development Services on a planning application for full planning permission for retail, office and leisure units with ancillary parking and servicing on land surrounding Portland Street, Kilmarnock.

It was reported by the Head of Planning and Building Control:

- (i) that further detailed objections to the application had been received;
- (ii) that an argument had been made that technically the leisure unit element of the planning application was contrary to the Development Plan and a submission had been received to that effect together with several other new grounds for objection;
- (iii) that the application had accordingly been advertised under Development Contrary Procedures and that a formal decision to support the recommendation could not be taken at this time;
- (iv) that three of the objectors had formally requested a formal planning Hearing to take place;
- (v) that deferral of consideration of the planning application was recommended; and
- (vi) consideration be given to holding a formal planning Hearing.

It was agreed that a formal planning Hearing take place as soon as practicable.

15.2 APPLICATION NO KL/W/LB/87/059C - BICC DEVELOPMENTS LTD

There was submitted a report dated 22 May 1996 (circulated) by Head of Planning and Building Control on a Listed Building application for consent for proposed demolition of Wheatsheaf Hotel, 15 Croft Street, Kilmarnock.

It was reported by the Head of Planning and Building Control:

- (i) that the Listed Building Consent was intrinsically linked to the proposals for Portland Street proposals referred to earlier; and
- (ii) that, one request for a formal Planning Hearing to take place had been received.

Councillor Sneller, seconded by Councillor McIntyre, moved to defer consideration of the application until after the planning Hearing on the BICC Development at Portland Street No KL/E/FL/87/090H referred to under item 15.1 above and a decision had been made in respect of this proposal.

Councillor Coffey, seconded by Councillor McDill, moved as an amendment that a formal planning Hearing on the proposed demolition should follow the formal planning Hearing on the Portland Street proposals on the same day.

On a division by a show of hands the motion was carried by 11 votes to 4.

15.3 APPLICATION NO 96/0073/RM - DAWN DEVELOPMENT LTD

There was submitted a report dated 30 May 1996 (circulated) by the Head of Planning and Building Control on a planning application for approval of reserved

matters for the proposed non-food retail development, Queens Drive/Little Bellsland Road, Kilmarnock.

Reported that two objections and two representations had been received.

Recommendation by Head of Planning and Building Control: (i) Approval subject to the following conditions: (1) The proposed development shall be carried out in accordance with the application form and plans submitted on 30 April 1996 as revised by the amended and additional plans and letter plan received by the Planning Authority on 8, 10 and 21 May 1996; (2) The approval relates to the means of access to the site and to the layout, design, means of drainage and sewage disposal, car parking and boundary walls and fences associated with the non-food retail units. With the exception of these items, the matters reserved by Outline Consent No KL/E/OL/91/279B remain to be submitted and approved by the Planning Authority and specifically, details of finished site and building levels throughout the site remain to be agreed; (3) Notwithstanding the submitted information details of all external materials relating to the non-food retail development shall be submitted to and approved by the Planning Authority before development commences on site; (4) Notwithstanding the approved plans, details of the design of the boundary of the garden centre shall be submitted to and approved by the Planning Authority before development commences on site; (5) Notwithstanding the approved plans, the metal perimeter fence along the rear of the service area shall be painted in a colour to be agreed by the Planning Authority; (6) Notwithstanding the approved plans, the parking areas shall be delineated from the general circulation areas by the use of paviours. Details of the intended use of this feature shall be submitted to and approved by the Planning Authority prior to the commencement of development; (7) Details of the treatment of the Scottish Power sub-station enclosure shall be submitted to and approved by the Planning Authority before development commences on site; (8) No mechanical plant shall be used within 500mm of British Gas apparatus; (9) A scheme showing the provision to be made for the disposal of refuse shall be submitted to and approved by the Planning Authority before development commences on site; (10) Details of the following items shall be submitted to and approved by the Planning Authority before development commences on site: (a) light fittings and directional signage within the car parking area; (b) trolley bags and bollards; and (c) the design and appearance of any mechanism to restrict traffic outwith retailing hours; (11) No storage of goods or other materials shall take place in the service yard; (12) No customer car parking shall take place in the service yard; (13) Any loading or unloading of vehicles which may be required in connection with deliveries to the retail park shall take place within the curtilage of the service yard; (14) The developer of this site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles; (15) Notwithstanding the submitted plans, the disabled parking bays shall have an access area of 1.2m hatched in yellow. The disabled parking bays shall be marked with yellow lines and a yellow wheelchair symbol provided to the rear of or within each space; (16) Notwithstanding the submitted details, the design of the first five metres of the perimeter fence with First Stop Builders Merchants is not hereby approved, its design shall incorporate the use of brick/block wall and piers, details of which shall be submitted to and approved by the Planning Authority before development commences on site; (17) Any gates in the garden centre shall be used for fire escape purposes only; and (18)

Notwithstanding the approved plans, a footway shall be provided across the mouth of the former line of Little Bellsland Road at its junction with Queens Drive once Little Bellsland Road has been realigned to the satisfaction of the Planning Authority; Condition (1) being imposed to ensure that the development is carried out in accordance with the approved details; Condition (2) to enable the Planning Authority to retain control over the development of the site; Conditions (3) to (7), (10), (11) and (16) in the interests of visual amenity; Conditions (8) and (17) in the interests of public safety; Conditions (12), (13), (14) and (18) in the interests of road safety; and Condition (15) to enable access to the development for all members of the community; and (ii) that the decision notice should be issued only following the industrial development in relation to the satisfactory signing of the Section 50 Agreement, and the subsequent recording of the Agreement in the Register of Sasines

Agreed (i) to grant the application subject to the conditions and for the reasons detailed; and (ii) the decision notice only being issued following the satisfactory signing of the Section 50 Agreement relating to the adjacent site for industrial development, and the subsequent recording of the Agreement in the Register of Sasines.

15.4 APPLICATION NO 96/0011/FL - DAWN DEVELOPMENTS LTD

There was submitted a report dated 23 May 1996 (circulated) by the Head of Planning and Building Control on an application for full planning permission for the proposed industrial units, Little Bellsland Road, Kilmarnock.

Reported that one objection had been received, details of which were contained within the report.

Recommendation by Head of Planning and Building Control: (i) Approval subject to, viz:- (1) The development to which this permission relates must be begun within five years from the date of this permission; (2) The approval of the industrial units relates to a use within Use Classes 4 and 11 in the Town and Country Planning Use Classes (Scotland) Order 1989; (3) No storage of materials or articles shall take place on the premises outside a building; (4) No materials shall be burned on the site at any time; (5) Notwithstanding the submitted plans, the block plans are not hereby approved. Details/samples of panels, flashings and doors shall be submitted to and approved by the Planning Authority before any development commences on the site; (6) A landscaping scheme including the treatment of the boundary of the site especially adjacent to A71 and Kirkstyle Cricket Ground, shall be submitted to and approved by the Planning Authority prior to commencement of any development, and shall be implemented not later than the next appropriate planting season after the development has been carried out immediately upon the completion of the houses. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped area, and shall be maintained thereafter in accordance with these details; (7) Details of the floor levels of the units shall be submitted to and approved by the Planning Authority before development commences on site. Such details shall confirm that full account has been taken of the periodic flooding of the site and the need to preclude adverse off site impact resulting from diversion of flood waters; (8) Details of the treatment of the car parking areas shall be submitted to and approved by the Planning Authority before development commences on site; (9) 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; (10) Notwithstanding the approved plans, satisfactory details regarding the relationship between the boundary of the site of the industrial units and Kirkstyle Cricket Ground and its treatment shall be submitted to and approved by the Planning Authority before development commences on site; and (11) The developer shall make early contact with the Services Departments; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to enable the Planning Authority to retain control over the development of the site; Conditions (3) and (4) to safeguard the residential amenity of the area and in the interests of highway safety; Condition (5) in the interests of visual amenity; Condition (6) to ensure that adequate provision of public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interests of residential and visual amenity; Conditions (7) and (11) in the interests of public safety; Conditions (8) and (9) in the interests of visual amenity; and Condition (10) in the interests of public safety and visual amenity; and (ii) that the decision notice should be issued only following the satisfactory signing of the Section 50 Agreement and the subsequent recording of the Agreement in the Register of Sasines.

Agreed (i) to grant the application subject to the conditions and for the reasons detailed; and (ii) the decision notice only being issued following the satisfactory signing of the Section 50 Agreement and the subsequent recording of the Agreement in the Register of Sasines.

15.5 APPLICATION NO KL/E/OL/93/169B - MR J BAIRD

It was reported by the Head of Planning and Building Control and noted that this application regarding the applicant's request for revocation of outline planning consent for the provision of a dwellinghouse at Windshields, Darvel, had been withdrawn by the applicant.

15.6 APPLICATION NO 96/0045/OL - CORE TECHNOLOGIES LTD

There was submitted a report dated 23 May 1996 (circulated) by Head of Planning and Building Control on an application for outline planning permission for proposed Science/Business Park and associated development of Treesbank House for corporate headquarters.

It was reported by the Head of Planning and Building Control that two further objections had been received, details of which were given to the Committee.

Reported by the Head of Planning and Building Control that the Council had joint responsibility for the Structure Plan and at a recent meeting with Directors of South and North Ayrshire, there was agreement that the issue was of strategic significance Ayrshire-wide. As no procedure for dealing with such applications by the Ayrshire Joint Structure Plan Committee had yet been agreed, it had been requested that a decision on the proposal be deferred to permit further discussion on the process of consultation and determination of such applications.

Recommendation by the Head of Planning and Building Control that the application be delegated for full approval to the Director of Development Services, in consultation with the Chair subject to the conditions and for the reasons detailed below and subject to there being no significant objections from North or South

Ayrshire in their capacity as members of the Joint Structure Plan Team following the further consultation period of 14 days.

Recommended conditions, viz:- (1) In the case of the reserved matters specified below, application for approval must be made not later than the expiration of three years beginning with the date of this permission; (2) That the development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later; (3) Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved: (a) the size, height, design and external appearance of the proposed buildings; (b) the means of drainage and sewage disposal; (c) the provision for car parking; (d) the landscaping of the site; and (e) finished site levels/floor levels; (4) This approval relates solely to uses within the Use Class "4" in the Town and Country Planning Use Classes (Scotland) Order 1989 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order; (5) The details to be submitted under Condition (3) shall provide for a high quality of design of buildings, constructed of quality materials and located within a well-designed landscaped setting. The tree belt along the north-eastern boundary of the site should be improved so as to maintain the character of the area; (6) Notwithstanding the submitted plans, details in relation to the siting of the laboratory/office building are not hereby approved and shall be reserved for further approval of the Planning Authority under Condition (3); (7) No trees shall be felled, lopped or have roots cut on the site without the written consent of the Planning Authority; (8) Notwithstanding the submitted plans, details of junction and ghost markings on Ayr Road and details of car parking shall be submitted to and approved by the Planning Authority before any development commences on site; (9) No development shall be carried out until junction improvement, localised widening on Ayr Road and ghost markings are installed; (10) Notwithstanding the submitted plans, the north-western spur road exit from the roundabout is not hereby approved. The roundabout shall be formed without this facility; (11) The industrial units to be developed in the field to the northeast of Treesbank House shall be restricted to single storey buildings; and (12) That prior to the commencement of works on the site, the applicant shall satisfy himself as to the suitability of the site for construction purposes; Conditions (1) and (2) being imposed to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972; Condition (3) the approval is in outline only; Condition (4) to provide an acceptable addition to the industrial land supply the type of which is not presently available within the East Ayrshire supply. There are no alternative industrial sites which are suitable for the requirements of the applicant; Condition (5) to ensure that the development does not conflict with its setting and surroundings in the interests of visual amenity and the character and appearance of the area; Condition (7) to ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of visual amenity; Condition (8) in the interests of road safety and to ensure that adequate provision is made for car parking; Condition (9) in the interests of road safety; Condition (10) it is not necessary to include this additional exit for the purposes of implementing this consent. It is undesirable to develop an exit which leads to land outwith the application site and which is identified as countryside; Condition (11) in the interests of visual amenity; and Condition (12) in the interests of public safety.

Agreed to delegate to the Director of Development Services full approval of the application, in consultation with the Chair, subject to the conditions and for the reasons detailed and subject to there being no significant objections from North or South Ayrshire in their capacity as members of the Joint Structure Plan Team following the further consultation period of 14 days.

Also agreed that the Director of Development Services notify Committee members of any responses received by the expiry of the aforementioned period.

15.7 APPLICATION NO 96/0064/LA - SOCIAL WORK DEPARTMENT, EAST AYRSHIRE COUNCIL

There was submitted a report dated 22 May 1996 (circulated) by Head of Planning and Building Control on an application for full planning permission under the Development by Planning Authorities (Scotland) Regulations 1981 for the erection of new Social Work Area Centre, Disability Resource Centre and Day Centre, William McComb Court, Auchinleck.

Reported that no objections had been received and the proposal has deemed consent from the Secretary of State.

It was agreed that the agent be advised that the proposal is acceptable 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 and submitted plans received by the Planning Authority on 24 April 1996; (3) That prior to works commencing on site, the developer shall submit details of an emergency vehicular access to the proposed development together with an additional pedestrian footpath link to be taken from the south side of the adjacent Affleck House, to the Planning Authority for approval. Such details shall be implemented prior to the first use of the building; and (4) That prior to the works commencing on site, the developer shall submit details of the proposed garage for storage of a minibus. Such details shall be agreed by the Planning Authority prior to first use of the building; Condition (1) being imposed to comply with Section 38 of the Town and Country Planning (Scotland) Act 1972; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) in the interests of public safety and to ensure proper linking to the existing footpath network in the locality; and Condition (4) to ensure that this detail has been submitted and agreed with the Planning Authority.

PLANNING APPLICATIONS REFERRED FROM LOCAL COMMITTEES

16. APPLICATION NO CD/96/0051/DPP - BONNYTON ROOFING

Reported by the Head of Planning and Building Control and noted that this matter had been dealt with by the Doon Valley Local Planning Committee.

AYRSHIRE ECONOMIC FORUM

- 17.** There was submitted a report dated 27 May 1996 (circulated) by the Director of Development Services regarding arrangements being considered for the Ayrshire Economic Forum and seeking nominations for Member representatives and providing details of officer representatives on the Forum.

It was agreed:

- (i) that the Council participate in the Forum;
- (ii) that four Council representatives be nominated (two Members and two Officers) to the Forum;

In this connection Councillor Sneller, seconded by Councillor Doyle, moved that Councillor Sneller, Leader of the Council and Councillor Turnbull, Chair of the Development Services Committee, be the Member representatives at the Forum.

Councillor McDill, seconded by Councillor Reid, moved as an amendment that Councillor Coffey be one of the Member representatives on the Forum.

On a division by a show of hands the motion was carried by 11 votes to 4.

- (iii) that the Chief Executive and the Director of Development Services (or nominees) be the officer representatives on the Forum; and
- (iv) that the Council's representatives raise at the first meeting of the Forum that Elected Members represented on the Forum should be accorded the facility of substitutes.

EXCLUSION OF PRESS AND PUBLIC

- 18.** 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 the paragraph of Schedule 7A of the Act shown against each item.

PROPOSED LISTING OF PRIMARY SCHOOL (PARA 13)

- 19.** There was submitted a report dated 29 May 1996 (circulated) by the Director of Development Services advising that Hurlford Primary School has been recommended to Historic Scotland for inclusion on the statutory list of buildings of special architectural or historic interest.

It was agreed:

- (i) to support the proposal to list Hurlford School;
- (ii) to remit to the Director of Development Services
 - (a) to notify Historic Scotland of the Council's support for the proposed listing; and

- (b) that in the future, following listing of such property, enquiry be made with Historic Scotland, in each instance, on the availability of funds to assist in the continued maintenance of the buildings.

**CAPITAL PROGRAMME - INDUSTRIAL DEVELOPMENT
AND ENVIRONMENT PROJECTS (PARAS 8 & 9)**

20. There was submitted a report dated 17 May 1996 (circulated) by the Director of Development Services seeking approval for joint ventures with Enterprise Ayrshire to promote industrial development; and to make a contribution to environmental improvement schemes.

It was agreed:

- (i) to purchase the industrial site at Barony, Auchinleck at a cost identified within the report and on terms to be negotiated by the Director of Development Services and Head of Property and without prejudice to the determination of a planning application for the site;
- (ii) in principle, to contribute to the development proposed by Core Technologies, on terms to be negotiated by the Director of Development Services and the Head of Property, and without prejudice to the determination of a planning application for the site;
- (iii) that the cost of (i) and (ii) uncommitted balances for environmental projects and, if necessary, small business loans, on the basis that these allocations would be restored if the projects did not proceed or further funds become available.
- (iv) to contribute £10,000 to the cost of building face-lifts at Bank Street, Kilmarnock and £10,000 to face-lifts in Newmilns subject to priority being given to projects which supported business development or contributed to jobs or skills training for unemployed people; and
- (v) that any grant provision in respect of a conservation grant for Dunlop be reconsidered if funding was available.

The meeting terminated at 1525 hrs.