

**EAST AYRSHIRE COUNCIL****DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON TUESDAY 26 MAY 1998 AT 1001 HOURS IN  
THE MEETING ROOM, COUNCIL HEADQUARTERS, LONDON ROAD,  
KILMARNOCK**

**PRESENT:** Councillors Drew McIntyre, Douglas Reid, Provost Robert Stirling and Councillors Kathleen Hall, John Knapp, Daniel Coffey, David Fulton, George Turnbull, Robert McDill, Eric Ross, Jim Kelly, Jimmy Boyd, George Smith, Robert Taylor and Tommy Farrell.

**ATTENDING:** David Montgomery, Chief Executive; Stephen Chorley, Director of Development Services; Robert Paton, Head of Economic Development; Alan Neish, Head of Planning and Building Control; Bill Taylor, Head of Roads and Transportation; Bill Walkinshaw, Principal Administrative Officer; Jim Worley, Principal Planning Officer; Tom Harris, Public Relations Manager; Karen McLeod, Senior Solicitor; and Alex Hewetson, Administrative Officer.

**APOLOGIES:** Councillors Wilma Doyle, Ronald Brailsford and David Sneller.

**CHAIR:** Councillor Drew McIntyre, Chair.

**PLANNING APPLICATIONS****1.1 APPLICATION NO 97/0710/FL AND APPLICATION NOS 97/0711/FL AND 97/0868/LB: RAITHMUIR DEVELOPMENTS (Item 1.1, Page 3219)****1.1.1 CON-JOINED PLANNING HEARING**

The con-joined Hearing was being held to hear the objectors and applicant in respect of a full planning application no 97/0710/FL for proposed conversion of byre to form dwelling housing at Gateside Farm, Stewarton, and full planning application no 97/0711/FL and listed building application no 97/0868/LB for proposed alteration to and conversion of existing byres to form three terraced houses at Gateside Farm, Stewarton.

There was submitted in respect of application no 97/0710/FL a report dated 24 February 1998 (circulated) and in respect of application nos 97/0711/FL and 97/0868/LB a report dated 3 March 1998 (circulated) by the Director of Development Services summarising all information in relation to the applications.

There was also submitted Note of Procedure (circulated) to be followed at the Hearing.

The Administrative Officer explained the procedure to be followed at the Hearing.

It was noted that Members of the Committee had visited both sites prior to the meeting.

**1.1.2 APPLICATION NO 97/0710/FL**

The Head of Planning and Building Control reported that six letters of objection and two letters of objection from consultees had been received, details of which were contained within the report; summarised the planning considerations in respect of the

application; and recommended: Refusal for the following reasons, viz:- (1) The application site lies outwith the urban envelope of Stewarton and the proposed development would be contrary to Policy HR 1 of the Finalised Kilmarnock and Loudoun District Plan; and (2) The application building is not considered to be of traditional design nor traditionally built and is therefore not eligible for rehabilitation under Policy HR 4 of the Finalised Kilmarnock and Loudoun District Plan.

### **1.1.3 APPLICATION NOS 97/0711/FL AND 97/0868/LB**

The Head of Planning and Building Control reported that six letters of objection and two letters of objection from consultees had been received, details of which were contained within the report; summarised the planning and listed building considerations in respect of the applications and recommended (i) in respect of application no 97/0711/FL: 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 and plans submitted on 6 October 1997 as revised by the application form received by the Planning Authority on 17 November 1997 and the amended plans (Drawing SKO2C) received by the Planning Authority on 16 January 1998. This consent relates solely to the application site outlined in red on Drawing SK04 (REV A); (3) This approval relates to the change of use and rehabilitation rather than the new construction of dwellings; (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) Notwithstanding the plan(s) hereby approved the external appearance of all materials to be used in the construction of the extensions shall match the materials of the byre as converted; (6) The applicant shall submit a programme of works and a schedule of implementation relative to the upgrading of the 'C' listed farmhouse, Gateside Farm, which shall comprise the content of a Section 75 Agreement, under the Town and Country Planning (Scotland) Act 1997, to be concluded with the Planning Authority prior to the commencement of any development on site; (7) Notwithstanding the plans hereby submitted, details of road construction works affecting existing field drains/burns must be submitted to and approved by the Planning Authority prior to the commencement of any development on site; and (8) The roadway shall be complete no later than the first occupation of the dwellings hereby approved; Condition (1) being imposed to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) to ensure the development relates to the rehabilitation rather than the new construction of dwellings; Conditions (4) and (5) in the interests of visual amenity; Condition (6) to ensure that listed building upgrading works are implemented; Condition (7) to ensure existing field drains/burns are not disrupted; and Condition (8) in the interest of road safety; and (ii) in respect of application no 98/0868/LB: 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 and plans submitted on 6 October 1997 as revised by the application form received by the Planning Authority on 17 November 1997 and the amended plans (Drawing SKO2C) received by the Planning Authority on 16 January 1998. This consent relates solely to the application site outlined in red on Drawing No SKO4 (REV A); (3) This approval relates to the change of use and rehabilitation of

the byre to form 3 dwellinghouses and not to the erection of new dwellinghouses in the countryside; (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) Notwithstanding the plans hereby approved the external appearance of all materials to be used in the construction of the extensions shall match the materials of the byre as converted; (6) The applicant shall submit a programme of works and a schedule of implementation relative to the upgrading of the 'C' listed farmhouse, Gateside Farm, which shall comprise the content of a Section 75 Agreement, under the Town and Country Planning (Scotland) Act 1997, to be concluded with the Planning Authority prior to the commencement of any development on site; (7) Notwithstanding the plans hereby submitted, details of road construction works affecting existing field drains/burns must be submitted to and approved by the Planning Authority prior to the commencement of any development on site; and (8) The roadway shall be complete no later than the first occupation of the dwellings hereby approved; Condition (1) being imposed to comply with Section 16 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997; Condition (2) to ensure that the development is carried out in accordance with the approved details; Condition (3) to ensure that the development relates to the rehabilitation rather than the new construction of dwellings; Conditions (4) and (5) in the interests of visual amenity; Condition (6) to ensure that listed building upgrading works are implemented; Condition (7) to ensure existing field drains/burns are not disrupted; and Condition (8) in the interest of road safety; and (iii) that the issuing of the Planning Decision Notice be withheld until (a) the listed building consent has been cleared by Historic Scotland; and (b) the Head of Legal Services has satisfactorily concluded a formal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the following, (i) agreement of a schedule of works to the listed farm steading buildings; and (ii) agreement of a timescale, in relation to the implementation of the planning permission, for the implementation of the works.

The Committee then heard Mr Donald, representative of objectors, in support of their objections and Mr Grant, representative of the applicant, in support of the application. Members asked questions of the representative of the objectors and the representative of the applicant. The representative of objectors and the representative of the applicant responded to issues raised, all in accordance with the Hearing procedure.

The Chair closed the Hearing.

The Head of Planning and Building Control:-

- (i) provided further comment on the issues raised; and
- (ii) withdrew condition no (6) from application nos 97/0711/FL and 97/0868/LB, as issues on the upgrading of the steading were adequately covered under the Section 75 Agreement.

#### **1.1.4 DETERMINATION OF APPLICATION NO 97/0710/FL**

Councillor Fulton, seconded by Councillor Kelly, moved that as the development was an appropriate use of the site in question and would not be detrimental to the surrounding environment, the application be granted.

Councillor Hall, seconded by Councillor McIntyre, moved as an amendment that the application be refused for the reasons detailed.

On a division by a show of hands, the amendment was carried by eight votes to seven.

#### **1.1.5 DETERMINATION OF APPLICATION NOS 97/0711/FL AND 97/0868/LB**

It was agreed:-

- (i) to grant the applications subject to the conditions and for the reasons, as amended, detailed; and
- (ii) that the issuing of the Planning Decision Notice be withheld until:-
  - (a) the listed building consent had been cleared by Historic Scotland; and
  - (b) the Head of Legal Services had satisfactorily concluded a formal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants, in respect of the following:-
    - (i) agreement of a schedule of works to the listed farm steading building; and
    - (ii) agreement of a timescale, in relation to the implementation of the planning permission, for the implementation of the works.

#### **1.2 APPLICATION NO 98/0025/OL: MR AND MRS MCLEISH (Item 1.4, Page 3275)**

There was submitted a report dated 11 May 1998 (circulated) by the Director of Support Services on the decision of the Special Meeting of the Northern Area Local Planning Committee held on 17 April 1998 regarding this planning application; the requirement to hold a Hearing; and requesting this Committee to consider and determine the planning application and a report dated 24 March 1998 (circulated) by the Head of Planning and Building Control on this outline planning application for proposed development of land for residential purposes at Priestland Mill, Priestland.

It was noted that Members of the Committee had attended a site visit prior to the meeting.

The Head of Planning and Building Control reported that one letter of objection and one letter from the applicant in response to the objection had been received, details of which were contained within the report; summarised the planning considerations in respect of the application; and recommended: Refusal for the following reason, viz:- The proposed development would be detrimental to road safety and would be contrary to Policy HU 3 of the Finalised Kilmarnock and Loudoun District Plan by reason of there being insufficient sightlines within the applicant's control.

It was also reported that the objector had intimated he did not wish to address the Committee, either in person or through a third party and that the applicant and his agent were not present.

Councillor McIntyre, seconded by Councillor Boyd, moved that the application be refused for the reason detailed.

Councillor McDill, seconded by Councillor Fulton, moved as an amendment, that as it was considered on this occasion that the sightlines specific to this proposal were adequate that the application be granted and that it be remitted to the Head of

Planning and Building Control to determine appropriate conditions in relation to this planning application, which should also prevent the loss of any trees.

On a division by a show of hands, the amendment was carried by nine votes to six.

### **1.3 APPLICATION NO 97/0765/OL: MR FINDLAY WHITE (Item 1.3, Page 3274)**

There was submitted a report dated 11 May 1998 (circulated) by the Director of Support Services on the decision of the Special Meeting of the Northern Area Local Planning Committee held on 17 April 1998, regarding this planning application; the requirement to hold a Hearing; and requesting this Committee to consider and determine the planning application; and a report dated 18 March 1998 (circulated) by the Head of Planning and Building Control on the outline planning application for proposed livery stables with associated one and a half storey dwellinghouse and garage at Burnhouse Field, Sorn Road, Galston.

It was noted that Members of the Committee had attended a site visit prior to the meeting.

The Head of Planning and Building Control reported:-

- (i) that one letter of objection and additional information submitted by the applicant had been received, details of which were contained within the report;
- (ii) that following receipt of further information from the Roads and Transportation Division, following a reassessment of the sightlines requirements, reasons nos 1 and 2 for refusal of this application were withdrawn; and
- (iii) the receipt and content of two further letters of objection.

The Head of Planning and Building Control summarised the planning considerations in respect of the application; and recommended: Refusal for the following reasons, viz:- (1) The proposed development, in the absence of any demonstrated specific locational need, is contrary to Policy C2 of the Finalised Kilmarnock and Loudoun District Plan; and (2) The proposed dwelling, by virtue of the absence of a need to accommodate a person employed in agriculture or forestry, is contrary to Policy HR 1 of the Finalised Kilmarnock and Loudoun District Plan.

The Committee then heard Mrs Walker in support of her objections and Mr Carrie and Mr McGarvey, representatives of the applicant, in support of the application, all in accordance with the Hearing procedure.

The Chair closed the Hearing.

The Head of Planning and Building Control Division provided further comment on the issues raised.

It was agreed, that as the specific locational criteria for the establishment of a business in this rural location had been satisfied; the application be granted and that it be remitted to the Head of Planning and Building Control, in consultation with the Chair, to determine appropriate conditions in relation to this planning application.

Councillor Boyd left the meeting at this point.

#### **1.4 APPLICATION NO 98/0136/LA: DIRECTOR OF EDUCATION, EAST AYRSHIRE COUNCIL**

There was submitted a report dated 6 May 1998 (circulated) by the Director of Development Services on a Notice of Intention to Develop for proposed Primary School, Nursery, playground and access road, off Sorn Road, Auchinleck.

The Head of Planning and Building Control reported:-

- (i) that two letters of representation had been received and following assurances by the applicant, the representations had been withdrawn; and
- (ii) a letter of objection from Auchinleck Community Council.

The Head of Planning and Building Control recommended: That a Notice of Intention to Develop be forwarded to the Secretary of State in accordance with the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1984 and that the proposal was considered to be acceptable subject to the following details, viz:- (1) Notwithstanding the approved plans, the access, car parking and service layout arrangements shall accord with the provisions of the Traffic Impact Assessment associated with the submitted planning application to the requirements of East Ayrshire Council's Roads Division, in consultation with the Department of Education and to the satisfaction of the Planning Authority; (2) Prior to works commencing on site, the applicant shall submit details of the location and provision of facilities for the storage of refuse within the site, to the satisfaction of the Planning Authority; (3) Prior to works commencing on site, the applicant shall submit a sample of facing brick and roof tile to be used in the external finishes of the proposed school building to the Planning Authority for approval; (4) The proposed roller shutters shall be finished in an anodised or powder coating finish and prior to works commencing on site, the applicant shall submit a sample of the colour finish of the shutters to the Planning Authority for approval; and (5) Prior to the commencement of the development on site, details shall be submitted to and approved by the Planning Authority indicating the site boundary features to be provided or retained, such features to be in place prior to the opening of the school; Detail (1) being proposed in the interests of public road safety; Details (2), (3) and (4) in the interests of amenity; and Detail (5) in the interests of residential amenity.

It was agreed that a Notice of Intention to Develop be forwarded to the Secretary of State in accordance with the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1984 and that the proposal was considered to be acceptable subject to the details and for the reasons referred to above.

#### **REPORT ON FLY ROCK INCIDENT AT BURNFOOT MOOR OPENCAST COAL SITE, MUIRKIRK**

- 2. There was submitted a report dated 20 May 1998 (circulated) by the Director of Development Services on a serious fly rock incident which occurred in the community of Muirkirk on 14 May 1998 as a result of blasting operations at Burnfoot Moor Opencast Site and on actions undertaken by the Planning and Building Control Division in response to that incident.

The Head of Planning and Building Control reported that further investigations had been carried out by The Health and Safety Executive on Monday 25 May 1998 and that site operatives had been interviewed.

It was agreed:-

- (i) to note the progress of the investigation into the event as detailed within Paragraph 3 of the report and supplemented by the verbal report by the Head of Planning and Building Control;
- (ii) that a report on the findings of the investigation by The Health and Safety Executive into the incident would be submitted to this Committee as soon as practicable; and
- (iii) otherwise, to note the contents of the report.

## **MONITORING REPORTS**

### **3.1 UNEMPLOYMENT IN EAST AYRSHIRE - MARCH 1998**

There was submitted a report dated 12 May 1998 (circulated) by the Director of Development Services providing statistics recently released by the office for National Statistics relating to unemployment figures in Great Britain and Scotland and East Ayrshire in particular, in March 1998.

The Director of Development Services further recommended that the Council write to Brian Wilson, MP, Minister of State for Education and Industry to draw attention to the high levels of unemployment in East Ayrshire and requesting that special measures to support job creation, such as those recently announced for other areas, be considered for East Ayrshire.

It was agreed:-

- (i) to remit to the Director of Development Services to write to Brian Wilson, MP, Minister of State for Education and Industry in the terms detailed above; and
- (ii) otherwise, to note the contents of the report.

### **3.2 STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL ACTIVITIES: 1 APRIL 1996 - 31 MARCH 1997 AND 1 APRIL 1997 - 31 MARCH 1998**

There was submitted and noted a report dated 1 May 1998 (circulated) and Appendices to the report by the Director of Development Services on a statistical analysis and commentary on the processing of Building Warrant applications and Completion Certificates for the above periods and on the number of householder and other applications determined by Development Promotion, as required by the Audit Commission for use as performance indicators by The Scottish Office.

### **3.3 ROADS AND LIGHTING STATUTORY INDICATORS - 1997/98**

There was submitted and noted a report dated 6 May 1998 (circulated) by the Director of Development Services on the Roads and Lighting Statutory Indicators for the year ending 31 March 1998.

## **AYRSHIRE ECONOMIC FORUM - FUTURE ECONOMIC STRATEGY FOR AYRSHIRE - "A VISION FOR AYRSHIRE"**

- 4. There was submitted a report dated 12 May 1998 (circulated) by the Director of Development Services on the preparation of an "Economic Development Strategy for Ayrshire" and proposals for public consultation.

It was agreed:-

- (i) to endorse the actions being taken by the Ayrshire Economic Forum in the preparation of an "Economic Development Strategy for Ayrshire";
- (ii) to note the proposals for public consultation, as detailed in Paragraph 5 of the report; and
- (iii) otherwise to note the contents of the report.

**A PLANNING POLICY FRAMEWORK FOR STREET TRADING IN EAST AYRSHIRE (Item 1.2, Page 2911)**

5. There was submitted a report dated 18 May 1998 (circulated) by the Director of Development Services seeking approval of a Planning Policy Framework in relation to street trading throughout East Ayrshire.

Councillor McIntyre, seconded by Provost Stirling, moved to recommend to Council:-

- (i) that the existing policy be amended and a new policy incorporated into the Finalised Draft East Ayrshire Local Plan, as detailed below:-

The siting of any mobile snack bars in the East Ayrshire Road Network will be restricted to existing lay-bys, with separate entrances and exits only along the A70, A71, A76 and A713 routes, outwith the settlement boundaries. No more than 2 units will be permitted along each route.

The permanent siting of static or mobile snack bars (for more than 28 days in any calendar year) within the town centre boundaries of Kilmarnock and Cumnock and within other local settlement boundaries as defined within the Finalised Local Plan will be assessed on individual merits against the undernoted criteria:-

- impact on the vitality and viability of existing town centres;
- visual impact;
- impact on the surrounding environment and adjacent land uses; and
- servicing and car parking provisions; and

- (ii) that in the interim this amended policy would be used as a guide to determine any applications for the siting of static and mobile snack bars that may be received by the Council as Planning Authority.

Councillor Coffey, seconded by Councillor McDill, moved as an amendment to continue consideration of this item, for proposed additional amendments to the recommendations, to be included in a future report, by this Committee.

On a division by a show of hands, the motion was carried by eight votes to four.

Councillor Ross left the meeting during consideration of this item and rejoined later at the commencement of item 6.

**EAST AYRSHIRE OPENCASST COAL SUBJECT PLAN: UPDATED CONSULTATIVE DRAFT - PUBLICITY AND CONSULTATION STATEMENT (Item 1.1, Page 1903)**

6. There was submitted a report dated 20 May 1998 and Executive Summary (circulated) by the Director of Development Services on representations received in

respect of the Updated Consultative Draft Version of the East Ayrshire Opencast Coal Subject Plan; comments on these representations by the Department of Development Services and suggesting appropriate courses of action to be taken to address points raised.

It was agreed:-

- (i) to approve the suggested Council response to the representations made on the Updated Consultation Version of the East Ayrshire Opencast Coal Subject Plan and the suggested Courses of Action proposed as detailed in Appendix 2 of the Publicity and Consultation Statement and summarised in an Appendix to the report; and
- (ii) to remit to the Director of Development Services in consultation with the Head of Legal Services, to incorporate the suggested changes, as detailed in Appendix 2 of the Publicity and Consultation Statement and summarised in an Appendix to the report into the finalised version of the Subject Plan, subject to appropriate modification of the specific wording of proposed Policy changes.

Councillor Hall left the meeting during discussion of this item.

#### **TRANSPORTATION OF COAL BY ROAD**

7. There was submitted a report dated 18 May 1998 (circulated) by the Director of Development Services seeking approval to negotiate with Opencast Coal Operators on the introduction of a Transport Management Protocol and to secure contributions to facilitate improvements to transport arrangements.

It was agreed to authorise the Director of Development Services to enter into detailed discussions with Opencast Coal Operators:-

- (i) to introduce a Protocol for the transportation of coal by road in East Ayrshire as set out in an Appendix to the report, subject to minor adjustments to reflect the outcome of discussions with the operators;
- (ii) to secure funds to facilitate an ongoing five-year rolling programme on coal traffic on the basis outlined in Paragraphs 7, 8 and 9 of the report; and
- (iii) to investigate jointly with the Opencast Coal Operators, the best way to secure the introduction of rail access into the Muirkirk Valley.

Councillor Hall re-joined the meeting during consideration of this item.

#### **ALTERATION TO THE STRATHCLYDE STRUCTURE PLAN, 1995**

8. There was submitted a report dated 15 May 1998 (circulated) by the Director of Development Services seeking approval to make formal objection to the Secretary of State on behalf of East Ayrshire Council to the Alteration to the Strathclyde Structure Plan, 1995, submitted to The Scottish Office by the Glasgow and Clyde Valley Structure Plan Joint Committee.

It was agreed:-

- (i) to endorse the action taken by the Director of Development Services to object to the Alteration to the Strathclyde Structure Plan, 1995, submitted to The Scottish Office by the Glasgow and Clyde Valley Structure Plan Joint Committee, based on the information contained in Paragraphs 4 and 5 of the report; and

- (ii) to authorise the Director of Development Services, in consultation with the Head of Legal Services, to take further appropriate action in the light of any further information received in relation to proposed Alterations to the Strathclyde Structure Plan, 1995.

#### **DRAFT NATIONAL PLANNING POLICY GUIDELINE: NATURAL HERITAGE**

9. There was submitted a report dated 27 April 1998 (circulated) by the Director of Development Services on an assessment of the Draft National Planning Policy Guideline: Natural Heritage, in terms of the policies contained within the Draft East Ayrshire Local Plan and on the response by the Head of Planning and Building Control to The Scottish Office Development Department.

It was agreed:-

- (i) to approve the contents of Paragraphs 3 and 4 of the report and Appendix to the report as the Council's formal response to the Scottish Office Development Department on the Draft National Planning Policy Guideline: Natural Heritage; and
- (ii) that the Head of Planning and Building Control would advise The Scottish Office Development Department of the Council's endorsement of the submitted response.

#### **REVIEW OF DEVELOPMENT PLANNING IN SCOTLAND**

10. There was submitted a report dated 7 May 1998 (circulated) by the Director of Development Services on the key principles, conclusions and main findings of "The Review of Development Planning in Scotland" document, commissioned by The Scottish Office, and providing a response based on the Council's own experience in Development Plan making.

It was agreed:-

- (i) to welcome and support "The Review of Development Planning in Scotland" document;
- (ii) in the interests of public accountability, to reject the recommendation contained within "The Review of Development Planning in Scotland" document that the Local Plan Public Local Inquiry report be binding and that, in this instance, existing procedures should be maintained; and
- (iii) that a copy of the Director's report be forwarded to The Scottish Office as the Council's considered response to "The Review of Development Planning in Scotland" document.

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

#### **AWARDING OF TENDERS**

11. There was submitted and noted a report dated 12 May 1998 (circulated) by the Director of Support Services providing details of tenders which had been awarded in respect of the undernoted Department of Development Services contracts:-

<u>CONTRACT</u>	<u>SUCCESSFUL CONTRACTOR</u>	<u>AMOUNT</u>
Supply and delivery of 4 x 4 Backhoe Loaders	North British Tractors, Airdrie	£32,965
Supply and delivery of 2 6.4 Tonne 8+1 Crew Cab Dropside	Kerr & Smith, Cumnock	£47,436
Supply and delivery of 2 1.5 Tonne Car Derived Vans with Rear Seat Conversion	Kerr & Smith, Cumnock	£19,945
Supply and delivery of 4 17 Tonne GVW 3 Way Tippers	The Colin Hutton Group, Glasgow	£166,536
Moorfield Industrial Estate, Kilmarnock - Remedial Landscape Works	Town and Country Landscape Contractors Ltd, Stewarton	£24,022
Carriageway Surface Dressing A71, A70 and B7038	Colas Limited, East Kilbride	£61,093.10
Superimposed Road Markings and Road Studs - Annual Contract 1998/99	Wilson & Scott (Highways) Ltd, Slough	£26,144.70

Councillor Farrell rejoined the meeting at this point.

#### **PRIORITY AREAS FOR UK AND EU DEVELOPMENT FINANCE (Item 4, Page 2430)**

12. There was submitted a report dated 21 May 1998 (circulated) by the Director of Development Services on current reviews of the designation of Priority Areas for UK and EU Development Finance and recommending a course of action in support of East Ayrshire's interests.

It was agreed:-

- (i) to note an amendment to Paragraph 7.3 of the report to include Scottish Members of the Committee of the Regions and the Coalfield Communities Campaign;
- (ii) to note the successful outcome of the Council's submission on the designation of Travel to Work Areas;
- (iii) to authorise the Director of Development Services to make submissions to the appropriate Government bodies in the terms detailed in Paragraph 7.2 (amended) of the report;
- (iv) to request the Ayrshire Economic Forum to provide briefing information to MEPs, MPs and relevant Departments of the Government and the EU in the terms described in Paragraph 7.3 of the report; and

- (v) to support in principle the designation of the whole of Ayrshire as a single NUTS (translated from the French, these are standard units for territorial statistics) free area subject to this not risking the loss of grant to any part of Ayrshire.

### **LOCAL AREA REGENERATION PLANS**

- 13.** There was submitted a report dated 21 May 1998 (circulated) by the Director of Development Services seeking approval in principle to the revision of the staffing structure within the Economic Development Division of the Department of Development Services and detailing the funds available to support the development and implementation of Local Area Regeneration Plans.

It was agreed:-

- (i) to approve the principles of the staff reorganisation within the Economic Development Division of the Department of Services as outlined in Paragraph 3 of the report;
- (ii) to approve the indicative financial allocations for project development funds as detailed in Paragraph 4 of the report; and
- (iii) to refer the recommended revised staff restructuring arrangements to the Personnel and Property Sub-Committee of the Policy and Resources Committee, for consideration.

### **REVIEW OF TRADE DEVELOPMENT SUPPORT AND POLICY FRAMEWORK FOR FUTURE ASSISTANCE TO LOCAL COMPANIES (Item 12, Page 543)**

- 14.** There was submitted a report dated 18 May 1998 (circulated) by the Director of Development Services on the business outcomes of the Council assisting East Ayrshire businesses in trade development projects and seeking approval of a Policy Framework for the continued provision of grant support to enable local businesses to develop their exporting potential in new and existing markets.

It was agreed:-

- (i) to approve the financial commitment to the Ayrshire Export Partnership, as detailed in Paragraph 3 of the report;
- (ii) to approve the financial commitment to the National Export Campaign, as detailed in Paragraph 5 of the report; and
- (iii) to approve the proposed levels and type of funding support to local companies to assist them in developing new export markets, as detailed in Paragraph 7 of the report.

### **REVIEW OF ADVERTISEMENT CONTROL IN SCOTLAND**

- 15.** There was submitted a report dated 12 May 1998 (circulated) by the Director of Development Services seeking approval of a consultation response in relation to the consultation paper, "Review of Advertisement Control in Scotland", issued by The Scottish Office.

It was agreed:-

- (i) to authorise the Director of Development Services to respond to The Scottish Office in relation to the "Review of Advertisement Control in Scotland" in the terms described within the report; and
- (ii) otherwise, to note the contents of the report.

### **INVESTING IN QUALITY: IMPROVING THE DESIGN OF NEW HOUSING IN THE SCOTTISH COUNTRYSIDE**

- 16.** There was submitted a report dated 11 May 1998 (circulated) by the Director of Development Services seeking approval of a consultation response in respect of "Investing in Quality: Improving the Design of New Housing in the Scottish Countryside" consultation paper, issued by The Scottish Office.

It was agreed to authorise the Director of Development Services to respond, in the terms described in Paragraph 4 of the report, as the Council's response to "Investing in Quality: Improving the Design of New Housing in the Scottish Countryside", consultation paper, issued by The Scottish Office.

### **DESIGNATION OF CATRINE VOES AND WOODLANDS LOCAL NATURE RESERVE**

- 17.** There was submitted a report dated 14 May 1998 (circulated) by the Director of Development Services seeking approval of the draft Terms of Agreement for the Catrine Voes and Woodlands Local Nature Reserve; on the advantages of local nature reserve status being granted to this area; seeking agreement that the Local Nature Reserve would be designated accordingly; and recommending that an Elected Member and Official represent the Council on the Management Committee of the Catrine Voes and Woodlands Local Nature Reserve.

It was agreed:-

- (i) to approve the designation of Catrine Voes and Woodlands as a Local Nature Reserve;
- (ii) to enter into a management agreement with the Catrine Voes and Woodlands Trust as outlined in Paragraph 5.1 of the report;
- (iii) to authorise the Director of Development Services, in consultation with the Director of Support Services, to prioritise details of the management agreement; and
- (iv) to remit to Council the nomination of an Elected Member and an Official to represent the Council on the Management Committee of the Catrine Voes and Woodlands Trust.

### **LISTED BUILDINGS (Item 16, Page 2602)**

- 18.** There was submitted a report dated 14 May 1998 (circulated) by the Director of Development Services on an updated register of all Listed Buildings in East Ayrshire including those in Council ownership, and on the resources required to maintain listed buildings in East Ayrshire.

It was agreed:-

- (i) to note the production of an updated register of all Listed Buildings and Conservation Areas, which had been previously circulated to political Group Secretaries of East Ayrshire Council;
- (ii) to authorise the Director of Development Services to undertake a detailed survey of all listed buildings in Council ownership to ascertain their cost of upkeep, with priorities being given to buildings with a higher category of listing, as outlined in Paragraph 4.2 of the report;
- (iii) that the aforementioned survey would be co-ordinated by the Head of Property Services; and
- (iv) to authorise the Director of Development Services to write to the Secretary of State for Scotland regarding the issue of the cost to Local Authorities of the upkeep of listed buildings, in the terms outlined in Paragraph 6.1 of the report.

### **REVIEW OF STAFFING OF DEVELOPMENT PROMOTION STRUCTURE**

- 19.** There was submitted a report dated 11 May 1998 (circulated) by the Director of Development Services seeking approval for an additional post within the Planning and Building Control Division of the Department of Development Services for a Minerals/Environment Officer.

It was agreed:-

- (i) to approve in principle the proposed enhancement of the capability of the Development Promotion Section of the Planning and Building Control Division of the Department of Development Services, by the additional post of a Minerals/Environment Officer; and
- (ii) to refer the revised staffing structure to the Personnel and Property Sub-Committee of the Policy and Resources Committee, for consideration.

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

### **BUDGET RURAL TRANSPORT MEASURES**

- 20.** There was submitted a report dated May 1998 (circulated) by the Director of Development Services on the Government's budget proposals with respect to rural transport.

It was agreed:-

- (i) to authorise the Director of Development Services to confirm to the Scottish Passenger Transport Executive the priorities for service improvements as outlined in Paragraph 5.1 of the report; and
- (ii) to note the current position with regard to the Government's proposals for rural transport.

### **SUBSIDISED BUS FARES INCREASE**

#### **21.1 Declaration of Interest**

Councillor Ross declared a non-pecuniary interest in this item in terms of Clause 12(b) of the National Code of Local Government Conduct.

**21.2 Consideration of Item**

There was submitted a report dated May 1998 (circulated) by the Director of Development Services seeking approval to increase subsidised bus fares in East Ayrshire outwith the Strathclyde Passenger Transport Area by 3.6%, effective from Sunday 31 May 1998.

It was agreed to approve an increase in subsidised bus fares of 3.6% in that part of East Ayrshire outwith the Scottish Passenger Transport Authority, effective from Sunday 31 May 1998, as undernoted:-

Bellsbank	Dalmellington	Dalrymple
Drongan	Hollybush	New Cumnock
Patna	Polnessan	Rankinston
Skares	Waterside	

Councillor McDill re-joined the meeting during consideration of this item.

**LEASE OF SALT BARN FOR UNDERWOOD DEPOT, CUMNOCK**

22. There was submitted a report dated 7 May 1998 (circulated) by the Director of Development Services seeking approval to lease a salt barn for the Roads and Transportation Division of the Department of Development Services' Underwood Depot, Cumnock.

It was agreed to authorise the Director of Support Services to enter into a contract to lease a salt barn for the Roads and Transportation Division's Underwood Depot, Cumnock, to a specification drawn up by the Head of Roads and Transportation.

**PROPERTY SURPLUS TO REQUIREMENTS: ROADS DEPOT, 35 THE LEGGATE, NEW CUMNOCK AND LAND AT CUMNOCK BUSINESS PARK, CUMNOCK**

23. There was submitted a report dated 14 May 1998 (circulated) by the Director of Development Services seeking approval to declare the property at 35 The Leggate, New Cumnock, and land at Cumnock Business Park, Cumnock, surplus to the operational requirements of the Department of Development Services.

It was agreed:-

- (i) to declare the properties at 35 The Leggate, New Cumnock, and land at Cumnock Business Park, Cumnock, surplus to the operational requirements of the Department of Development Services; and
- (ii) to refer the matter to the Director of Support Services for disposal.

**EXCLUSION OF PRESS AND PUBLIC**

24. 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 described in Paragraph 6 of Schedule 7A of the Act.

**COMPANY EXPANSION PROJECT: RELOCATION TO MOORFIELD INDUSTRIAL ESTATE, KILMARNOCK**

25. There was submitted a report dated 21 April 1998 (circulated) by the Director of Development Services seeking endorsement of support to a Kilmarnock based company and to request the Personnel and Property Sub-Committee of the Policy and Resources Committee to authorise the Head of Property Services to enter into direct negotiations with the company.

It was agreed:-

- (i) to endorse the support to the company to achieve its expansion and development proposals;
- (ii) to request the Personnel and Property Sub-Committee of the Policy and Resources Committee to authorise the Head of Property Services to enter into direct negotiations with the company, with a view to outright disposal of the company's present site, subject to the negotiated terms and conditions being approved by the Personnel and Property Sub-Committee of the Policy and Resources Committee, on a confidential basis; and
- (iii) to note that the actions recommended above would be undertaken without prejudice to the consideration of any planning application which may be submitted for the development at Moorfield Industrial Estate, Kilmarnock, at a future date.

**KILMARNOCK: OWNERSHIP AND PROPOSED REDEVELOPMENT OF PROPERTIES**

26. There was submitted a joint report dated 14 May 1998 (circulated) by the Directors of Housing, of Development Services and of Support Services on the ownership and possible redevelopment of properties within Kilmarnock.

It was agreed:-

- (i) to remit to the Directors of Housing and of Development Services to enter into discussions with Scottish Homes, Historic Scotland and other appropriate bodies for joint funding for the proposed redevelopment of the properties concerned;
- (ii) to remit to the Head of Legal Services, in consultation with the Director of Development Services and Head of Property Services to proceed with voluntary negotiations with the owners of the properties concerned with a view to acquisition, and in the event of failure to reach agreement with the owners through this mechanism, to proceed with Compulsory Purchase Order procedures, all on the basis that no acquisition would proceed until satisfactory funding arrangements were in place;
- (iii) that a further report on progress on this matter would be submitted to a future meeting of this Committee as and when appropriate; and
- (iv) otherwise, to note the contents of the report.

The meeting terminated at 1222 hours.