

EAST AYRSHIRE COUNCIL**DEVELOPMENT SERVICES COMMITTEE****MINUTES OF MEETING HELD ON THURSDAY 25 APRIL 1996 AT 1400 HRS
IN THE COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK**

PRESENT: Councillors George Turnbull, Andrew McIntyre, Irene Reeves, Douglas Reid, Ronald Brailsford, John Knapp, Daniel Coffey, David Fulton, Robert McDill, James Boyd and George Smith.

ATTENDING: David Montgomery, Chief Executive; Stephen Chorley, Director of Development Services; Bob Paton, Head of Economic Development; Alan Neish, Head of Planning and Building Control; Bill Taylor, Head of Roads and Transportation; Julie Armstrong, Senior Administrative Officer; and Stuart Nelson, Administrative Officer.

APOLOGIES: Councillors Wilma Doyle, Eric Ross, David Sneller and Tommy Farrell.

ROADS AND TRANSPORTATION**ROADS CAPITAL PROGRAMME**

1. There was submitted a report (circulated) by the Director of Development Services seeking agreement to the detail of the Roads Capital Programme for 1996/97.

It was agreed:

- (i) to note that a total sum of £600,000 had been allocated to roads projects for 1996/97;
- (ii) to approve the proposed Roads Capital Programme for 1996/97, as detailed in the report, which included the replacement of lighting columns and underground cable network (estimated cost - £300,000) together with bridge strengthening/replacement (estimated cost - £200,000);
- (iii) to remit to the Director of Development Services to prepare and submit to a future meeting a report on proposed road safety works to be carried out under the Roads Capital Programme for 1996/97, up to a value of £100,000;
- (iv) to instruct the Director of Development Services to take into account any representations made to him by the respective local Members in connection with the Roads Capital Programme insofar as their Wards are affected; and
- (v) to authorise the Director of Development Services to let contracts for the work to be carried out under the proposed Roads Capital Programme for 1996/97, in accordance with the Council's Financial Regulations.

**PROGRAMME OF STRUCTURAL MAINTENANCE OF
ROADS AND FOOTWAYS 1996/97**

2. There was submitted a report (circulated) by the Director of Development Services seeking approval for the Annual Programme of Structural Maintenance of Roads and Footways for 1996/97.

Having noted that certain minor amendments would require to be made to the list of works to be carried out within the individual Local Committee areas, and to the associated levels of expenditure, all as set out in the report, it was agreed:

- (i) to approve the Roads Maintenance Programme for 1996/97 as detailed in the report;
- (ii) to refer the Programme to the seven Local Committees for comment on the basis that amendments would be considered if possible without impeding the flow of work within the overall limits for each Local Committee area;
- (iii) to authorise the Director of Development Services, after consultation with the Chair, to modify the Roads Maintenance Programme for 1996/97, if necessary and appropriate, in the light of the Local Committees' deliberations;
- (iv) to note that it was proposed that the Roads Maintenance Programme for 1997/98 will be delegated in part to Local Committees, in respect of proposed works prioritised as "highly desirable" and "desirable" although works prioritised as "inescapable" would require to be approved by this Committee;
- (v) to authorise the Director of Development Services to let contracts for the Roads Maintenance Programme for 1996/97, in accordance with the Council's Financial Regulations.

PROPOSED IMPROVEMENTS IN RAIL AND BUS SERVICES

3. There was submitted a report (circulated) by the Director of Development Services regarding proposed improvements in rail and bus services within East Ayrshire, details of fare increases on subsidised bus services within the area outside the Passenger Transport Area (PTA) and details of new subsidised bus services proposed by Strathclyde Passenger Transport Executive (SPTE).

It was agreed:

- (i) to welcome the proposed improvements in rail services between Kilmarnock, Ayr and Girvan;
- (ii) to authorise the SPTE to increase fares on subsidised bus services operating in the area excluded from the PTA by an average of 5%;
- (iii) to request the SPTE to assist the Council in a general review of bus services in the area outside the PTA;
- (iv) to, in principle, welcome the proposal to introduce a new subsidised bus service from the Doon Valley to Kilmarnock, on the basis that the introduction of the new service would result in a permanent net increase in the level of bus services operating in East Ayrshire;
- (v) to welcome the proposals put forward by the SPTE to improve the bus services from Waterside, Moscow, Sorn and Muirkirk to Kilmarnock, but to request the SPTE to consider a modified proposal involving an extended

service between Galston and Fenwick which takes in Moscow, Waterside and Kilmarnock, and a separate service from Muirkirk to Kilmarnock via Sorn, Catrine and Mauchline; and

- (vi) to request the SPTE to ensure that the local communities affected are fully and properly consulted prior to determination of the timetables for the new bus and rail services.

ECONOMIC DEVELOPMENT

LOCAL BUSINESS DEVELOPMENT SERVICES

4. There was submitted a report dated 17 April 1996 (circulated) by the Director of Development Services regarding the final operating details for the set-up of the arrangements for local business development services in East Ayrshire.

It was agreed:

- (i) that the revised Board membership proposed for the new East Ayrshire Business Services (EABS) Company be approved as follows:

East Ayrshire Council	-	3
Enterprise Ayrshire	-	3
Private sector	-	3
Ayrshire Chamber of Commerce & Industry	-	<u>1</u>
		10

- (ii) that the Chief Executive of EABS should report directly to the Board and not through an Executive Committee as previously suggested by this Committee;
- (iii) that the Director of Development Services be authorised in consultation with the Head of Legal Services, to take the necessary steps to set up the new Company with Memorandum and Articles of Association based on the Memoranda and Articles of Cumnock and Doon Valley Enterprise Trust and Kilmarnock Venture Enterprise Trust; and
- (iv) that the Director of Development Services or his nominee be authorised to represent the Council at general meetings of the proposed Company.

WESTERN SCOTLAND RECHAR 2 OPERATIONAL PROGRAMME 1994-97

5. There was submitted a report dated 9 April 1996 (circulated) by the Director of Development Services on the outcome of the first meeting of the Rechar Programme Management Committee which was held on 22 March 1996.

It was agreed:

- (i) to note the approval for grants from the Rechar 2 Programme in respect of projects located within East Ayrshire, as detailed in the report; and
- (ii) to remit to the Director of Development Services to arrange for further applications for grant to be submitted in support of the Cumnock and Doon Valley Area Development Strategy.

REPRESENTATION ON STRATHCLYDE EUROPEAN PARTNERSHIP

6. There was submitted a report dated 15 April 1996 (circulated) by the Director of Development Services providing details of East Ayrshire Council's representation on the Management Committee and Advisory Groups of Strathclyde European Partnership.

It was agreed to note that officials of East Ayrshire Council would be represented on the Monitoring Committee as well as the Business Development and Physical Infrastructure Advisory Groups, and would be participating directly in the management of the Strathclyde European Partnership.

SCHEME OF DELEGATION - BUSINESS GRANTS

7. There was submitted a report dated 17 April 1996 (circulated) by the Director of Development Services seeking approval from the Committee for a Scheme of Delegation for the Department's Business Development Programmes.

It was agreed:

- (i) to request the Council to include in the Scheme of Delegation for the Director of Development Services:

Determination by any two of the Director, Head of Economic Development or the Manager of Business Services of applications for business grants and loans subject to eligibility criteria agreed annually (or more frequently if required) by the Committee subject to consultation with the Chair or Vice-Chair of this Committee for grants or loans greater than the limits prescribed annually (or more frequently) by the Committee;
- (ii) in respect of the approved delegated powers, to approve the limits for 1996/97 as detailed in the Appendix to these minutes; and
- (iii) to remit to the Director of Development Services to submit regular reports to future meetings providing information on companies assisted.

NATIVE AND COMMUNITY WOODLAND INITIATIVE

8. There was submitted a report dated 9 April 1996 (circulated) by the Director of Development Services apprising the Committee of the Cumnock and Doon Valley: Native and Community Woodland Initiative and recommending a management structure for the implementation of Phase 2 of the project.

It was agreed:

- (i) that a Countryside Steering Group should be established to manage Millennium Forest projects within East Ayrshire;
- (ii) that East Ayrshire Council should be represented on the Project Steering Group by Councillors Taylor and Boyd and the Director of Development Services or his nominee;
- (iii) that the Director of Development Services should provide administrative support and, in conjunction with the Director of Finance, financial management services for the project;

- (iv) that the Project Team should be employed on a temporary contract basis by East Ayrshire Council, subject to detailed provisions being agreed by the Personnel Sub-Committee and the Director of Personnel; and
- (v) that the Director of Development Services, in consultation with the Head of Legal Services, be authorised to enter into appropriate contractual arrangements with the project consultants, being Treewise and the Natural Resource Consultancy.

ECONOMIC IMPLICATIONS OF THE BSE CRISIS

9. There was submitted a report dated 10 April 1996 (circulated) by the Director of Development Services in respect of the economic effects which the BSE crisis was having in the East Ayrshire Council area, and making recommendations about the ways in which the Council might respond to the crisis.

It was agreed:

- (i) to note the economic impact of the BSE crisis, as detailed in the Director's report;
- (ii) to issue a public statement in support of the STUC call for support measures for people whose jobs had been affected by the crisis;
- (iii) to instruct the Director of Development Services to develop proposals for a local Capital Restructuring Fund, including potential support from the European Union;
- (iv) to instruct the Director of Development Services to petition the Scottish Office for support for the proposals referred to in (iii) above and for lifting of the current Europe-wide ban on the sale of beef originating from Scottish herds; and
- (v) to instruct the Director of Development Services to work with the appropriate Officers of the Council to develop any other support measures which might be relevant to the affected businesses.

WEST OF SCOTLAND LOAN FUND

10. There was submitted a report dated 15 April 1996 (circulated) by the Director of Development Services regarding future operating arrangements for the provision of loan finance to small medium sized enterprises (SMEs) in the West of Scotland and recommending that the Council should undertake to manage the proposed Fund until a management company was set up.

It was agreed:

- (i) that the Council participate in the establishment of the new West of Scotland Loan Fund company;
- (ii) that the Council will take the lead role, on behalf of the new Councils in the former Strathclyde area, to manage the Loan Fund for all Councils until the new company was set up;
- (iii) that the Council's provision for business loans for 1996/97 be allocated to the Loan Fund in order to attract ERDF support; and

- (iv) that it be remitted to the Director of Development Services to ensure that the local MEPs were kept fully apprised of all matters associated with the Council's involvement with the European Union.

AYRSHIRE EXPORT PARTNERSHIP

- 11.** There was submitted a report dated 15 April 1996 (circulated) by the Director of Development Services seeking authority to enter into arrangements to establish a local export partnership to be known as "The Ayrshire Export Partnership".

It was agreed:

- (i) that the Council participate in the proposed Ayrshire Export Partnership, on the basis outlined in the report;
- (ii) that the Head of Economic Development, or his nominee, be authorised to represent the Council's interests on the Management and Supervisory Groups of the Partnership; and
- (iii) that it be remitted to the Director of Support Services to prepare a programme to assist companies in East Ayrshire to derive full benefit from the Partnership.

PLANNING

PLANNING APPLICATIONS

12.1 APPLICATION NO CD/95/0254/MIN - WILLIAM GRANT MINING AND THE RACKWOOD COLLIERY CO

Considered application for the proposed extraction of coal by opencast method at Skares Road, Skares.

Having been informed of the views of the local Member, the Committee agreed to continue consideration and that prior to determination of this application:

- (i) the applicant be requested to hold a public meeting/exhibition on the proposal;
- (ii) this Committee visit the site which would be affected by the proposal; and
- (iii) a formal planning Hearing take place.

12.2 APPLICATION NO CD/95/0268/MIN - MILLER MINING

Considered application for the proposed extraction of coal by opencast method at Hall of Auchincross by New Cumnock.

Reported that no objections had been received.

Recommendation by Director of Development Services: Approval subject to the conditions detailed below and that the decision notice be withheld until such time as a Section 50 Agreement under the Town and Country Planning (Scotland) Act 1972, covering the following matters had been recorded in the Register of Sasines- (i) the provision of a Restoration Bond set at a rate of £25,000 per hectare of disturbed land (£1,512,500) with a sum of £5,000 per hectare being retained, following earthmoving and engineering aspects of restoration in the form of an Aftercare Bond; (ii) the provision of road infrastructure improvements following discussions between the applicant and the Roads and Planning Authority to secure the C36 Boig

Road/Benston Road to Skerrington Roundabout as the haul route for transportation; (iii) the introduction of wetland features in the final restoration of the site following discussions with the Planning Authority, Scottish Natural Heritage, Royal Society for the Protection of Birds and Scottish Wildlife Trust; (iv) the undertaking of a structural survey of residential properties (including farm properties) within an agreed distance of the site in order that any future claims for damage as a result of blasting operations or vibration have a basis for determination. The scope of the structural survey shall be agreed in consultation with the Departments of Development Services and Community Services; (v) the contribution to the Minerals Trust Fund at a rate of 25p per tonne of coal extracted from the site; (vi) the monitoring of Nith Bridge SSS1 to the satisfaction of Scottish Natural Heritage to ensure that the integrity of the site is not affected. Should there be any slumping of the exposures within the SSS1 which results in important features becoming obscured, the developer shall halt all use of the access road immediately and shall initiate restoration works to the satisfaction of Scottish Natural Heritage; and (vii) that grazing of the Nith Bridge Listed Wildlife Site shall continue during the operations of the site as per the normal pattern of usage.

Proposed conditions, viz:- (1) that the development hereby permitted shall ensure for the benefit of the applicant or its legal successor only, that it be commenced within 12 months of the date of the issued notice of decision and that the approved operations shall be completed within two and a half years of the commencement date of the operations or such other time as may be agreed with the Planning Authority; (2) that the applicant shall give notice to the Planning Authority, in writing, of the commencement of operations on site, one month prior to their commencement; (3) that the site access road shall be constructed to the standards required in the SRC Guidelines for Development Roads 1995, for industrial use; the 10.5m radii of the access road must be kerbed and the site access must be surfaced for a minimum distance of 20m from the edge of the public road and shall be 7.3m wide to prevent any overcarry of loose material and road markings shall be provided at the junction of the public road; (4) that sightlines of 4.5m x 160m be formed and maintained at the junction of the site access road with the public road from which access is taken, and that no obstruction greater than 1m in height be permitted within this area; (5) that prior to works commencing on site the applicant shall undertake a detailed survey of the site access area to be submitted to the Planning Authority for approval showing that Roads Authority access requirements can be met; (6) that measures to prevent mud, dirt, slurry, coal or stones being carried onto the public highway shall be taken as agreed with the Planning Authority prior to the commencement of development and that such steps shall include the provision and use of hardstanding and wheel/vehicle washing facilities as necessary for the cleaning of all lorries, dump trucks, other heavy vehicles and plant leaving the site; (7) that the public road adjacent to the site shall be kept clear of mud or other deposited materials at all times; (8) that prior to any road vehicle loaded with coal or other minerals leaving the site, the load shall be suitably covered with a tarpaulin to ensure there is no escape of materials; (9) that a site inspection shall be carried out by representatives of the developer and the Planning Authority to agree the condition of the public roads prior to commencement of the work; (10) that prior to excavation works commencing on site statutory undertakers' apparatus shall be protected and diverted as required, to the satisfaction of the respective statutory undertakers and at the expense of the developer; (11) that the approval of the layout of the site service area and of the proposed surface buildings shall be obtained from the Planning

Authority before any buildings, plant or machinery are erected on site; (12) that the developer shall make stockproof and maintain, until the restoration of the site is completed, all the existing perimeter hedges, fences and drystone walls and shall protect these from damage during operational works. Where the site boundary does not coincide with an existing hedge or fence, then the developer shall provide and maintain stockproof fencing with gates or cattle grids at every opening. Where the developer has a right to do so, undisturbed hedgerows, within or bounding the site, shall be maintained, the hedgerows shall be cut and trimmed at the proper season throughout the period of working and restoration of the site; (13) that top soil and sub-soil must only be stripped when the soils are sufficiently dry so that when moved no damage shall be done to the structure of the soils. Apart from the works required to endorse the site, no operations shall be carried out until the top soil is fully stripped in accordance with the phased programme of extraction as described in the Written Statement which forms part of the planning application; (14) that top soils be stripped to full available depth from all areas within the site except those areas designated in the approved plans as top soil dumps. Following top soil stripping operations from any areas of land, sub-soil will be stripped as a separate operation to a depth, where possible, to achieve top soil and sub-soil not less than 0.9m at restoration; (15) that the developer shall give at least two working days notice to the Planning Authority before work commences on the stripping of top soil and sub-soil. The Planning Authority reserves the right to suspend operations during adverse conditions or to impose any conditions as it sees fit for the safe keeping of top soil and sub-soil; (16) that bind free soil forming material found during the course of the operations shall be reserved where practicable and stored for later use in the final restoration of the land. This material shall be used to replace shortages of sub-soil or top-soil or otherwise used to cap overburden mounds; (17) that top soil, sub-soil and overburden shall be carefully stored in separate dumps and prevented from mixing. Top soil dumps shall not exceed 5m in height and sub-soil dumps shall not exceed 10m in height. Top soil dumps and sub-soil dumps shall be evenly graded and tops shaped to prevent water ponding; (18) that in the first available seeding season following their formation, all mounds of top soil, sub-soil and soil making materials shall be seeded in grass and shall be so maintained until the soils are required for use in the restoration of the site except as may be otherwise agreed with Planning Authority; (19) that all weeds on the site, particularly those on the top soil and sub-soil storage dumps, shall be treated with weed killer or cut to prevent spreading within the site or onto adjoining agricultural land; (20) that the location of baffle embankments be generally as indicated on the approved plans. Their specified location should be chosen to assist in the visual screening of the site and their form should be such as to present a natural looking feature, particularly adjacent to any road; (21) that the sub-soil storage mounds shall be so formed as to have minimal visual intrusion on the surrounding landscape; (22) that where the soils are to be used in the restoration of land to forestry, then the stripping and storage of soils shall be to the general requirements and specifications of the Forestry Commission; (23) that all water treatment areas/settlement ponds shall be enclosed by a one metre high stock proof fence; (24) that throughout the period of working, agricultural restoration and after-care, the developer shall protect and maintain or divert any ditch, stream, watercourse or culvert passing through the site so as not to impair the flow nor render less effective drainage onto and from adjacent land; (25) that provision shall be made at all times to ensure that under drainage is maintained for land outwith the working areas. Standing water must not be allowed

to gather in any area where the top soil and sub-soil has not been stripped; (26) that alternative arrangements be made for any interruption of adjacent drainage systems. New interceptor leaders shall be laid, or ditches cut, where required, to ring the site and bleed in existing lateral drains from adjoining undisturbed land; (27) that all contaminated drainage and run-off from the site roadways, interception ditches, overburden and other tips, coal handling and stocking areas, the working areas of the excavations and pump mine water shall receive adequate and appropriate treatment prior to being discharged to any watercourse, such treatment being to the satisfaction of the Planning Authority and the Scottish Environmental Protection Agency; (28) that precautions shall be taken to prevent the discharge of oil from fuelling oil, storage plant maintenance and vehicle wash areas within the site; (29) that any fuel, oil or other chemical storage tanks on the site shall be sited on impervious bases and surrounded by oil tank bund walls and the bunded area shall be capable of containing 110% of the tank's volume and shall enclose all fill and draw pipes; (30) that all foul drainage from sanitary facilities, canteens etc, shall be treated prior to discharge to a soakaway system. In the event that percolation tests indicate that the ground is not suitable for discharge to soakaway system then additional treatment will be necessary in order to discharge sewage effluent to any watercourse; (31) that no surface water from the site shall be permitted to discharge onto the public road and all surface water from the top soil and overburden mounds shall be prevented from reaching the road by cut-off ditches or other means outwith the highway boundary. These cut-off drains and ditches must not connect into the roadside drainage; (32) that the formation of overburden areas shall be carried out, as far as practicable, behind mounds in order to reduce noise nuisance to a minimum and whenever possible, during the hours of darkness, warning lights shall be used instead of beepers as a warning device on plant and maintenance vehicles; (33) that the operational conduct of the site shall be generally as indicated in the written statement which forms part of the application; (34) that a noise monitoring programme shall be agreed with the Planning Authority and undertaken using appropriate equipment and recording devices, the results and records to be made available to the Planning Authority on a monthly basis during the operational life of the site; (35) that any blasting operations shall be carried out in such a manner that no component of the peak velocity attributable to any blast, measured at any point immediately adjacent to any building outside the boundaries of the site, exceeds 6mm per second; (36) that any explosives magazines shall be located, designed and bunded to the satisfaction of the Planning Authority; (37) that the conduct of the site and the method of operation comply with British Standards 5228 and Part 3 of the 1984 Code of Practice for Noise Control Application to Surface Coal Extraction to Opencast Methods. Except during the formation and removal of baffle mounds and the stripping and replacement of soils the continuous sound level (LEQ) attributable to the site workings at any point on the boundary shall not exceed 65dBA 12 hour LEQ and at no time shall the maximum noise level exceed 85dBA at any point on the site boundary or such other levels as may be agreed with the applicant and the Planning Authority following discussion with the Department of Community Services; (38) that except in the case of emergency, or as otherwise agreed with the Planning Authority, blasting operations will only be carried out within two, hourly periods, between 1000 hrs and 1600 hrs in daylight, Mondays to Friday. On Saturdays, blasting will be restricted to between 1000 hrs and 1300 hrs; (39) except in the case of emergency, the hours of working the site, will be confined between 0700 hrs and 1900 hrs daily Mondays to Fridays, 0730 hrs and 1300 hrs on a Saturday and with

the exception of maintenance work, not at all on Sundays; (40) that except in cases of emergency, the despatch of coal from the site shall be confined to between 0800 hrs and 1700 hrs Mondays to Fridays, with no dispatch of coal on Saturdays and Sundays; (41) that opencast machinery not in use shall be parked, as far as possible, in an inconspicuous position and shall not be astride soil or overburden bounds; (42) that rubbish and scrap material generated on the site, as far as practicable, shall be kept in a screened position until disposed of in an approved manner as may be agreed with the Planning Authority; (43) that the site shall be progressively restored in accordance with a scheme to be approved by the Planning Authority prior to work commencing; that the scheme shall include provision for the service area to be restored to a suitable condition, the restoration of the remaining area of the site for agricultural or forestry or nature conservancy or natural and man-made heritage interpretation or other appropriate uses as approved by the Planning Authority; that the scheme shall also include the reinstatement of any access roads/rights of way at present in existence and the procedures for replacement of overburden, sub-soil and top soil shall generally accord with those indicated in the Written Statement and to the satisfaction of Planning Authority; (44) that no materials for filling shall be introduced to the site from sources external to it without the prior approval of the Planning Authority; (45) that the restored site shall be progressively landscaped in accordance with a scheme to be approved by the Planning Authority prior to restoration commencing; that such a scheme shall include details of field patterns, forestry planting, shelter belt creation, hedgerows, nature habitat creation including additional wetland areas and if appropriate broadleaf species in the design of shelter belts and the creation of imaginative walkways and nature trails; (46) that the landscaped area shall be subsequently managed in accordance with an aftercare scheme to be submitted and approved by the Planning Authority prior to work commencing on site; (47) that there shall be one formal review midway through the life of the site to consider all the operations which have taken place on the land during the previous period and to consider the programme for the ensuing period and that the parties shall include the applicant, the mineral operator, the owners of the land and the Planning Authority; (48) that two weeks prior to the formal review an updated plan will be forwarded to the Local Authority indicating the work to date on the site and showing the anticipated work programme for the ensuing period; and (49) that all existing drystone walls within and on the boundaries of the site, shall be indicated on the restoration plan and be fully reinstated as part of the overall restoration of the site, all to the satisfaction of the Planning Authority; Condition (1) being imposed because the development is acceptable only because of the individual circumstances pertaining to the applicant and on a temporary basis; Condition (2) to ensure that the development is undertaken in accordance with the plans and conditions, in the interests of visual and residential amenity; Conditions (3) to (9), (31) in the interests of road safety; Conditions (10), (11), (14), (17), (22), (25) to (30), (35) and (36) in the interests of public safety; Conditions (12), (16), (20), (21), (23), (41), (42), (46) and (49) in the interests of visual amenity; Condition (13) to ensure that the top soil and sub-soil will be suitable for restoration of the site following storage; Condition (15) to ensure that the top soil and sub-soil to be stored will be submitted for use during restoration of the site; Conditions (18) and (19) to safeguard the appearance of the site; Condition (24) in the interests of public safety and to prevent a detrimental affect upon adjacent operations; Conditions (32) and (34) in the interests of residential amenity; Condition (33) to ensure that the development is undertaken in accordance with the

details approved; Conditions (37), (39) and (40) in the interests of amenity; Condition (38) to safeguard the amenity of the area Conditions (43) and (44) to enable Planning Authority to retain control over development of site; Condition (45) to improve the appearance of the site; and Conditions (47) and (48) to enable Planning Authority to update the operating of the site in the light of difficulties encountered.

It was agreed to grant the application subject to the conditions and for the reasons detailed and that the decision notice be withheld until such time as a Section 50 Agreement covering the matters detailed above had been recorded in the Register of Sasines.

PROGRAMME FOR THE PREPARATION OF LOCAL PLANS AND ACTION PLANS

- 13.** There was submitted a report dated 11 April 1996 (circulated) by the Director of Development Services highlighting a number of issues in East Ayrshire's inherited planning policy framework which required to be addressed as a priority, and outlining the proposed operating principles and procedures which would underpin the Council's approach to the preparation of Local Plans.

It was agreed:

- (i) to endorse the approach to the preparation of Local and Action Plans including the involvement of Local Committees, as outlined in the report;
- (ii) to the preparation of one Local Plan covering the whole of East Ayrshire; and
- (iii) to authorise the Director of Development Services to undertake all necessary work to progress the priority planning issues identified in the report.

TOWN AND COUNTRY PLANNING (DEVELOPMENT CONTRARY TO DEVELOPMENT PLANS) (SCOTLAND) DIRECTION 1996

- 14.** There was submitted a report dated 12 April 1996 (circulated) by the Director of Development Services advising of revisions to procedures for approving applications for planning permission contrary to the Development Plan, as clarified by the Town and Country Planning (Development Contrary to Development Plans) (Scotland) Direction 1996, which came into effect on 1 April 1996.

It was agreed to note the terms of the Direction and to remit to the Director of Development Services to arrange for the appropriate implementation of same.

LOCAL PLANS: DRAFT PLANNING ADVICE NOTE

- 15.** There was submitted a report dated 1 March 1996 (circulated) by the Director of Development Services identifying any issues contained in the Draft Planning Advice Note - Local Plans, which were relevant to East Ayrshire.

It was agreed:

- (i) to note the contents of the Draft Planning Advice Note; and
- (ii) to advise the Scottish Office that there should not be a blanket requirement for all new authorities to continue with Plans currently in preparation, but that a more flexible approach should be applied in order to allow Unitary Authorities

to determine the best course to take relative to the Local Plan production process.

COMMUNITY COUNCILS AND PLANNING: PLANNING ADVICE NOTE 47

16. There was submitted a report dated 16 April 1996 (circulated) by the Director of Development Services regarding the content of Planning Advice Note 47 and suggesting appropriate action in response to the Note.

It was agreed to authorise the Director of Development Services:

- (i) to establish a single point of contact within his Department for each Community Council;
- (ii) to advise the Community Councils of the appropriate Officer contact within his Department;
- (iii) to copy Planning Advice Note 47 to all Community Councils;
- (iv) to remind Community Councils of the need to respond to consultation on planning applications within 14 days; and
- (v) to offer Community Councils the opportunity for training and/or further information on the planning process.

QUEENS DRIVE, KILMARNOCK

17. There was submitted a report (circulated) by the Director of Development Services advising of recent decisions of the Secretary of State and the Court of Session relative to the proposed development of the Queens Drive area in Kilmarnock.

It was agreed to note:

- (i) the decision of the Secretary of State for Scotland to grant planning permission for a retail development by Dawn Construction at Queens Drive; and
- (ii) the decision of the Court of Session to refuse an appeal made by London & Midland Developments Ltd against the decision of the Secretary of State.

The meeting terminated at 1510 hrs.

**EAST AYRSHIRE COUNCIL
DEVELOPMENT SERVICES
SCHEME OF DELEGATION - BUSINESS GRANTS**

<u>Programme</u>	<u>Type of Support</u>	<u>Proposed Delegation</u>
Employment Grants Scheme	Employment Grant Support	up to 25 employees: any two of Director of Economic Development/Manager of Business Services over 25 employees : Director in consultation with Chair or Vice-Chair.
Management and Technology Training Grant Scheme	Grants up to £10,000	up to £10,000 : any two of Director/Head of Economic Development/Manager of Business Services over £10,000 : Director in consultation with Chair or Vice-Chair.
East Ayrshire Business Loans	Loans up to £30,000	up to £20,000 : any two of Director/Head of Economic Development/Manager of Business Services over £20,000: Director/Head in consultation with Chair or Vice-Chair.
Youth Employment Training Grant	Youth Training Grant Support	up to 5 employees: any two of Director/Head of Economic Development/Manager of Business Services
Trade Development Programme	Trade Grant Subvention	any two of Director/Head of Economic Development/Manager of Business Services