

REPORT

To: ECONOMIC REGENERATION COMMITTEE		Subject: Bellshill Town Centre Action Plan - Masterplan
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 29 August 2006	Ref: DPT 20-02	

1. Purpose of Report

- 1.1 This report is presented to advise Members of the progress made in relation to traffic management, public realm and improvements to pedestrian areas in Bellshill Town Centre.
- 1.2 The report will also outline the anticipated costs and delivery programme for ongoing phases of work and seeks approval to proceed in delivering the necessary design, contract and publicity processes on the basis of these costs.

2. Background

- 2.1 Members will recall that consultants, Ironside Farrar Limited, were appointed in September 2005 to prepare a design framework in the form of a Masterplan for Bellshill Town Centre which would identify a scheme of works to address traffic management requirements and physical streetscape works.
- 2.2 This looks to deliver a significant element of the Option 8 proposals approved by the Council in 2002 under the Bellshill Town Centre Action Plan. The works relate to Main Street, John Street, Neilson Street, part of Motherwell Road and part of Hamilton Road. Outlined below is an indicative programme for delivering the works and an estimate of costs prepared by the Consultants.

3 Bellshill Town Centre Action Plan

- 3.1 Advance Roads works incorporating service diversions and the construction of a roundabout at Gartcosh Walk are being implemented at a cost of £900,000.
- 3.2 The traffic management and streetscape works will be implemented in two phases. Phase 1 comprises John Street, Neilson Street, Motherwell Road, Thorn Road and Main Street eastwards from Emma Jay Road. It is proposed that these areas will be surfaced in asphalt with granite kerbing. The works will be implemented over this and the following financial year and have an indicative cost of £1,500,000.
- 3.3 Phase 2 incorporates Main Street from North Road to Emma Jay Road and part of Hamilton Road. These streets will be finished in higher quality materials which include Caithness slabs, granite kerbs and stainless steel street furniture. A new street lighting scheme also forms part of the Masterplan. Consideration will be given to floodlighting buildings of architectural merit, such as churches, within the town centre. These works have been estimated to cost up to £2,500,000 and will be the subject of Traffic Regulation Orders. It is envisaged that implementation would be over a period of two years with completion anticipated in 2009/10.

3.4 The traffic management proposals contained in the Masterplan reflect those in 'Option 8' and were the subject of an extensive public consultation exercise in May / June 2001. While a full consultation exercise will not be required, it is proposed to undertake a publicity exercise in the form of an exhibition to inform the local community and businesses about the implementation of the Masterplan.

3.5 In addition the community will have a formal opportunity to comment on the Phase 2 proposals through the Traffic Regulation Order process.

4. Sustainability

4.1 The proposed works will improve the appearance of Bellshill town centre through the use of materials which have been selected for their sustainable properties. In addition, the proposals will ensure a healthy environment by encouraging walking and assisting with improving the vitality and viability of the town centre.

5 Corporate Considerations

5.1 This project will contribute towards the Council's aim of regenerating its town centre which is one of the priorities in the 'Stimulating Business and the Economy' theme of the Corporate Plan.

5.2 The combined cost of Phases 1 and 2 has been estimated to be up to £4,000,000 over the three-year period. It is anticipated that the costs will be met through the Town Centres element of the Planning & Environment capital budget. However formal approval of this expenditure and the tendering process, in accordance with the Council's Financial Regulations and Standing Orders, will be the subject of future reports to the Economic Regeneration Committee.

5.3 In the short term, it is intended that the proposals for Phase 1 proceed as soon as practicable. The detailed designs and tender documents are currently being prepared to enable the appointment of a suitable contractor from the Council's approved list. This will be reported to the appropriate future Economic Regeneration Committee.

Recommendation

6.1 It is recommended that Committee:

1. Notes the progress in delivering the Bellshill Town Centre Action Plan
2. Authorises the Director of Planning to pursue the delivery of the phases of work outlined in paragraphs 3.2 and 3.3 above subject to the submission of further reports on contract delivery in accordance with the Council's Financial Regulations and Standing Orders.



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(1 August 2006)

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