

**NORTH LANARKSHIRE
COUNCIL**

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| To: BELLSHILL LOCAL AREA PARTNERSHIP | | Subject: BELLSHILL TOWN CENTRE ACTION PLAN UPDATE |
| From: HEAD OF PLANNING & DEVELOPMENT | | |
| Date: 7 October 2010 | Ref: DPT/01/02/DOK | |

1. Purpose of Report

- 1.1 This report seeks to update the Partnership and Committee on the progress made on the Bellshill Town Centre Action Plan

2. Background

- 2.1 Phases 1, 2 and 3 of the 4 phase streetscape works approved for Bellshill Town Centre have been completed. RJ MacLeod were appointed in early March 2010 as contractors to implement the fourth and final phase of the streetscape improvement programme. The contract will be administered and supervised by Land Use Consultants on behalf of the Council.

3 Progress

- 3.1 The partnership will recall that RJ MacLeod were appointed contractor for Phase Four works in early March 2010. Phase 4 comprises the remainder of Main Street from its junction with Motherwell Road to the Cross, part of North Road extending from the Cross to the entrance to the Council's car park, and Hamilton Road from the Cross to the railway bridge. The footways will be re-surfaced in Caithness slabs and edged with wide granite kerbs to match Phase 3. A focal point will be created in front of St Andrew's Church to accommodate turning facilities and delivery vehicles. The contractor took possession of North Road car park on 24th May for use as a site compound for the duration of the contract.
- 3.2 The Phase Four contract also includes provision for architectural lighting on a number of the feature buildings in the Town Centre. Discussions are on-going with the relevant owners of the buildings to secure their agreement to carry out these proposals. It is anticipated that, works on the first of the buildings will begin late September with others following as agreement is reached with owners.
- 3.3 Phase Four works will take place in three stages, the first including the north side of Main Street, west side of Hamilton Road and the western part of Main Street at St Andrew's Parish Church. The second stage will include the south side of Main Street, east side of Hamilton Road and west side of North Road. The third stage will include the road surface on Main St, Hamilton Road and North Road. This first phase is now largely complete and works have subsequently transfer to phase two, in most cases, with resurfacing and associated traffic management switching to the other side of respective roads on Main Street and Hamilton Road. Works have begun on North Road to extend the footway resurfacing to this area. A well has been discovered during digging works in this location, which had not been identified on any previous records. Appropriate

historical and watercourse information is being compiled to determine an appropriate course of action as soon as possible to minimise any potential delay to this area of work. Preparatory works have begun on the Tesco link to allow for enhancement works here. In relation to the demolition of the toilet block, opportunities are being pursued with the relevant Council Service to help this progress as quickly as possible and it is hoped this work can be agreed shortly to allow environmental enhancements to be implemented.

- 3.4 A number of issues have been highlighted to phase 3 contractors in relation to snagging works at Bellshill Main Street, following a site investigation. The most urgent matters requiring immediate action will be addressed during September, with other items as appropriate being monitored to be addressed before the end of the defects period.

4 Town Centre on Street Parking Restrictions Update

- 4.1 The Draft Traffic Regulation Order, which will cover parking bays, loading facilities, taxi ranks and disabled parking for Bellshill town centre, has been passed from Roads Projects Southern to Corporate Services, along with associated schedules, to begin the formal process to promote this order. Subject to Corporate Services procedures, it is anticipated that this will be advertised for a period during October for comment. At the end of this period, comments received will be incorporated where possible.

5. Town Centre Regeneration Fund Bid

- 5.1 Written agreement is being finalised with William Morrison Supermarkets PLC for the gap site at 278 – 286 Main Street, Bellshill. Upon completion of this agreement, contractors will take possession of the site and begin works to improve the site, as part of the phase 4 works. Completion of works will create an improved public space, new street furniture and lighting improvements to the space.

6. Hamilton Road West Roundabout

- 6.1 Tenders have being sought for implementation of junction improvements at Hamilton Road A725 junction involving the introduction of a roundabout. It is hoped to appoint a contractor before the end of October and for works to begin shortly afterwards, with works anticipated to be completed by end of February 2011. The partnership will be further updated of progress and the next partnership meeting.

7. Planning Applications in the Bellshill Area

- 7.1 The partnership will recall a question being raised at the last partnership meeting in relation to planning applications granted within the Bellshill LAP area for developments up to thirty units. Since 2007 fifteen sites have been developed which are up to thirty units and eleven over thirty units. Developments up to thirty units do not require provision of play equipment or off site contribution. Requirement for play area or compensatory contribution to off-site play areas is only required for detailed applications for developments of at least thirty units. Those identified within the Bellshill & District Local Area Partnership area, and which meet the threshold but have not been required to provide play equipment have either all made contribution for off site play area upgrade or already have play provision on site.
- 7.2 The North Lanarkshire Local Plan includes policy DSP 3 Impact of Development. Developments will be assessed in terms of their impact on the economic, social or environmental infrastructure of the community. Where developments would have an adverse impact, planning permissions would include planning conditions or legal agreements to mitigate those impacts. The Local Plan is currently undergoing

Examination with the Scottish Government Reporters and, if approved, Policy DSP 3 will provide the strategic context for consideration of appropriate developer contributions.

8 Recommendations

- 8.1 It is recommended that the Local Area Partnership note progress made on the Bellshill Town Centre Action Plan.

A handwritten signature in black ink that reads "Shirley Linton". The signature is written in a cursive, flowing style.

SHIRLEY LINTON
HEAD OF PLANNING & DEVELOPMENT

Local Government Access to Information Act: for further information about this report, please contact Denis O'Kane on 01236 616239 (20 September 2010)