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PLAN.DEV.BPS1998M

Motherwell, 17 February 1998 at 2 pm.

A Meeting of the PLANNING AND DEVELOPMENT
(BUILDINGS AND PROPERTY) SUB-COMMITTEE

PRESENT

Councillors Barrie, Carmichael, Coyle, Craig, Gordon, Shaw, Smith and Wilson.

CHAIR

In the absence of the Convener and in terms of Standing Order No. 55, Councillor Coyle presided.

IN ATTENDANCE

The Chief Committee Services Officer and Head of Economic Development and Property.

APOLOGIES

Councillors Wallace, Curran, Heberton, McAlorum, H. McGuigan, J. McGuigan, Maginnis and Scott.

REMITTS FROM EDUCATION (RESOURCES) SUB-COMMITTEE OF
15 JANUARY 1998

(1) FORMER JANITOR'S HOUSE AT GLENCRYAN SCHOOL,
CUMBERNAULD - DISPOSAL

1. Under reference to paragraph 2 of the Minute of the meeting of the Education (Resources) Sub-Committee held on 15 January 1998, when the Sub-Committee, having considered a report dated 5 January 1998 by the Director of Education advising that the former Janitor's House at Glencryan School, Cumbernauld which had been unoccupied for several years had now become derelict, had agreed that the house be declared surplus to educational requirements and be demolished, and had remitted the matter to this Sub-Committee for its consideration.

Decided:

- (1) that it be noted the former Janitor's House at Glencryan School, Cumbernauld had been declared surplus to educational requirements and should be demolished, and
- (2) that, thereafter, the ground be disposed of in accordance with Council policy.

(2) BENHAR PRIMARY SCHOOL, EASTFIELD AND HARTHILL
PRIMARY SCHOOL, HARTHILL - DISPOSAL

2. Under reference to paragraph 3 of the Minute of the meeting of

the Education (Resources) Sub-Committee held on 15 January 1998, when the Sub-Committee, having considered a report dated 5 January 1998 by the Director of Education (1) advising that, as part of the Capital Works Programme approved by the Education Committee, work had been undertaken to build a single school at Benhar/Harthill to replace the existing Benhar and Harthill

Primary

Schools, and (2) recommending that both Benhar and Harthill Primary Schools be declared surplus to educational requirements, had agreed that these properties be declared surplus to educational requirements and had remitted the matter to this Sub-Committee for consideration.

Decided:that the Director of Planning and Development be authorised to dispose of the buildings and sites at the existing Benhar Primary and Harthill Primary Schools in terms of the agreed policy following completion of the replacement school at Benhar/Harthill in July 1999.

REMITTS FROM THE LEISURE SERVICES COMMITTEE OF
28 JANUARY 1998

(1) COATBRIDGE BATHS - DISPOSAL

3. Under reference to paragraph 34 of the Minute of the meeting of the Leisure Services Committee held on 28 January 1998, when the Committee, having considered a report dated 9 January 1998 by the Director of Leisure Services regarding the former

Coatbridge

Baths property had agreed to declare the property surplus to the requirements of the Department of Leisure Services, and (2) had remitted the matter to this Sub-Committee for its interest.

Decided:that the Director of Planning and Development be authorised to dispose of the former Coatbridge Baths property in terms of the agreed policy.

(2) COATBRIDGE GOLF CLUBHOUSE - DISPOSAL

4. Under reference to paragraph 33 of the Minute of the meeting of the Leisure Services Committee held on 28 January 1998, when the Committee, having considered a report dated 9 January 1998 by the Director of Leisure Services regarding the upper floor of Coatbridge Golf Clubhouse and associated Steward's bungalow had agreed to declare the properties surplus to the requirements of the Department of Leisure Services, and had remitted the matter to this Sub-Committee for its interests.

Decided:that the Director of Planning and Development be authorised to dispose of the upper floor of Coatbridge Golf Clubhouse and the associated Steward's bungalow in terms of the agreed policy and as detailed in the report.

(3) WRANGHOLM HALL BOWLING CLUB - PROPOSED EXTENSION

5. Under reference to paragraph 32 of the Minute of the meeting of the Leisure Services Committee held on 28 January 1998, when the Committee, having considered a report dated 8 January 1998 by the Director of Leisure Services (1) advising that a request had

been received from Wrangholm Hall Bowling Club, requesting permission to supplement its existing Clubhouse facilities, and

(2) indicating that, in terms of its lease, the Club required the Council's Permission prior to making an application to the

Scottish

Sports Council Lottery Fund for funding towards these works, had agreed to the improvements, subject to the necessary planning consent being obtained and had remitted the matter to this Sub-Committee for its interest in the lease agreement.

Decided:

(1) that the proposed improvements to the existing facilities at Wrangholm Hall Bowling Club be noted, subject to the necessary planning consent being obtained, and

(2) that if considered necessary the terms of the lease be amended accordingly.

(4) HIRE OF COMMUNITY CENTRES - AIRDRIE AND COATBRIDGE
HELPING HANDS ORGANISATIONS - LEASES

6. Under reference to paragraph 18 of the Minute of the meeting of the Leisure Services Committee held on 28 January 1998, when the Committee, having considered a report dated 12 January 1998 by the Director of Leisure Services (1) advising that the Airdrie and Coatbridge Helping Hands Organisations were currently being charged non-commercial rates for the let of the Resource Centre, Airdrie and Whifflet Community Centre, Coatbridge for the purposes of running "Soup Kitchens", and (2) giving details of the lease values of the "Soup Kitchen" areas of

the

Centres, had agreed to lease to the Airdrie and Coatbridge Helping Hands Organisations the "Soup Kitchen" areas within the Resource Centre, Airdrie and Whifflet Community Centre, Coatbridge for a peppercorn rent of \$1 per annum and had remitted the matter to this Sub-Committee for its approval.

Decided:that consideration of the matter be continued
meantime.

REMITTS FROM THE HOUSING COMMITTEE OF 28 JANUARY 1998

(1) RE-PURCHASE OF PROPERTIES AT 9C AND 10C PARKHEAD
LANE, AIRDRIE

7. Under reference to paragraph 23 of the Minute of the meeting of

the Housing Committee held on 28 January 1998, when the Committee, having considered a report dated 15 January 1998 by the Director of Housing in respect of a formal offer to buy back flatted properties at 9c and 10c Parkhead Lane, Airdrie, advising (1) of the background to and the need for the re-purchase of the properties; (2) of the current position in which the owners of

the

properties had refused the offer of 50% grant to enable the properties to be included in the re-roofing and installation work contract of adjacent properties, (3) that the offers made to the owner would be on the basis that the Council would only re-purchase if both houses could be bought back, had agreed that the matter be remitted to this Sub-Committee for its interests.

Decided: that offers be made to the owners of the properties at 9c and 10c Parkhead Lane, Airdrie to buy back the properties at sale price plus inflation and legal expenses, subject to both owners agreeing to dispose of the properties to the Council.

(2) KILSYTH HOUSING ACTION AREA - SITE AT 33-37 MAIN STREET, 83-87 MAIN STREET AND 3 BACKBRAE STREET, KILSYTH - DISPOSAL

8. Under reference to paragraph 56 of the Minute of the meeting of the Housing Committee held on 28 January 1998, when the Committee, having considered a report dated 22 January 1998 by the Director of Housing (1) outlining proposals for the re-development of the site at 33-37 and 83-87 Main Street, Kilsyth and 3 Backbrae Street, Kilsyth as part of the Kilsyth Housing Action Area Development; (2) detailing the current position with regard to negotiations for the disposal and acquisition of land

and

demolition of property at the development site including all relevant costs, and (3) proposing that once all of the land and property issues in relation to the development site had been concluded, ownership be transferred to the West of Scotland Housing Association, one of the partners in the development, at nil value, subject to the agreement of the Secretary of State for Scotland, had remitted the matter to this Sub-Committee for its interest.

Decided:

- (1) that the Sub-Committee recommend that the land held on the Planning and Development account which is required for re-development at nil value be declared surplus to requirements, subject to the consent of the Secretary of State for Scotland, and
- (2) that subject to (1) above that the Director of Planning and Development convey this area of land to the West of Scotland Housing Association, subject to the consent of the Secretary of State for Scotland.

(3) SHOP RELOCATION - GOWKTHRAPPLE, WISHAW

9. Under reference to paragraph 60 of the Minute of the meeting of the Housing Committee held on 28 January 1998, when the Committee, having considered a report dated 12 January 1998 by the Director of Housing regarding the re-siting of two shops currently located within Gowkthrapple, Wishaw (1) indicating that the two shops at 1 Linghope Place and 2/3 Linghope Place were owned and leased by the Council; (2) advising that in order to further progress and finalise the Regeneration Programme for the Gowkthrapple area which included the upgrade of the existing CCTV system, consideration should now be given to the relocation of the shops within the estate; (3) intimating that the shops were currently located in the centre of the estate and as a result of anti-social behaviour in the vicinity, six houses in close proximity to the shops cannot be allocated resulting in a rent loss of \$3,500 this financial year; (4) informing that Housing Department and Planning Department officials had identified a site in the ownership of the Council on the periphery of the Gowkthrapple estate, had agreed that the matter be remitted to this Sub-Committee to progress the property aspects of the proposals.

Decided:

- (1) that approval be given to the relocation of the shops to a more suitable site, and
- (2) that a report be submitted to the Housing Committee on the financial implications involved.

(4) GROUND AT 119/121 NORTH CALDER ROAD, VIEWPARK - DISPOSAL

10. Under reference to paragraph 18 of the Minute of the meeting of the Housing Committee held on 28 January 1998, when the Committee, having considered a report dated 12 January 1998 by the Director of Housing proposing that an area of land, which has been the site of anti-social behaviour, at the rear of properties at 119-121 North Calder Road, Viewpark be disposed of to the owners of these properties, had remitted the matter to this Sub-Committee for its interests.

Decided: that consideration of the matter be continued meantime.

(5) AIRBLES ROAD/LEVEN STREET REDEVELOPMENT, MOTHERWELL

11. Under reference to paragraph 16 of the Minute of the meeting of the Housing Committee held on 28 January 1998, when the Committee, having considered a joint report dated 7 January 1998 by the Directors of Housing and Planning and Development (1) detailing further representations which had been made on behalf of Mr. Nasir, the tenant of the shop at 179 Airbles Road,

in Motherwell by his solicitors regarding, inter alia negotiations
respect of a vacant property at 27 Leven Street; (2) providing
comments on these representations; (3) detailing for
consideration by Committee three options in respect of the property at 27 Leven
Street, and (4) advising that to enable the overall re-
development of the area to progress as quickly as possible, it would be
necessary to take steps to formally terminate the month to month
lease which had operated for the shop at 179 Airbles Road,
Motherwell, had agreed that the report be referred to this
Sub-Committee for consideration with the recommendation that
the Leven Street property be advertised on the open market giving
both Mr. Nasir and the Voluntary Association for Mental Welfare
the opportunity along with any other interested party in bidding
for the premises.

Decided:

- (1) that the Director of Planning and Development be authorised to dispose of the Leven Street property in terms of the agreed policy in order to give both Mr. Nasir and the Voluntary Association for Mental Welfare the opportunity, along with any other interested party, to bid for the premises, and
- (2) that the appropriate action be taken to terminate the month to month Lease of the shop at 179 Airbles Road, Motherwell.

ARRANGEMENTS FOR DISPOSAL OF PROPERTY - ADDITIONAL CRITERIA FOR CONSIDERATION

12. There was submitted a joint report (docketed) dated 13 January 1998 by the Directors of Administration and Planning and Development (1) advising that at the meeting of this Sub-Committee held on 6 January 1998 a situation arose where two of the offers received for the disposal of a property had
been for identical sums, and (2) detailing the proposed criteria to be adopted to assist in the determining between competing bids for surplus ground and property where the financial consideration is identical.

Decided:

- (1) that in the first instance the Directors of Planning and Development and Administration, as appropriate, ascertain whether there are any suspensive or prohibitive conditions attached to the offers which might qualify, detract from, or otherwise affect the integrity of any of the offers;
- (2) that in the absence of such suspensive/prohibitive conditions the Director of Planning and Development consult with other Council Departments, as appropriate, to ascertain whether the intended usage by any bidder might

be relevant as a factor in determining between bids, and

- (3) that in the absence of any suspensive/prohibitive conditions or of benefits identified as a result of consideration by Council Departments of intended uses, it is proposed, thereafter, that the recommended bid be determined by way of lot.

LAND AT 75 WEST GEORGE STREET, COATBRIDGE -
RECONVEYANCE

13. There was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development (1) advising that the former Burgh of Coatbridge had in 1965 erroneously included an area of ground at West George Street, Coatbridge in a Compulsory Purchase Order, entitled Roland Street, Coatbridge Compulsory Purchase Order 1965, and (2) seeking approval to reconvey the area to Messrs. Higgins and Cushley at 75 West George Street, Coatbridge.

Decided:

- (1) that the Council reconvey the land at 75 West George Street, Coatbridge at nil cost to Messrs. Higgins and Cushley and pay a \$100 contribution towards their legal fees and outlays, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

PROPERTY AT 7 ROADSIDE, CUMBERNAULD VILLAGE - RIGHT OF
PRE-EMPTION

14. There was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development advising (1) of action taken regarding the exercise of a pre-emption right at 7 Roadside, Cumbernauld Village; (2) that North Lanarkshire Council have inherited a number of superiority interests from Cumbernauld Development Corporation with pre-emption clauses being inserted into the feuing conditions of some of their early sales in the 1960's, and (3) that in view of the timescales available in these circumstances an operational policy be adopted for dealing with future offers of pre-emption.

Decided:

- (1) that the action taken by the Director of Planning and Development with regard to 7 Roadside, Cumbernauld Village be homologated, and
- (2) that it be recommended that an operational policy be adopted for dealing with future instances of this nature in that authority be delegated to the Director of Planning and Development, following consultation with the Directors of Housing and Administration and following consultation with either the Convener of the Planning and Development

Committee or the Convener of the Planning and Development (Building and Property) Sub-Committee and with local Member(s), to determine and act upon offers of pre-emption.

GROUND AT AIRBLES STREET, MOTHERWELL - DEED OF SERVITUDE

15. There was submitted a report dated 17 February 1998 by the Director of Planning and Development in connection with the granting of a servitude right to Fairway Homes (Scotland) Limited to permit the construction of foul and surface water sewers at Airbles Street, Motherwell.

Decided:

- (1) that a servitude right be granted for foul and surface water sewers at Airbles Street, Motherwell to Fairway Homes (Scotland) Limited on the terms detailed in the report, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

GROUND AT HORNOCK ROAD, COATBRIDGE - DISPOSAL

16. There was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development (1) requesting approval for the sale for the sum of \$10,000 of 1,789 square metres of ground at Hornock Road, Coatbridge to Reigart Contracts Limited to be used in connection with their demolition business; (2) advising that Reigart Contracts Limited, have recently purchased an adjoining site for the development of their business.

Decided: that approval be given to the sale of land at Hornock Road, Coatbridge to Reigart Contracts Limited on the terms as detailed in the report.

LAND AT SMITH AVENUE, GOWKTHRAPPLE - DISPOSAL

17. Under reference to paragraph 3 of the Minute of the meeting of this Sub-Committee held on 11 November 1997 there was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development advising (1) of an alteration to the selling price of the land at Smith Avenue, Gowkthrapple to Garrion Peoples Housing Co-op; (2) that the alteration arose as a consequence of the need to divert a water main which crosses the site, the diversion of which was agreed to be an abnormal cost; (3) the estimated cost of these works amounted to \$40,120 exclusive of VAT, and (4) that Scottish Homes are prepared to fund 50% of the costs.

Decided: that approval be given to a reduction in the sale price of the land at Smith Avenue, Gowkthrapple to Garrion People Housing Co-op on the terms as detailed in the report.

LAND AT BACKBRAE STREET, KILSYTH - DISPOSAL

18. There was submitted a report dated 17 February 1997 by the Director of Planning and Development seeking (1) to obtain approval to dispose of two small areas of ground in Backbrae Street, Kilsyth to facilitate redevelopment within the Housing Action Area in partnership with Scottish Homes, Lanarkshire Development Agency and the West of Scotland Housing Association, and (2) advising that the Council have agreed to fund the acquisition of the other interests within the site and the likely cost was \$96,000 which forms the Council's contribution to the partnership.

Decided:

- (1) that the land at Backbrae Street, Kilsyth be declared surplus to the requirements of the Department of Planning and Development, and
- (2) that the land be transferred to the West of Scotland Housing Association for the sum of \$8,000.

LAND AT STANE ROAD, SHOTTS - DISPOSAL

19. There was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development (1) seeking approval to declare land at Stane Road, Shotts surplus to the requirements of the Department of Planning and Development, and (2) proposing that that land, together with an area of land adjacent, which is owned by Gaulds Properties, be jointly marketed with the proceeds of any sale being split equally, and (3) advising that as a consequence of the foregoing it would be necessary to adjust a grazing lease with Mr. Forsyth of South Stane Farm.

Decided:

- (1) that the land at Stane Road, Shotts be declared surplus to the requirements of the Department of Planning and Development;
- (2) that the land at Stane Road, Shotts be marketed jointly together with the adjacent land belonging to Gaulds Properties, providing no other Council Department shows an interest when the land is listed in the available Property Bulletin;
- (3) that the grazing lease with Mr. Forsyth of South Stane

Farm be adjusted accordingly;

- (4) that a report be submitted to a future meeting of this Sub-Committee detailing the results of any marketing exercise, and
- (5) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

INDUSTRIAL UNIT AT D1 NORTH CALDEEN ROAD, CALDER STREET ENTERPRISE ZONE, COATBRIDGE - SUB-LEASE

20. There was submitted a report (docketed) dated 17 February 1998 by the Director of Planning and Development seeking approval to the proposed 15 year lease of Industrial Unit at D1 North Caldeen Road, Calder Street Enterprise Zone, Coatbridge to W. & S. Tyremaster.

Decided: that the sub-lease of Industrial Unit D1 North Caldeen Road, Calder Street Enterprise Zone, Coatbridge to W. & S. Tyremaster be approved for a period of 15 years