

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
11 August 1998**

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**Motherwell, 11 August 1998 at 2.00 pm.**

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

**PRESENT**

Councillor Logue, Convener; Councillors Barrie, Coyle, Craig, Curran, Gordon, Griffin, Heberton, McAlorum, J. McGuigan, Maginnis, and Shaw.

**CHAIR**

Councillor Logue (Convener) presided.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors Scott and Wilson.

**REMIT FROM THE SOCIAL WORK (PLANNING AND ADMINISTRATION) SUB-COMMITTEE OF  
19 MAY 1998 - ADDITIONAL OFFICE ACCOMMODATION FOR CUMBERNAULD AREA TEAM**

1. With reference to paragraph 7 of the Minute of the meeting of the Social Work (Planning and Administration) Sub-Committee held on 19 May 1998 when that Sub-Committee, having considered a report dated 5 May, 1998 by the Director of Social Work (1) outlining the background to and the need for accommodation at Carron House, Cumbernauld; (2) intimating that the Reporter to the Children's Panel had recently vacated premises adjacent to the Cumbernauld Area Office, and (3) proposing that the property at Unit 11/12, Carron House, Town Centre, Cumbernauld be leased from the landlord at a cost of £8,500 per annum, had approved the said proposal and had agreed that the matter be remitted to this Sub-Committee for consideration and determination of the terms of the lease agreement, there was submitted the said report and relevant Minute excerpt.

**Decided:**

- (1) that it be noted that the Social Work (Planning and Administration) Sub-Committee had recommended that the property at Unit 11/12, Carron House, Town Centre, Cumbernauld, be leased to the Department of Social Work for additional office accommodation, and
- (2) that the Director of Planning and Development be authorised to negotiate and conclude the terms of the lease.

**REMITTS FROM THE LEISURE SERVICE COMMITTEE OF 10 JUNE 1998**

**(1) ACQUISITION OF SCOTTISH HOMES' LAND AT HONEYWELL CRESCENT, CHAPELHALL.**

2. With reference to paragraph 17 of the Minute of the meeting of the Leisure Services Committee held on 10 June 1998 when that Committee, having considered a report dated 26 May 1998 by the Director of Leisure Services (1) advising that Scottish Homes had agreed to sell an area of land to

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the former Monklands District Council to facilitate the provision of the new library at Chapelhall; (2) indicating that the valuation of the land, prepared by the District Valuer amounted to £6,500 exclusive of VAT; (3) explaining that the transaction between the parties had not hitherto been concluded, and (4) recommending that the acquisition of the site now be concluded, had recommended approval of the acquisition of the site at Honeywell Crescent, Chapelhall from Scottish Homes on the basis of the terms and conditions contained in the report, and had agreed that the report be remitted to this Sub-Committee for consideration, there was submitted the said report and relevant Minute excerpt.

**Decided:**

- (1) that it be noted that the Leisure Services Committee had recommended approval of the acquisition of the site at Honeywell Crescent, Chapelhall from Scottish Homes on the basis of the terms and conditions contained within the report, and
- (2) that the Director of Planning and Development be authorised to negotiate and conclude the terms of the acquisition.

**(2) LAND AT 444/478 ORBISTON STREET, MOTHERWELL**

3. With reference to paragraph 25 of the Minute of the meeting of the Leisure Services Committee held on 10 June 1998 when that Committee, having considered a report dated 10 June, 1998 by the Director of Planning and Development, (1) seeking authority to declare the land at 444/478 Orbiston Street, Motherwell surplus to the requirements of the Department of Leisure Services, and (2) summarising the observations by the Director of Leisure Services in relation to the proposal, had agreed that the land at 444/478 Orbiston Street, Motherwell be declared surplus to the requirements of the Department of Leisure Services and that the report be remitted to this Sub-Committee for consideration, there was submitted the said report and relevant Minute excerpt.

**Decided:**

- (1) that it be noted that the land at 444/478 Orbiston Street, Motherwell had been declared surplus to the requirements of the Department of Leisure Services;
- (2) that the Director of Planning and Development include in the Development Brief for the site its suitability for a conjoined home/business use, and
- (3) that the land be disposed of in accordance with Council policy.

**GARAGE RESERVE SITE, CAIRNHOPE AVENUE, AIRDRIE - ACQUISITION OF PROPERTY RIGHTS**

4. With reference to paragraph 11 of the Minute of the meeting of this Sub-Committee held on 31 March 1998 when the Sub-Committee had agreed that the former garage reserve site at Cairnhope Avenue, Cairnhill, Airdrie be disposed of to Fairfield Property and Development Co. Ltd for the sum of £22,500 for a residential development, subject to the Council securing satisfactory agreements with adjoining proprietors, there was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development (1) advising that certain land and property rights would require to be purchased from the proprietors of No. 2 and 4E Cairnhope Avenue, Airdrie to facilitate the provision of a new access road to the site, and (2) proposing terms of the acquisition of property rights from the proprietors of 4E Cairnhope Avenue, Airdrie.

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**Decided:**

- (1) that the terms provisionally agreed with the proprietors of 4E Cairnhope Avenue, Airdrie be approved and that the Director of Planning and Development be authorised to acquire the necessary common property rights from the proprietors of 4E Cairnhope Avenue, Airdrie, and
- (2) that it be noted that discussions were ongoing with the proprietors of 2 Cairnhope Avenue to reach a mutually agreeable settlement.

**1995 RATING REVALUATION - APPEALS BY NORTH LANARKSHIRE COUNCIL**

5. With reference to paragraph 17 of the Minute of the meeting of the Planning and Development Committee held on 13 August 1997 when consideration had been given to a report on progress being made with regard to appeals lodged on behalf of North Lanarkshire Council relative to the 1995 Rating Revaluation process, there was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development (1) providing details of the progress being made with regard to appeals lodged on behalf of North Lanarkshire Council in this respect and the efforts of surveying staff in the Facilities management Section of the property Division in this regard, and (2) advising that the appeal process had now been completed and this had resulted in a final reduction in Net Annual Values of £2.72m, of which £1.58m was attributable to properties erroneously entered in the Valuation Roll as belonging to this Council with the remaining £1.4m being reductions in Net Annual Values for Council properties.

**Decided:**

- (1) that the Sub-Committee note the completion of the 1995 Rating Revaluation Appeals Process by North Lanarkshire Council which had resulted in a final reduction in Net Annual Values of £2.72 m.
- (2) that the relevant officers of the Department of Planning and Development and particularly the Surveying Staff in the Facilities Management Section of the Property Division be commended for their efforts, and
- (3) that the report be otherwise noted.

**LAND AT ROCHSOLLOCH ROAD, AIRDRIE**

6. There was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development seeking approval to sell an area of land at Rochsolloch Road, Airdrie to Terra Tek for the sum of £5,000, the site to be used for storage and in conjunction with the construction of a new laboratory adjacent to their existing business.

**Decided:**

- (1) that the land be disposed of in accordance with Council policy, and
  - (2) that the site be disposed of as detailed in the report and on all other terms and conditions adjusted by the Director of Planning and Development.
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**GRANTING OF MINUTE OF WAIVER FOR CHANGE OF USE AND RIGHT OF ACCESS TO PREMISES SITUATED ON AIRBLES ROAD, MOTHERWELL**

7. There was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development on terms for the granting of a Minute of Waiver permitting the change of use and altering the conditions of the right of access in respect of a dwellinghouse and adjoining former Monumental Sculpture's Yard at Airbles Road, Motherwell.

**Decided:** that a Minute of Waiver be granted in relation to the title at Airbles Road, Motherwell on the terms detailed in the report.

**PROPOSED SUB-LEASE TO RELAY TRANSPORT LTD, UNIT 1, 37 HAGMILL ROAD, EAST SHAWHEAD ENTERPRISE PARK, COATBRIDGE**

8. There was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development proposing terms for the sub-lease of an industrial unit at 37 Hagmill Road, East Shawhead Enterprise Park, Coatbridge to Relay Transport Limited.

**Decided:**

- (1) that agreement be given to the sub-lease of Unit 1, 37 Hagmill Road, East Shawhead Enterprise Park, Coatbridge for a period of 6 years to Relay Transport Limited, and
- (2) that the terms of the Agreement be as detailed in the report.

**FLEMING HOUSE, 2 TRYST ROAD, CUMBERNAULD - RENT REVIEWS**

9. There was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development (1) proposing arrangements for rent reviews at the Council owned premises at Fleming House, 2 Tryst Road, Cumbernauld with the various tenants; (2) seeking authority to engage the services of Agents to carry out the review, and (3) detailing the terms of the agreement with the Agents from which it was noted that the rental uplift referred to would be payable on an annual basis.

**Decided:**

- (1) that the recommendations for undertaking rent reviews at Fleming House, Cumbernauld as detailed within the report and subject to the foregoing be approved, and
- (2) that the report be otherwise noted.

**MOTHERWELL TOWN CENTRE**

10. With reference to paragraph 2 of the Minute of the meeting of this Sub-Committee held on 12 November 1996 when the Sub-Committee had agreed to appoint Messrs Smith Cole Wright, Chartered Surveyors, as Agents to advise the Council on its interests in the Motherwell Town Centre, there was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development seeking consent to extend the existing appointment to provide advice to the Council in restructuring the existing leases within Motherwell Town Centre.

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**Decided:** that the appointment of Messrs Smith Cole Wright to provide advice to the Council in restructuring the existing leases within Motherwell Town Centre be agreed, on terms as detailed within the report.

**SITE AT CARRADALE STREET, COATBRIDGE**

11. With reference to paragraph 9 of the Minute of the meeting of this Sub-Committee held on 19 May 1998 when the Sub-Committee had (1) authorised the Director of Planning and Development to continue negotiations with the Feu Superiors in an attempt to reach a negotiated settlement for the granting of a Minute of Waiver to facilitate the disposal of a site at Carradale Street, Coatbridge, and (2) authorised the Director of Administration, on behalf of the Council to make an application to the Land Tribunal for a Variation of Discharge in the burdens in respect of the Council's interest in the Site, there was submitted a report (docketed) dated 11 August 1998 by the Director of Planning and Development proposing terms for the negotiation of a Minute of Waiver from the Superiors, Drumpellier and Mount Vernon Estates Ltd.

**Decided:** that the proposed terms for the Minute of Waiver with Drumpellier and Mount Vernon Estates be agreed as detailed in the report.

**It was agreed in terms of Section 50A(4) of the Local Government (Scotland) Act, 1973 that the public be excluded from the Meeting for the following item of business on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 9 of Part 1 of Schedule 7A of the Act.**

**SITE AT TOWN PARK, COATBRIDGE**

12. With reference to paragraph 1 of the Minute of the meeting of this Sub-Committee held on 11 November 1997 when the Sub-Committee had authorised the Director of Planning and Development to dispose of an area of land at Town Park, Coatbridge in accordance with Council policy, there was submitted a report dated 19 August 1998 by the Director of Planning and Development on the results of the marketing of the Site.

**Decided:**

- (1) that the sale of the site at Town Park, Coatbridge to McDonald Estates Ltd be approved, in principle, subject to further satisfactory negotiations;
- (2) that the sale be subject to detailed discussions with the proposed developer and to the approval of planning consent, and
- (3) that discussions also take place with Vico Property Group and other relevant parties in the event that the McDonald Estates' proposal does not proceed.