

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Motherwell, 16 February 1999 at 2 pm.**

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

**PRESENT**

Councillor Logue, Convener; Councillors Carmichael, Craig, Curran, Gordon, Heberton, Lafferty, McAlorum, J. McGuigan, Maginnis, Shaw and Wilson.

**CHAIR**

Councillor Logue (Convener) presided.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors Barrie, Coyle, McCabe and McCulloch.

**REMIT FROM HOUSING COMMITTEE HELD ON 27 JANUARY 1999 - LAND SURPLUS TO  
REQUIREMENT - ADJACENT TO 126 FORREST STREET, AIRDRIE**

1. With reference to paragraph 52 of the Minute of the meeting of the Housing Committee held on 27 January 1999 when that Committee, having considered the terms of a report dated 8 January 1999 by the Director of Housing recommending that land adjacent to 126 Forrest Street, Airdrie be declared surplus to the requirements of his Department, had approved that recommendation and agreed that the report be remitted to this Sub-Committee for consideration, there was submitted the report and relevant Minute excerpt.

**Decided:**

- (1) that it be noted that land adjacent to 126 Forrest Street, Airdrie had been declared surplus to the requirements of the Department of Housing, and
- (2) that it be agreed that the land be disposed of in accordance with Council policy.

**REMITTS FROM LEISURE SERVICES COMMITTEE HELD ON 27 JANUARY 1999**

**(1) COMMUNITY CENTRE SECTION - LEASE FACILITIES**

2. With reference to paragraph 23 of the Minute of the meeting of the Leisure Services Committee held on 27 January 1999 when that Committee, having considered the terms of a report dated 8 January 1999 by the Director of Leisure Services relative to leasing arrangements between the Council and various lessees in respect of community facilities, had agreed that the report be remitted to this Sub-Committee for determination of all matters relating to the terms and conditions of leasing arrangements for community facilities, there was submitted the report and relevant Minute excerpt.
- 
-

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:**

- (1) that the Director of Planning and Development be instructed
  - (a) to draw up standard terms and conditions for leasing agreements for Community Centres;
  - (b) to draw up new or updated leasing agreements for all parties currently using Community facilities on a leased basis, and
  - (c) to conduct a review of lease agreement payments for Community facilities, and
- (2) that it be noted that the Leisure Services Committee
  - (a) had proposed a three tiered charging structure for leasing Community Centres on the understanding that the Director of Leisure Services would take cognisance of that Committee's previous recommendation to this Sub-Committee that Airdrie Resource Centre and Whifflet Community Centre be leased to Airdrie and Coatbridge Helping Hands Organisations respectively for a peppercorn rent of £1 per annum, and
  - (b) had instructed the Director of Leisure Services to continue to monitor the state of repair and general conditions of community facilities on a regular basis.

**(2) PROPERTY MATTERS - UPDATE**

3. With reference to paragraph 7 of the Minute of the meeting of the Leisure Services Committee held on 27 January 1999 when that Committee, having considered the terms of a report dated 14 January 1999 by the Director of Leisure Services (1) recommending that the Burns Memorial Hall, Kilsyth and the Bowhouse Community Centre, Airdrie be declared surplus to the requirements of his Department, and (2) detailing outstanding repairs to the Department of Leisure Services' facilities, had approved the recommendations and agreed that the report be submitted to this Sub-Committee for consideration, there was submitted the report and the relevant Minute excerpt.

**Decided:**

- (1) that consideration of the outstanding repairs to Leisure facilities be continued to a future meeting of the Sub-Committee, and
- (2) that it be noted that the properties at Burns Memorial Hall, Kilsyth and Bowhouse Community Centre, Airdrie had been declared surplus to the requirements of the Department of Leisure Services and that the Leisure Services Committee had recommended that both properties be demolished.

**LAND AT ROSE PARK AVENUE, FALLSIDE, UDDINGSTON - MINUTE OF WAIVER**

4. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development recommending that a Minute of Waiver be granted to Mr. Balmer, owner of land at Rosepark Avenue, Fallside, Uddingston enabling him to extend a Residential Care Unit also owned by him on the adjacent site, subject to him making a payment to the Council of £3,500 plus reasonable legal costs and outlays incurred by the Council in respect of the Minute of Waiver.

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:**

- (1) that a Minute of Waiver be granted to Mr. Balmer, owner of land at Rosepark Avenue, Fallside, Uddingston enabling him to extend a Residential Care Unit also owned by him on the adjacent site, subject to him making a payment to the Council of £3,500 plus reasonable legal costs and outlays incurred by the Council in respect of the Minute of Waiver, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**156/178 BANK STREET, COATBRIDGE - MINUTE OF WAIVER**

5. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development recommending that a Minute of Waiver be acquired from Drumpellier and Mount Vernon Estates Limited to facilitate the disposal of property at 162 Bank Street, Coatbridge for the sum of £1,000 plus payment of the Superiors' legal fees.

**Decided:**

- (1) that a Minute of Waiver be acquired from Drumpellier and Mount Vernon Estates Limited to facilitate the disposal of property at 162 Bank Street, Coatbridge for the sum of £1,000 plus payment of the Superiors' legal fees, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**HOLLYWOOD BOWL, NORTH CARBRAIN ROAD, CUMBERNAULD - MINUTE OF WAIVER**

6. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development recommending that a Minute of Waiver be granted to County Properties and Developments Limited, proprietors of the Hollywood Bowl, North Carbrain Road, Cumbernauld to allow the premises to be used for Open Class 1 Retail Use subject to the payment of £10,000 by County Properties and Developments Limited to the Council.

**Decided:**

- (1) that a Minute of Waiver be granted to County Properties and Developments Limited, proprietors of the Hollywood Bowl, North Carbrain Road, Cumbernauld, to allow the premises to be used for Open Class 1 Retail Use subject to the payment of £10,000 by County Properties and Developments Limited to the Council, and
- (2) that all other terms and conditions be adjusted by the Head of Economic and Development and Property.

**44/46 QUARRY STREET, COATBRIDGE - MINUTE OF WAIVER**

7. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development recommending that a Minute of Waiver be granted to Mr. and Mrs. Johnstone, proprietors of the premises at 44/46 Quarry Street, Coatbridge to enable them to erect a dwellinghouse to the rear of their property subject to a payment of £1,000 being made by them to the Council.
- 
-

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:**

- (1) that a Minute of Waiver be granted to Mr. and Mrs. Johnstone, proprietors of premises at 44/46 Quarry Street, Coatbridge to enable them to erect a dwellinghouse to the rear of their property subject to a payment of £1,000 being made by them to the Council, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**CARFIN/HOLYTOWN NEW ROUTE - LAND COMPENSATION (SCOTLAND) ACT 1973, PART 1**

8. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development (1) seeking approval to pay compensation to residential owners/occupiers adjacent to the new Carfin/Holytown link road under the terms of the Land Compensation (Scotland) Act 1973, Part 1, and (2) enclosing, as an Appendix to the report, a list of claimants and proposed payments.

**Decided:** that the Director of Planning and Development be authorised, in terms of the Land Compensation (Scotland) Act 1973, Part 1, to pay on behalf of the Council compensation to residential owners/occupiers adjacent to the Carfin/Holytown link road as detailed in the Appendix to the report.

**GROUND TO REAR OF 18-30 SOUTH BRIDGE STREET, AIRDRIE - SOUTH BRIDGE STREET (WEST) AIRDRIE COMPULSORY PURCHASE ORDER 1993 - CLAIMANT: ROBINBROOK LIMITED**

9. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development (1) advising (a) that the former Monklands District Council had acquired, as part of the South Bridge Street (West), Airdrie Compulsory Purchase Order 1993, land which prior to the General Vesting Declaration of 17 January 1996 was in the exclusive ownership of Robinbrook Limited, and (b) that negotiations had taken place with the District Valuer and the claimant and a figure of £12,000 had been agreed, and (2) seeking authorisation to pay compensation in the sum of £12,000 to Robinbrook Limited on the terms detailed in the report.

**Decided:** that the Director of Planning and Development be authorised, on behalf of the Council, to pay Robinbrook Limited the sum of £12,000 in respect of land acquired from that Company in respect of the South Bridge Street (West) Airdrie Compulsory Purchase Order 1993.

**PROPOSED SUB-LEASE TO E.P. YOUNG MANUFACTURING LIMITED - UNIT D2, NORTH CALDEEN ROAD, CALDER STREET ENTERPRISE ZONE, COATBRIDGE**

10. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development seeking authorisation to enter into a proposed sub-lease for a period of approximately eight years and nine months, with E.P. Young Manufacturing Limited in respect of Unit D2 of the Transbritannia Development located at North Caldeen Road, Calder Street Enterprise Zone, Coatbridge.

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:** that the Director of Planning and Development be authorised to enter into a sub-lease for the period of approximately eight years and nine months with E.P. Young Manufacturing Limited in respect of Unit D2 of the Transbritannia Development located at North Caldeen Road, Calder Street Enterprise Zone, Coatbridge.

**LAND AT HOGG STREET/GARTLEA ROAD, AIRDRIE - UPDATE REPORT**

11. With reference to paragraph 14 of the Minute of the meeting held on 3 January 1999 when this Sub-Committee, *inter alia*, had approved a Joint Venture Agreement with the Lanarkshire Development Agency in respect of land at Hogg Street/Gartlea Road, Airdrie, there was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development (1) advising (a) that, in terms of the Joint Venture Agreement, Lanarkshire Development Agency had appointed Norwest Holst to carry out the ground consolidation contract for the site; (b) that Lanarkshire Development Agency had sent advance notice to all mainstream housebuilders of the development opportunity at Hogg Street/Gartlea Road, Airdrie intimating that the site would be marketed in the future and had received a number of positive responses arising from this exercise; (c) that, in addition to the interest detailed at (b) above, Scottish Homes had intimated that it was considering acquiring the site for a Housing Association development, and (d) that, in the event that Scottish Homes were to proceed with the development of properties to be managed by a Housing Association, a further report on the matter would be submitted to the Sub-Committee for consideration; (2) intimating (a) that prior to local government reorganisation, Scottish Power plc had acquired from the former Monklands District Council, 40 square metres of land on the extreme north west corner of the site with a view to constructing a new electricity sub-station, and (b) that Scottish Power plc did not proceed with the construction of the electricity sub-station on this site but, having received agreement, in principle, from the former Monklands District Council, constructed the electricity sub-station at another location on Hogg Street, Airdrie, and (3) seeking approval for a land excambion between Scottish Power plc and the Council in respect of the land previously conveyed to Scottish Power plc and the land on which the electricity sub-station had been constructed.

**Decided:**

- (1) that it be noted:-
- (a) that, in terms of the Joint Venture Agreement with Lanarkshire Development Agency for the development of the derelict site at Hogg Street/Gartlea Road, Airdrie, the Lanarkshire Development Agency had appointed Norwest Holst to carry out the ground consolidation contract;
  - (b) that Scottish Homes were considering the site for the development of properties to be managed by a Housing Association, and
  - (c) that, in the event that Scottish Homes were to proceed with the development of this proposal, a further report on the matter would be submitted to the Sub-Committee for consideration, and
- (2) that a land excambion between the Council and Scottish Power plc in respect of the land previously conveyed to Scottish Power plc and the land on which the electricity sub-station had been constructed be approved.

**LAND TO THE REAR OF DRIMIN ROAD, CARDOWAN**

12. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development seeking authorisation to sell land to the rear of Drimin Road, Cardowan to a Joint
- 
-

***PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999***

---

---

Venture Partnership comprising Morrison Homes Ltd., Alexander Russell Plc and W. H. Malcolm Ltd.  
for the sum of £7,000.

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:**

- (1) that the Director of Planning and Development be authorised to sell land to the rear of Drimin Road, Cardowan to a Joint Venture Partnership comprising Morrison Homes Ltd., Alexander Russell Plc and W. H. Malcolm Ltd. for the sum of £7,000 , and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**PROPOSED DISPOSAL OF UNITS 16C AND 16D GARRELL ROAD, BURNSIDE INDUSTRIAL ESTATE, KILSYTH - PROPOSED PURCHASER: STEWART - BUCHANAN GAUGES**

13. With reference to paragraph 8 of the Minute of the meeting of this Sub-Committee held on 19 May 1998, there was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development seeking authorisation to sell industrial units at 16C and 16D Garrell Road, Burnside Industrial Estate, Kilsyth to Stewart - Buchanan Gauges Limited for the sum of £59,250.

**Decided:**

- (1) that the Director of Planning and Development be authorised to sell industrial units at 16C and 16D Garrell Road, Burnside Industrial Estate, Kilsyth to Stewart - Buchanan Gauges Limited for the sum of £59,250, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**PROPOSED DISPOSAL OF THREE SHOP UNITS AT NOS. - 1, 3 AND 5 ROWAN PLACE, OLD MONKLAND, COATBRIDGE - PROPOSED PURCHASERS: MR. AND MRS. THOMPSON, MR. W. J. MCKENDRY AND MR. ASLAM**

14. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development seeking authorisation to sell shop units at 1, 3 and 5 Rowan Place, Old Monkland, Coatbridge to Mr. and Mrs. Thompson, Mr. McKendry and Mr. Aslam respectively for the sum of £18,500 for each unit.

**Decided:** that the Director of Planning and Development be authorised to sell shop units located at 1, 3 and 5 Rowan Place, Old Monkland, Coatbridge to Mr. and Mrs. Thompson, Mr. McKendry and Mr. Aslam, respectively, for the sum of £18,500 for each unit.

**SAFeway STORES PLC - 19/27 GRAHAM STREET, AIRDRIE**

15. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development (1) advising (a) that in 1997 land at 19/27 Graham Street, Airdrie was leased to TSB Pension Trust Fund for a period 125 years; (b) that TSB Pension Trust Fund developed the site on which there are currently located a number of commercial units, including a large void unit previously occupied by Safeway Stores Plc which relocated to the former Broomfield Stadium site; (c) that the Council receive 20% of the rent received by TSB Pension Trust Fund from the lessees of the commercial units, currently amounting to £120,000 of which £43,000 was attributable to rent paid by Safeway Stores Plc in respect of the void unit; (d) that agents acting on behalf of Safeway Stores Plc had made representation to TSB Pension Trust Fund intimating that, whilst it was unlikely that the void unit would be attractive to another retailer, it was possible to sub-divide the unit into smaller

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

more lettable units, and (e) that these agents had intimated further that the Company, given the limited term of its lease with TSB Pension Trust Fund for the unit, was not prepared to invest in its redevelopment but proposed to sell its interest to another developer and was willing to make a contribution to ensure the successful redevelopment of the unit; (2) intimating (a) that discussions had now taken place with agents acting on behalf of both Safeway Stores Plc and TSB Pension Trust Fund to identify possible options for the redevelopment of the void unit and arising from these discussions it was proposed that one possible mechanism would involve the disposal of the void unit, including both the owners' and tenants' interests in the unit, to Safeway Stores Plc which would in turn sell the property as a feuhold title with vacant possession; (b) that a provisional agreement had been reached whereby Safeway Stores Plc had agreed to purchase both interests for £1.9 million; (c) that such an arrangement would result in the Council receiving 20% share of this sum, viz:- £380,000, and (d) that the property would require to be excised from the TSB Pension Trust Fund's lease, and (3) recommending (a) that the unit leased to Safeway Stores Plc by TSB Pension Trust Fund be excised from the lease between the Council and TSB Pension Fund; (b) that the land on which the void unit was located be sold to Safeway Stores Plc for the sum of £380,000, and (c) that it be noted that the sale of this asset would result in a reduction of income in the sum of £43,000.

**Decided:** that consideration of the matter be continued to a future meeting of the Planning and Development Committee.

**PROPOSED LEASE OF VARIOUS SHOP UNITS - DETAILS OF OFFERS RECEIVED FROM MARKETING EXERCISE**

16. There was submitted a report (docketed) dated 16 February 1999 by the Director of Planning and Development (1) summarising the results of a recent marketing exercise conducted in respect of various shop units available for lease which were located at (a) 302 Caledonian Road, Wishaw; (b) 15-17 Deedes Street, Airdrie; (c) 68 Leven Road, Coatbridge, and (d) 108 Mull, Airdrie; (2) intimating (a) that no offers were received in respect of the shop units available for lease at 302 Caledonian Road, Wishaw and 68 Leven Road, Coatbridge; (b) that the two offers received in respect of the shop unit available for lease at 15-17 Deedes Street, Airdrie had been evaluated and it was recommended that the offer received from Mr Morgan who proposed to use the premises as a Hairdressing and Beauty Therapy Salon be accepted, and (c) that one offer was received in respect of the shop unit available for lease at 108 Mull, Airdrie from Mr Farooq who proposed, subject to receiving appropriate planning consent, to use the premises as a Chip Shop and takeaway.

**Decided:** that the Director of Planning and Development be authorised

- (1) to enter into a lease with Mr Morgan in respect of the subjects at 15-17 Deedes Street, Airdrie, and
- (2) to enter into a lease with Mr Farooq in respect of the subject at 108 Mull, Airdrie.

**It was agreed in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded from the meeting for the following items on the grounds that the business involved the likely disclosure of exempt information as defined in paragraphs 2, 3 and 9 of Part 1 of Schedule 7A of the Act.**

**SALE OF LAND - 133/135 RANNOCH DRIVE, WISHAW**

17. With reference to paragraph 16 of the Minute of the meeting of the Housing Committee held on 25 January 1999 when that Committee, having considered the terms of a report dated 25 January 1999 by the Director of Housing in respect of a dispute over garden ground situated



**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

between 133 and 135 Rannoch Drive, Wishaw had agreed that the report be remitted to this Sub-Committee seeking authority to enter into negotiations with the owners and tenants of 133 and 135 Rannoch Drive, Wishaw, there was submitted the report and relevant Minute excerpt.

**Decided:** that consideration of the matter be continued to a future meeting of the Sub-Committee.

**SITE AT EASTFIELD ROAD/ST. ANDREWS DRIVE, WESTERWOOD, CUMBERNAULD - MINUTE OF WAIVER**

18. There was submitted a report dated 16 February 1999 by the Director of Planning and Development recommending that a Minute of Waiver be granted to Westerwood Hotels Limited, Cumbernauld to remove the development restrictions from the existing title, subject to a payment of £1,500 being made by that Company to the Council.

**Decided:** that consideration of the matter be continued to a future meeting of the Planning and Development Committee.

**SALE OF CUMBERNAULD HOUSE AND ADJOINING LAND**

19. With reference to paragraph 18 of the Minute of the meeting held on 5 January 1999 when the Sub-Committee, having considered the terms of a report dated 5 January 1999 by the Director of Planning and Development, had agreed that should it be deemed necessary to dispose of Cumbernauld House in favour of a company other than Samurai (Property Holdings) Limited, the Director of Planning and Development, in conjunction with the Director of Administration, be authorised to conclude a transaction with an alternative company whose principal director or directors shall include the principal shareholder or shareholders of Samurai (Property Holdings) Limited, there was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) intimating (a) that the remaining director of Samurai (Property Holdings) Limited had formed a new company called NESCO Properties Limited; (b) that whilst the date of entry for the proposed purchaser of Cumbernauld House had passed, neither Samurai (Property Holdings) Limited nor NESCO Properties Limited had concluded the sale transaction, and (c) that given that the sale transaction had not been concluded, the Head of Legal Services had rescinded their missive and had served a notice on Samurai (Property Holdings) Limited with a view to terminating their existing lease for the property by 12 March 1999, and (2) proposing (a) that in the event that the sale transaction was not concluded by that date, he be authorised to remarket Cumbernauld House, and (b) that in the event that the current occupiers of Cumbernauld House were unable to complete the purchase it would be possible to make the property available to them on a month to month basis at an existing rental of £1,000 per week.

In terms of Standing Order 48(c), consideration was also given to oral representations by a local Member, Councillor Gordon Murray.

**Decided:** that the Director of Planning and Development be authorised:-

- (1) to seek to conclude negotiations with Samurai (Property Holdings) Limited or NESCO Properties Limited until the termination of the existing lease on 12 March 1999, and
- (2) that, in the event that the sale transaction is not concluded, (A) to lease the property to its present occupiers on a month to month lease, and (B) to commence the remarketing of Cumbernauld House.



**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**SITE OF FORMER PUBLIC BATHS - RYDE ROAD, WISHAW**

20. With reference to paragraph 33 of the Minute of the meeting of the Planning and Development Committee held on 19 August 1998 when that Committee had agreed that the site of the former public baths at Ryde Road, Wishaw be sold to Turnberry Homes Ltd. for the sum of £414,796, there was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) reminding Members that, at the time the Council had agreed to sell the site to Turnberry Homes Ltd, it was anticipated that the purchasers would carry out site investigation works to determine the extent of preliminary development work required on the site; (2) advising (a) that the purchaser had now completed its site investigation report and had forwarded this, together with a summary of abnormal development costs, to the Council for consideration, and (b) that following negotiations, the purchasers claim to reduce the sale price by £192,261 in lieu of abnormal development costs was reduced to £97,321, and (3) seeking authority (a) to reduce the sale price of the site to Turnberry Homes Limited from £414,796 to £317,475 to take account of abnormal development costs, and (b) to increase the size of the disposal site at Ryde Road, Wishaw to 7,320 square metres.

**Decided:**

- (1) that the sale price previously agreed with Turnberry Homes Limited in respect of the site of the former public baths at Ryde Road, Wishaw be reduced from £414,796 to £317,475 to take account of abnormal development costs;
- (2) that the size of the disposal site at Ryde Road, Wishaw which had previously been offered to Turnberry Homes be increased to 7,320 square metres, and
- (3) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**NO. 5 AND 6 HAWTHORN DRIVE, GREENEND, COATBRIDGE : PROPOSED SALE**

21. There was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) summarising the outcome of a marketing exercise undertaken in respect of the disposal of numbers 5 and 6 Hawthorn Drive, Greenend, Coatbridge, and (2) recommending that the subjects be offered to Modern Housing Contracts Limited for the sum of £50,000.

**Decided:**

- (1) that the Director of Planning and Development be authorised to sell the subjects at numbers 5 and 6 Hawthorn Drive, Greenend, Coatbridge to Modern Housing Contracts Limited for the sum of £50,000, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**PLOT B : EXCELSIOR PARK, WISHAW - SITE FOR SPECULATIVE INDUSTRIAL DEVELOPMENT**

22. There was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) summarising the offers which had been received from prospective developers in respect of the speculative development site at Plot B, Excelsior Park, Wishaw, and (2) recommending that Plot B, Excelsior Park, Wishaw be offered to Highbridge Properties Ltd. for the sum of £183,000 in terms of the development proposals proposed by the Company.

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

**Decided:**

- (1) that the Director of Planning and Development be authorised to offer the site at Plot B, Excelsior Park, Wishaw to Highbridge Properties Ltd. for the sum of £183,000 in terms of the development proposals proposed by the Company, and
- (2) that all other terms and conditions be adjusted by the Head of Economic Development and Property.

**DISPOSAL - LAND AT CUMBERNAULD TOWN CENTRE**

23. With reference to paragraph 3 of the Minute of the meeting of the Planning and Development Committee held on 16 February 1998 when that Committee had granted planning consent to London and Regional Properties Ltd. to develop the Town Centre of Cumbernauld, there was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) seeking authorisation to sell to Campsie Centre Cumbernauld Limited for the sum of £200,000 (a) two areas of land in the town centre totalling 1,964 square metres, and (b) the Superiority interest in respect of two further sites in the town centre, and (2) recommending (a) that the Council act as guarantor for Campsie Centre Cumbernauld Limited in legal agreements to facilitate the Town Centre development, and (b) that the Council enter into an obligation to consent to take all necessary steps to execute their statutory powers to achieve confirmation of the Road Closure and Public Path Diversion Orders in respect of the proposed development of the Cumbernauld Town Centre.

In terms of Standing Order 48(c), consideration was also given to oral representations by the local Member, Councillor Gordon Murray.

**Decided:**

- (1) that the Director of Planning and Development be authorised to sell two sites within the town centre totalling 1,964 square metres together with two Superiority interests for another two sites within the town centre to Campsie Centre Cumbernauld Limited for the sum of £200,000;
- (2) that the Director of Planning and Development, in conjunction with the Head of Legal Services, be authorised to adjust all other terms and conditions, and
- (3) that it be recommended to the Policy and Resources Committee (a) that the Council act as guarantor for Campsie Centre Cumbernauld Limited in legal agreements to facilitate the Town Centre development, and (b) that the Council enter into obligations to consent to take all necessary steps to execute their statutory powers to achieve confirmation of the road closure and Public Path Diversion Orders in respect of the proposed development of Cumbernauld Town Centre.

**LAND AT CUMBERNAULD AIRPORT**

24. There was submitted a report dated 16 February 1999 by the Director of Planning and Development (1) detailing the terms of a sale made by Cumbernauld Development Corporation to Cormack Aircraft Services Ltd. in respect of Cumbernauld Airport which included a "clawback" agreement which allowed Cumbernauld Development Corporation or its successor to obtain any enhancement if the airport, or any part of the site, was subsequently sold by Cormack Aircraft Services Ltd.; (2) intimating (a) that Cormack Aircraft Services Ltd. proposed to sell 20 acres of the site outwith the airport fence to Keddy Specialist Services Ltd. who proposed to locate a business on the site; (b) that discussions had taken place with agents acting on behalf of Cormack Aircraft Services Ltd. and

**PLANNING AND DEVELOPMENT (BUILDINGS AND PROPERTY) SUB –  
16 February 1999**

---

---

opinions had been sought from the District Valuer and Legal Services over the interpretation of the “clawback” agreement and both were of the opinion that it was badly worded and open to a wide range of interpretations; (c) that arising from discussions it was proposed that the Council would “clawback” the sum of £30,000, and (d) that payment from the “clawback” agreement automatically resulted in the requirement to waive the title restriction on Airport use in respect of the land to be sold to Keddy Specialist Services Ltd., and (2) recommending that a Minute of Waiver be granted to Cormack Aircraft Services Ltd. in respect of the land to be sold by that company to Keddy Specialist Services Ltd. waiving the restriction on Airport use only.

**Decided:** that consideration be continued to a future meeting of the Sub-Committee.