

Motherwell, 13 April 1999 at 9.30 am.

A Special Meeting of the **PLANNING AND DEVELOPMENT COMMITTEE**

PRESENT

Councillor Coyle, Convener; Councillor Wilson, Vice-Convener; Councillors Barrie, Brooks, Craig, Gordon, Gormill, Gray, Holloway, Lafferty, McCulloch, McGhee, J. McGuigan, Moran, M. Murray, Scott and Shaw.

CHAIR

Councillor Coyle (Convener) presided.

IN ATTENDANCE

The Chief Committee Services Officer, Acting Director of Planning and Environment and the Senior Accountant.

APOLOGIES

Councillors Craigie, Griffin, Heberton, Logue, Lucas, McCabe, Maginnis and Wallace.

ALSO IN ATTENDANCE

In respect of item 1

Representing the Applicants:- S. Dennett, G. Logue, A. McLean, A. Smith and A. Taylor.

Representing the Objectors:- P. Rodney, K. Johnstone and J. McIntosh.

Representing Other Interests:- J. Kelly, North Lanarkshire Disability Forum, B. Connelly, Strathclyde Fire Brigade.

Prior to consideration of the following item of business, the Convener, Councillor Coyle, declared an interest as a Director of the Board of Campsies Centre Cumbernauld Limited, demitted the Chair, left the meeting and took no part in the consideration of this item of business.

Councillor Barrie similarly declared an interest as a Director of the Company, left the meeting and took no part in consideration of the matter.

HEARING - BUILDING CONTROL STANDARDS RELAXATIONS - CUMBERNAULD TOWN CENTRE

1. There were submitted reports (docketed) by the Director of Administration and Acting Director of Planning and Environment respectively concerning (1) the procedure to be adopted in relation to Hearings under the Building Procedure (Scotland) Regulations 1981 relative to applications to local authorities for Directions in respect of Building Control Regulation relaxations, and (2) the submission of two applications by London and Regional Properties requesting relaxation of Building Control Standards at Cumbernauld Town Centre and enclosing as Appendices copies of the applications for relaxation relative to the disruption of an existing ramp which afforded disabled wheelchair users access to a lower sales floor of one shop (99/00012/Relax) and the omission of enclosures to two temporary escape stairs (99/00011/Relax); copies of the Draft Relaxation Directions together with letters received in relation to the Draft Directions from Messrs. Burness, Solicitors and Strathclyde Fire Brigade.

SPECIAL PLANNING AND DEVELOPMENT – 13 April 1999

Consideration was also given to oral representations made by the applicant, objectors, and other interested parties who were in attendance for this item.

Decided: that the application for relaxations of the Building Control Standards with respect to Draft Relaxation Directions (99/00012/Relax) and (99/00011/Relax) be granted.

Councillor M. Murray being the mover of an amendment which failed to find a seconder, requested that her dissent be recorded in the Minutes.

PLANNING APPLICATIONS

2. There was submitted a report (docketed) dated 13 April 1999 by the Acting Director of Planning and Environment on applications submitted for planning permission.

Decided: that the applications be disposed of in accordance with the relevant recommendations listed in the Annex to this Minute and subject to the conditions contained within the report by the Acting Director of Planning and Environment.

DEPARTMENT OF PLANNING AND DEVELOPMENT - BUDGET MONITORING REPORT 1998/99 - PERIOD 1 APRIL 1998 TO 28 FEBRUARY 1999

3. There was submitted a report dated 31 March 1999 by the Director of Finance (1) providing (a) a comparison of actual expenditure and income against estimated expenditure and income for the Planning and Development Department for the period from 1 April 1998 to 28 February 1999, and (b) explanations on the more significant variances, and (2) recommending that the report be noted.

Decided: that the report be noted.

PLANNING APPEALS ETC. DETERMINED BY WRITTEN SUBMISSIONS - CONSULTATION FROM SCOTTISH OFFICE DEVELOPMENT DEPARTMENT ON A CODE OF PRACTICE

4. There was submitted a report (docketed) dated 13 April 1999 by the Acting Director of Planning and Environment (1) advising the Committee that the Scottish Office Development Department had issued a consultation on draft Code of Practice, Planning Appeals and Other Planning Cases Determined by Written Submissions; (2) outlining the basic principles of the draft Code and intimating that a response to the consultation exercise required to be submitted no later than 11 May 1999, and (3) recommending appropriate action.

Decided:

(1) that the Committee note the intention of the Scottish Office to publish the Code of Practice, on Planning Appeals etc Determined by Written Submissions, and

(2) that the Director of Administration respond to the Scottish Office in the terms outlined in the report.

RAILTRACK BRIDGE ASSESSMENT PROGRAMME

5. Under reference to paragraph 5 of the Minute of the meeting of the Planning and Development (Transport and Development) Sub-Committee held on 20 May 1998 there was submitted a report dated 13 April 1999 by the Director of Planning and Environment (1) updating the position with regard

to progress to date regarding the signing of a Joint Venture Agreement with Railtrack to provide a mechanism to allow the assessment of Railtrack on bridges by Council staff; (2) intimating that the Head of Planning and Transportation had signed the agreement on behalf of the Council on 5 March 1999 to allow the assessment of forty road-carrying rail bridges within North Lanarkshire on a programme scheduled over the next four years; (3) outlining the implications in relation to the above, and (4) recommending appropriate action.

Decided:

- (1) that the action taken by the Head of Planning and Transportation in signing the agreement on behalf of the Council with Railtrack be homologated, and
- (2) that it be noted that additional funding may be required for further strengthening/replacement of Railtrack bridges and further reports will be submitted as necessary.

PROPOSED STOPPING-UP ORDER - LANE AT 12-14 HOLLY STREET AND 40-55 OAKBANK STREET, AIRDRIE

6. There was submitted a report dated 13 April 1999 by the Acting Director of Planning and Environment (1) seeking approval to promote a Stopping-up Order relative to the footpaths at 12-14 Holly Street and 40-55 Oakbank Street, Airdrie; (2) outlining the background in relation to the proposal, and (3) recommending appropriate action.

Decided:

- (1) that the Acting Director of Planning and Environment, in conjunction with the Director of Administration, be authorised to confirm the Stopping-up Order under the terms and conditions of Section 209 of the Town and Country Planning (Scotland) Act 1997, should there be no objections received during the 28 day consultation period, and
- (2) that the Director of Administration, in conjunction with the Acting Director of Planning and Environment, take appropriate steps to implement the Stopping-up Order.

PROPOSED STOPPING-UP ORDER - ROADS AND FOOTPATHS ASSOCIATED WITH WATERLOO AND TRAFALGAR COURT, CUPARHEAD AVENUE, COATBRIDGE

7. There was submitted a report dated 13 April 1999 by the Acting Director of Planning and Environment (1) seeking authority to promote a Stopping-up Order in respect of the roads and footpaths associated with Waterloo and Trafalgar Courts, Cuparhead Avenue, Coatbridge as part of the redevelopment of the Old Monkland area, and (2) recommending appropriate action.

Decided:

- (1) that the Acting Director of Planning and Environment, in conjunction with the Director of Administration, be authorised to confirm the Stopping-up Order under the terms and conditions of Section 209 of the Town and Country Planning (Scotland) Act 1997, should there be no objections received during the 28 day consultation period.
- (2) that the Director of Administration, in conjunction with the Acting Director of Planning and Environment, take appropriate steps to implement the Stopping-up Order.

REVIEW OF NATIONAL PLANNING POLICY GUIDELINES

8. There was submitted a report dated 13 April 1999 by the Acting Director of Planning and Environment (1) outlining the results of research carried out by Land Use Consultants on behalf of the Scottish Office on the effectiveness of National Planning Policy Guidelines (NPPGs); (2) outlining the sustainability implications and background; (3) detailing the conclusions of the Consultants in relation to the principle of NPPGs, and (4) recommending appropriate action.

Decided:

- (1) that the findings of the research, which could have significant implications for the operation of the planning function be noted, and
- (2) that reference to the need for training of elected Members on Planning matters, be noted.

CAR PARK AT QUADRANT CENTRE, COATBRIDGE

9. There was submitted a report dated 13 April 1999 by the Acting Director of Planning and Environment (1) concerning a request by City Site Estates for a Minute of Waiver in relation to the use of the car park at the Quadrant Centre, Coatbridge, to allow charging for the use of the Quadrant Centre car park; (2) outlining the proposed terms and conditions in relation to the proposal, and (3) recommending appropriate action.

Decided: that consideration of the matter be continued pending a site visit.

FOOTWAYS AT PETERSBURN, AIRDRIE

10. There was submitted a report dated 24 March 1999 by the Acting Director of Construction Services (1) detailing funding availability and proposed project management arrangements relative to the infilling of a pedestrian underpass, removal of approach footways and lighting apparatus, soiling, seeding and planting of a newly formed embankment and the forming of a new boundary fence to deter access at Luing and Raasay Crescent, Petersburn, Airdrie, and (2) recommending that the contract for the works be awarded to PLS Construction Limited, Elderslie in the sum of £41,781.60 being the lowest offer.

Decided:

- (1) that the offer from PLS Construction Limited in the sum of £41,781.60, and as detailed in the report be accepted, and
- (2) that it be noted that project management arrangements would be introduced to achieve a cost effective and project completion of the work.

APPOINTMENT OF FIRE ENGINEERING CONSULTANT FOR CUMBERNAULD TOWN CENTRE EXTENSION

11. There was submitted a report (docketed) dated 13 April 1999 by the Acting Director of Planning and Environment (1) advising of a proposal to obtain specialist consultancy services relating to the Cumbernauld Town Centre development in order to ensure that the Town Centre is designed to meet Fire Engineering Standards; (2) requesting approval to put the service out to tender; (3) outlining the background and a list of appropriate Consultants in an appendix to the report, and (4) recommending appropriate action.

Decided: that the provision of fire engineering consultancy services for the Cumbernauld Town Centre extension be approved in terms of the Consultants listed in the Appendix to the report.

SPECIAL PLANNING AND DEVELOPMENT – 13 April 1999

ANNEX

Application No. N/99/00157/FUL
Applicant: Edward and Heather Weldon
Development/Locus: Dormer Extension to Dwelling and Removal of Communal Chimney - 49 Parkburn Road, Kilsyth
Decision: Site visit

Application No. N/99/00167/OUT
Applicant: Peter Canavan and Company
Development/Locus: Formation of Golf Driving Range (outline) - Land to East of Gas Governor Station, Coach Road, Kilsyth
Decision: Refuse

Application No. N/99/00224/FUL
Applicant: R. Horne Paper Company
Development/Locus: Extension and Alterations to Factory - Huntsman House, Deerdykes Court South, Westfield, Cumbernauld
Decision: Grant

Application No. N/99/00233/FUL
Applicant: Mr. C. McCann
Development/Locus: Dormer Extension to Dwelling - 45 Parkburn Road, Kilsyth
Decision: Site visit

Application No. N/99/00302/FUL
Applicant: Anna Morrison
Development/Locus: Change of Use from Builders Yard to Book Distribution Centre - 17 Register Road, Kilsyth
Decision: Grant

SPECIAL PLANNING AND DEVELOPMENT – 13 April 1999

Application No. C/99/00116/FUL

Applicant: Mr. and Mrs. A. Adams

Development/Locus: Erection of House - Plot 31B Home Farm, Caldercruix

Decision: Grant

Application No. C/99/00145/FUL

Applicant: UK Leisure

Development/Locus: Part Change of Use of Leisure Unit to Retail Unit, Unit 4, Locks Street, Coatbridge

Decision: Grant