

SOUTH AYRSHIRE COUNCIL (SPECIAL).

Minutes of special meeting in County Buildings, Wellington Square, Ayr,
on 2nd September 2015 at 10.00 a.m.

- Present: Councillors Helen Moonie (Provost), John Allan, Andy Campbell, Douglas Campbell, Ian Cavana, Alec Clark, Ian Cochrane, Peter Convery, Kirsty Darwent, Hywel Davies, Allan Dorans, Ian Douglas, Ann Galbraith, Sandra Goldie, Bill Grant, William J. Grant, John Hampton, Hugh Hunter, Mary Kilpatrick, John McDowall, Nan McFarlane, Brian McGinley, Bill McIntosh, Rita Miller, Alec Oattes, Robin Reid and Margaret Toner.
- Apologies: Councillors Brian Connolly and Philip Saxton.
- Attending: Eileen Howat, Chief Executive; Valerie Andrews, Executive Director – Resources, Governance and Organisation; Lesley Bloomer, Executive Director – Economy, Neighbourhood and Environment; Jill Cronin, Head of Enterprise, Development and Leisure; Donald Gillies, Head of Property and Risk; Christina Cox, Planning Manager; Derek Yuille, Project Manager; and Janice McClure, Committee Services Officer.
- In Attendance: David Bell, Managing Director, Ayr Renaissance; and Stewart Turner, Head of Roads, Ayrshire Roads Alliance.

1. Provost.

The Provost

- (1) welcomed everyone to the special meeting; and
- (2) intimated that apologies had been received from Councillors Brian Connolly and Philip Saxton.

2. Sederunt.

The Chief Executive called the Sederunt for the meeting.

3. Declarations of Interest.

Councillors Darwent, Dorrans and McIntosh declared an interest in item 5 of the minutes entitled “Ayr Riverside Block Draft Development Framework” as they were members of the Ayr Renaissance LLP Board, however, as there was no conflict of interest, they would remain in the meeting during consideration of that item.

Similarly, the Executive Director – Economy, Neighbourhood and Environment also declared an interest in this item as she was a Director of the Ayr Renaissance LLP Board, however, as there was no conflict of interest she would remain in the meeting to answer any questions from Members.

4. **South Ayrshire Town Centre and Retail Main Issues Report.**

There was submitted a [report](#) (issued) of 28th July 2015 by the Executive Director – Economy, Neighbourhood and Environment seeking approval for the South Ayrshire Town Centre and Retail Main Issues Report (MIR) (attached as an [Appendix](#) to the report) for public consultation, as the first milestone publication in the preparation of the South Ayrshire Town Centre and Retail Local Development Plan (LDP).

Questions were raised and responded to by Officers and discussion took place in relation to:- how the report applied to the other four towns in South Ayrshire as well as Ayr; the vision for Ayr Town Centre; the process for the consultations taking place and the timescales for these consultations; the preferred use proposed for redevelopment opportunity buildings in Ayr Town Centre; the benefits to the Council, the local economy and the local community of Council office accommodation being located within the town centre; and the percentage of vacant retail units in the South Ayrshire towns (details of which the Executive Director – Economy, Neighbourhood and Environment agreed to circulate to all Members following the meeting),

and the Council

Decided:

- (1) to approve the South Ayrshire Town Centre and Retail MIR for publication, in line with the Planning etc. (Scotland) Act, 2006;
- (2) to approve the South Ayrshire Town Centre and Retail MIR as the basis for commencement of the preparation of public realm and signage strategy for Ayr Town Centre; and
- (3) to request that the Executive Director – Economy, Neighbourhood and Environment bring a report relating to the publication of a Proposed Local Development Plan and Action Programme to the Council meeting of 17th December 2015.

5. **Ayr Riverside Block Draft Development Framework.**

There was submitted a [report](#) (issued) of 24th August 2015 by the Executive Director – Economy, Neighbourhood and Environment seeking approval

- (1) of the Draft Development Framework for the Ayr Riverside Block which took into account the outcomes of the consultation exercise undertaken in 2014 by Ayr Renaissance and the Princes Foundation for Building Community;
- (2) to undertake further consultation with stakeholders on the Draft Development Framework in October 2015 with the consultation informing a finalised Draft Development Framework to be presented to a future Council meeting for approval.

Questions were raised and responded to by Officers and discussion took place in relation to:- the excellent work carried out by the officers of Ayr Renaissance and the Council in producing this document; the timescales for works taking place; the long-term plans for the town centre; a transition plan pending completion of long term development; encouraging members of the public and key partner organisations to comment on the consultation document; the ownership of the land being developed, the developers and who would benefit from any profits; and the Council

Decided: to approve

- (a) the content of the Ayr Riverside Block Draft Development Framework, attached as [Appendix B](#) to the report and as summarised in Section 4 of the report; and
- (b) the publication of the Ayr Riverside Block Draft Development Framework for a period of stakeholder consultation to be undertaken during October 2015 and thereafter, the Framework would be brought back to Council for approval on 17th December 2015.

6. **Town Centre Signage – Ayr Town Centre Traffic Modelling.**

There was submitted a [report](#) (issued) of 25th August 2015 by the Executive Director – Economy, Neighbourhood and Environment seeking approval for altered parking signage for Ayr Town Centre and a proposed way forward in relation to the traffic flows on Ayr High Street.

Questions were raised and responded to by Officers and discussion took place in relation to:- the adequacy of parking facilities in Ayr Town Centre;; the benefits of opening River Street to traffic from Main Street; road safety issues in Sandgate ; the carrying out of traffic modelling on Sandgate; the impacts on businesses of traffic flows in the High Street (including deliveries to premises) and potential pollution caused by additional traffic; ; and the various parking charges throughout Ayr; and the Council

Decided:

- (1) to approve the proposed alterations to the signing of the car parks within Ayr Town Centre;
- (2) to note the outcomes of the further traffic modelling sensitivity testing and associated detailed design feasibility of Options 2 and 4 for the north of High Street as outlined in Appendix B to the report; and
- (3) to approve the recommendation that vehicle access to High Street should remain as is currently pending further consideration of developments at Riverside Block and Afflecks Block.

7. Formal Questions.

The Council was advised that no formal questions had been submitted to this meeting.

8. Exclusion of press and public.

The Council resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded during consideration of the remaining item of business on the grounds that it involved the likely disclosure of exempt information in terms of paragraph 9 of Part 1 of Schedule 7A of the Act.

9. Schools for the Future : Ayr Academy and Marr College.

There was submitted a report (issued to members only) of 25th August 2015 by the Executive Director – Resources, Governance and Organisation

- (1) outlining the progress of the Ayr Academy and Marr College projects;
- (2) advising on the outcome of the SWHub Stage 2 detail design phase for the projects, including the most up to date costs and programmes for both projects and seeking approval to vary the Council's contributions; and
- (3) seeking approval for the Executive Director – Resources, Governance and Organisation to execute the necessary documents on behalf of the Council at Financial Close as outlined in Appendix 1 to the report.

Following discussion and questions, the Council

Decided:

- (a) to note the progress on the Ayr Academy and Marr College projects;
- (b) to approve the outcome of the SWHub Stage 2 detailed design phase for the projects, including the most up to date schemes, costs and programmes and for each project; and agree to vary the Council's contribution as set out in para 5.1 of the report through additional borrowing of £8.120m;
- (c) to grant authority to the Executive Director – Resources, Governance and Organisation to execute the necessary documents on behalf of the Council at Financial Close as noted in Appendix 1 to the report; and
- (d) to request the Chief Executive to write to the Scottish Government outlining the Council's concerns in relation to ESA10 funding and timescales for reaching the Financial Close.

10. Consideration of Disclosure of the above Confidential Report.

Having heard the Executive Director – Resources, Governance and Organisation, the Council decided not to authorise the disclosure of the whole or part of any documents of the following report falling under Standing Order 31.2 of the Standing Orders relating to Meetings, pending Financial Close being completed,-

- Schools for the Future : Ayr Academy and Marr College

The meeting ended at 12.10 p.m.