

ENVIRONMENT & REGENERATION COMMITTEE – 31 OCTOBER 2019

Environment & Regeneration Committee

Thursday 31 October 2019 at 3pm

Present: Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, C McEleny (for J McEleny), McKenzie and Nelson.

Chair: Councillor McCormick presided.

In attendance: Corporate Director Environment, Regeneration & Resources, Ms A Hunter (for Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership), Head of Legal & Property Services, Technical Services Manager, Ms R McGhee (Legal & Property Services), Ms M McCabe (for Chief Financial Officer), Shared Head of Service (Roads), Service Manager (Roads), Head of Environmental & Public Protection, Environmental Services Manager, Ms J Stitt (Environmental & Public Protection), Head of Regeneration & Planning and Mr D McLavin (Corporate Communications).

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Committee.

635 **Apologies, Substitutions and Declarations of Interest**

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An apology for absence was intimated on behalf of Councillor J McEleny, with Councillor C McEleny substituting.

Declarations of interest were intimated as follows:-

Agenda Item 3 (Environment & Regeneration Capital Programme 2019/20 to 2022/23 – Progress) – Councillor Curley;
 Agenda Item 4 (Workforce Development Update) – Councillor Ahlfeld;
 Agenda Item 7 (Inverclyde Local Housing Strategy 2017-2022: 2019 Update) – Councillors Brooks and Curley;
 Agenda Item 12 (Play Area Strategy – Investment Funding Update) – Councillors Brooks and Curley;
 Agenda Item 15 (Road Naming within New Development at James Watt Dock, Greenock) – Councillor Curley;
 Agenda Item 18 (King George VI Building – 9-11 King Street, Port Glasgow) – Councillor McKenzie;
 Agenda Item 23 (Clune Park Regeneration Plan Progress Report: Update on Current Actions) – Councillor Curley;
 Agenda Item 24 (Property Assets Management Report) – Councillor Curley; and
 Agenda Item 25 (Riverside Inverclyde – Company Restructure) – Councillors Clocherty, McKenzie and Nelson.

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The Convener being of the opinion that the undernoted report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership was relevant, competent and urgent, moved its consideration in terms of the relevant Standing Order to allow the 2019/20 Annual Assurance Statement, if agreed, to be submitted to the Scottish Housing Regulator on 31 October 2019. This was agreed unanimously.

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| 636 | Scottish Housing Regulator | 636 |
| | <p>There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership (1) advising of the Scottish Housing Regulator's new requirement for the Council to produce an Annual Assurance Statement and (2) seeking approval to submit the 2019/20 Annual Assurance Statement to the Regulator on 31 October 2019.</p> <p>Decided:</p> <p>(1) that it be noted that the Scottish Housing Regulator has published a new Regulatory Framework and guidance; and</p> <p>(2) that the 2019/20 Annual Assurance Statement covering the relevant information be noted and that approval be given to its submission to the Scottish Housing Regulator on 31 October 2019.</p> | |
| 637 | Environment & Regeneration 2019/20 Revenue Budget – Period 5 (31 August 2019) | 637 |
| | <p>There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources advising the Committee of the 2019/20 Revenue Budget position as at Period 5 to 31 August 2019.</p> <p>Decided:</p> <p>(1) that the current projected underspend of £82,000 for 2019/20 as at 31 August 2019 be noted; and</p> <p>(2) that approval be given to the virement detailed in section 7 and Appendix 5 of the report.</p> | |
| 638 | Environment & Regeneration Capital Programme 2019/20 to 2022/23 – Progress | 638 |
| | <p>There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources (1) providing an update on the status of the projects within the Environment & Regeneration Capital Programme and (2) highlighting the overall financial position.</p> <p>The Head of Environmental & Public Protection requested that the Committee delegate authority to the Head of Legal & Property Services to accept the lowest acceptable tender for the cremator replacement, rather than himself.</p> <p>Councillor Curley declared a non-financial in this item as a Board Member of Boglestone Community Association. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.</p> <p>Decided:</p> <p>(1) that the current position of the 2019/23 Capital Programme and the progress on the specific projects detailed in Appendices 1 and 2 be noted;</p> | |

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(2) that the Committee note the current over expenditure of £0.077m for the District Court Room Restoration and that a more detailed report on the final position will be submitted to a future meeting of the Committee upon agreement of the final account for the project and that any over expenditure will be contained within the Core Property Services General Provision;

(3) that approval be given to the issue of tenders for the cremator replacement and that authority be delegated to the Head of Legal & Property Services to accept the lowest acceptable tender providing the cost is within the budget allocation for the project; and

(4) that a report on the operation of the crematorium whilst the cremator replacement project is being undertaken be submitted to the Committee.

639 Workforce Development Update

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There was submitted a report by the Head of Regeneration & Planning providing an update on the Council's services and contracts relating to Workforce Development. Councillor Ahlfeld declared a non-financial in this item as a Board Member of Inverclyde Community Development Trust. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

Decided: that the services that are offered and the current contracted and in-house service performance be noted and that it be noted that a tender exercise will be undertaken for future provision, the outcome of which will duly be reported to the Committee.

640 Upper Kirn Drive, Gourock Proposed Residential Development and Road Widening

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing further information requested by the Committee at the meeting on 29 August 2019 in relation to roads and traffic options associated with residential development at Kirn Drive, Gourock.

Decided:

(1) that the roads and traffic options associated with residential development at Kirn Drive, Gourock as set out in the report be noted; and

(2) that, having regard to the representations received in response to the public open space consultation, the Head of Legal & Property Services be instructed to withdraw from negotiations for this proposed disposal.

641 Development Plan Update

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing an update on Development Plan coverage within Inverclyde and (2) seeking approval/adoption of associated documents.

Decided:

(1) that it be noted that Inverclyde has up-to-date Development Plan coverage;

(2) that agreement be given to adoption of the Supplementary Guidance on Enabling Development attached to the report at Appendix 1;

(3) that the 2019 Development Plan Scheme and Participation Statement attached to the report at Appendix 2 be approved; and

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(4) that the West Renfrew Hills Local Landscape Area: Statement of Importance attached to the report at Appendix 3 be approved.

642 Inverclyde Local Housing Strategy 2017-2022: 2019 Update 642

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the progress to date on the implementation of the Inverclyde Local Housing Strategy 2017-2022 outcomes and action plan.

Councillors Brooks and Curley declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.

Decided: that approval be given to the 2019 update on the Inverclyde Local Housing Strategy 2017-2022, a copy of which was appended to the report, and the progress made to date.

643 Consultation on Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019 643

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) advising of the Scottish Government's consultation on the Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019 and (2) seeking approval of the Council's response to the consultation.

Decided: that approval be given to the Council's consultation response to the Land Reform (Scotland) Act 2003 Part 1: Draft Revised Guidance for Local Authorities and National Park Authorities 2019 as set out in section 5 of the report.

644 Scottish Government Consultation on the Role of Public Sector Bodies in Tackling Climate Change 644

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the Scottish Government's consultation on the role of public sector bodies in tackling climate change and (2) seeking approval of the response submitted on behalf of the Council.

Decided: that approval be given to the Council's response to the consultation on the role of public sector bodies in tackling climate change as set out in Appendix 1 to the report.

645 Withdrawal from the European Union - Update 645

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on actions taken to mitigate the potential risks arising from European Union withdrawal including a "No Deal" Brexit.

Decided: that approval be given to the actions taken to mitigate the impact of a "No Deal" European Union exit in Inverclyde.

- 646 Play Area Strategy – Investment Funding Update 646**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the Play Area Strategy. Councillors Brooks and Curley declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.
- Decided:**
- (1) that approval be given to the distribution of the allocated budget of £250,000 to the Rainbow Centre MUGA (£90,000) and expansion of accessible play equipment (£120,000) split over two financial years; and
 - (2) that it be remitted to Officers to discuss with River Clyde Homes the siting of a new play area in the Broomhill area on a joint funded basis and that £40,000 be set aside for this purpose.
- 647 Craigmuschat Quarry Recycling Centre 647**
- There was submitted a report by the Head of Environmental & Public Protection providing an update on developments at Kirn Drive and Craigmuschat Quarry.
- Decided:**
- (1) that Officers submit a planning application to continue to use Craigmuschat Quarry as a recycling centre;
 - (2) that Officers provide a costed project plan to retain Craigmuschat Quarry as a Civic Amenity Site on a permanent basis; and
 - (3) that a report be submitted to the Committee on the proposals set out at (2) above.
- 648 Scottish Government Funding for Bus Priority Routes – Request by Councillor Curley 648**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a request received from Councillor Curley relative to Scottish Government funding for bus priority routes.
- Decided:**
- (1) that the terms of Councillor Curley's request be noted; and
 - (2) that an All Members' Briefing on the Transport (Scotland) Bill be arranged and, once the Bill is enacted, that a report on the Act, including the issues raised in Councillor Curley's request, be submitted to the Committee.
- 649 Road Naming within New Development at James Watt Dock, Greenock 649**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to name new roads being created within the River Clyde Homes development at James Watt Dock, Greenock. Councillor Curley declared a non-financial interest in this matter as a Board Member of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

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The Head of Regeneration & Planning advised the Committee that Councillor MacLeod, one of the Ward Councillors, had suggested the name James Watt Dock Road for the road it was proposed to name Great Harbour Place. This suggestion had not been taken forward by Officers and it was noted that Councillor MacLeod accepted the position.

Decided: that the new road within the development at James Watt Dock leading from Douglas Rae Road be named Jackson Place and that the new road leading from Jackson Place be named Great Harbour Way.

Councillor C McEleny left the meeting at this juncture.

650 Greenock Waterfront – Consultations on Stopping-Up Order and Core Path Realignment 650

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the outcome of two separate consultations on a proposed Stopping-Up Order and a Core Path Amendment as required by the erection of a new cruise ship terminal at the Waterfront Car Park, Greenock.

Decided:

(1) that the outcome of the consultation on the Stopping-Up Order and the subsequent confirmation of the Order on 5 September 2019 be noted and that it be noted that, following the confirmation of the Stopping-Up Order, the Council is required to amend the Core Paths Plan in line with the Order under Section 20(4) of the Land Reform (Scotland) Act 2003, as amended; and

(2) that approval be given to the amendment of the Core Paths Plan, in line with Stopping-Up Order, under Section 20(4) of the Land Reform (Scotland) Act 2003, as amended.

651 Proposed Traffic Regulation Order – Disabled Persons' Parking Places (On-Street) Order No. 3 2019 651

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order to accompany the provision of parking places for the disabled.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order – Disabled Persons' Parking Places (On-Street) Order No. 3 2019 and that it be remitted to the Shared Head of Service (Roads) and the Head of Legal & Property Services to arrange for implementation of the Order.

652 King George VI Building – 9-11 King Street, Port Glasgow 652

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing an update on the works required to make the King George VI Building structurally sound, wind and watertight, (2) seeking approval to increase the cost of the works to £1m and (3) advising of the use of the emergency powers procedure to approve recommencement of the works.

Councillor McKenzie declared a non-financial interest in this item as a member of the King George VI Strategy Committee. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

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Decided:

- (1) that the current position regarding the structural condition and funding position in respect of the King George VI building be noted;
- (2) that expenditure of all of the available budget be approved; and
- (3) that the use of the emergency powers procedure to approve the recommencement of the works be noted.

653 Craigend Resource Centre – Transfer of Land and Open Space Consultation 653

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking authority to transfer ownership of two areas of land at McLeod Street, Greenock to Craigend Resource Centre Ltd (CRC) to facilitate their plans to build a new facility to accommodate a wider range of activities on the basis of the Heads of Terms detailed within the report, together with addendum report on the outcome of the open space consultation recently carried out in order to obtain and consider the views of the community in relation to the proposed transfer.

The Head of Legal & Property Services advised the Committee that CRC had indicated that it would require ownership of the two sites which would require clawback and buyback arrangements.

(Councillor Ahlfeld left the meeting during consideration of this item of business).

Decided:

- (1) that the outcome of the open space consultation relative to the proposed building of a new facility at Craigend Resource Centre, Greenock and the terms of the representations received be noted; and
- (2) that, having regard to those representations, it be remitted to the Head of Legal & Property Services in consultation with further appropriate Officers to proceed to conclude a bargain for the sale of the two sites at McLeod Street, Greenock shown outlined on the plan attached to the report at Appendix 1 and amounting to 1,530 sq m, or thereby, to Craigend Resource Centre Ltd to support the proposed new facility at Craigend Resource Centre, Greenock for no consideration but that subject to their obtaining appropriate planning permission for the project and otherwise on terms and conditions acceptable to the Head of Legal & Property Services and the Chief Financial Officer.

654 Items for Noting 654

There were submitted for reports for noting by the Corporate Director Environment, Regeneration & Resources on (1) Stopping Up Order – The Stopping Up of Road and Footpaths, Inverclyde (Slaemuir Avenue, Port Glasgow) Order 2019 and (2) Glasgow City Region Annual Performance Report (April 2018 – March 2019).

Decided: that the content of the reports be noted.

Councillor Ahlfeld returned to the meeting at this juncture.

655 Riverside Inverclyde – Company Re-structure 655

There was submitted a report by the Corporate Director Environment, Regeneration & Resources advising of the proposal to revise Riverside Inverclyde's Articles of Association to include a change in the structure and composition of the Riverside Inverclyde Board and the effect on the number of Council nominees to the Riverside Inverclyde Board.

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Decided:

- (1) that authority be delegated to the Corporate Director Environment, Regeneration & Resources, in consultation with the Head of Legal & Property Services and the Chief Financial Officer, and in partnership with Scottish Enterprise, to take all appropriate legal steps to (a) change the Articles of Association of Riverside Inverclyde and (b) change the structure and composition of the Riverside Inverclyde Board as set out in paragraph 5.4 of the report; and
- (2) that it be remitted to the December 2019 meeting of the Council to determine the two Council nominees to the Riverside Inverclyde Board.

The Convener being of the opinion that the undernoted report by the Corporate Director Environment, Regeneration & Resources was relevant, competent and urgent, moved its consideration in terms of the relevant Standing Order to enable the projects, if approved, to proceed at the earliest opportunity. This was agreed unanimously.

656 Active Travel Funded Projects**656**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on proposals to deliver Active Travel funded projects.

Decided: that the project list set out at paragraph 5.1 of the report be noted and approved.

It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective paragraphs of Part I of Schedule 7(A) of the Act as are set opposite each item.

Item	Paragraph(s)
Greenock Ocean Terminal – Final Business Case (Terminal Building)	6
West of Scotland Loan Fund	6
Upper Kirn Dive, Gourock Proposed Residential Development and Road Widening	1
Clune Park Regeneration Plan Progress Report: Update on Current Actions	6, 9, 12 & 13
Property Assets Management Report	2, 6 & 9

657 Greenock Ocean Terminal – Final Business Case (Terminal Building)**657**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to submit the Final Business Case for Greenock Ocean Terminal (Terminal Building) to the City Deal Cabinet.

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Decided:

- (1) that agreement be given to the submission of the Final Business Case for Greenock Ocean Terminal (Terminal Building);
- (2) that authority be delegated to the Corporate Director Environment, Regeneration & Resources, in consultation with the Head of Legal & Property Services and the Chief Financial Officer, to take all steps to conclude a Funding Agreement with the Dunard Fund and the lease of part of the Ocean Terminal Building and any other agreements that are necessary with the George Wyllie Foundation 2019; and
- (3) that authority be delegated to the Head of Legal & Property Services to accept the most economically advantageous tender for the construction of the Ocean Terminal Building (Option 3), subject to Final Business Case approval from the City Deal Cabinet and provided the cost is within the budget allocation for the project.

658 West of Scotland Loan Fund**658**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing an update on the current status of the West of Scotland Loan Fund Ltd and (2) seeking approval to withdraw surplus funds from the Company, to transfer the funds to Business Loans Scotland to cover ERDF liabilities, to transfer the existing WSLF loan book and to amend the Articles of Association of Business Loans Scotland.

Decided:

- (1) that the content of the report and the current status of the West of Scotland Loan Fund Ltd (WSLF) be noted; and
- (2) that approval be given to amend the Business Loans Scotland Articles of Association to enable individual member authorities to make decisions on the remaining funding within the WSLF.

**659 Upper Kirn Dive, Gourrock
Proposed Residential Development and Road Widening****659**

There was submitted appendix relative to agenda item 5 (Upper Kirn Drive, Gourrock Proposed Residential Development and Road Widening) comprising individual letters from petitioners and individual representations.

Decided: that the terms of the individual letters from petitioners and individual representations be noted.

660 Clune Park Regeneration Plan Progress Report: Update on Current Actions**660**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) advising the Committee of the current actions to implement the Council's decisions on the Clune Park Estate and (2) providing a briefing on key, current items to ensure that the Committee is fully advised of progress.

Councillor Curley declared a non-financial interest in this item as Board Member of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

Decided: that the current progress in respect of the Clune Park Area Regeneration Plan be noted.

661 Property Assets Management Report**661**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources making recommendations in respect of a number of property assets. Councillor Curley declared a non-financial interest in this item as a Board Member of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process. Following consideration, the Committee agreed to take action, all as detailed in the appendix.