

## ENVIRONMENT & REGENERATION COMMITTEE – 16 JANUARY 2020

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### Environment & Regeneration Committee

Thursday 16 January 2020 at 3pm

**Present:** Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, J McEleny, McKenzie and Nelson.

**Chair:** Councillor McCormick presided.

**In attendance:** Corporate Director Environment, Regeneration & Resources, 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, Service Manager – Public Protection, Mr G Ross (Environmental & Public Protection) and Head of Regeneration & Planning.

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

#### 26 **Apologies, Substitutions and Declarations of Interest** 26

No apologies for absence were intimated.

Declarations of interest were intimated as follows:-

Agenda Item 3 (Environment & Regeneration Capital Programme 2019/20 to 2022/23 – Progress) – Councillors Brooks, Clocherty, Curley and J McEleny;  
 Agenda Item 7 (Conservation Grant) – Councillor Brooks;  
 Agenda Item 12 (Inverclyde Strategic Housing Investment Plan 2020/21 – 2024/25) – Councillors Brooks and Curley;  
 Agenda Item 13 (Strategic Housing Priority Areas) – Councillors Brooks and Curley;  
 Agenda Item 17 (Kilmacolm Parking Consultation) – Councillor Curley;  
 Agenda Item 18 (Port Glasgow Parking Study) – Councillor Curley;  
 Agenda Item 23 (Clune Park Regeneration Plan Progress Report: Update on Current Actions) – Councillors Brooks and Curley; and  
 Agenda Item 24 (Property Assets Management Report) – Councillor Brooks.

#### 27 **Environment & Regeneration 2019/20 Revenue Budget – Period 7 (31 October 2019)** 27

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources advising the Committee of the position of the 2019/20 Revenue Budget as at Period 7 to 31 October 2019.

**Decided:**

- (1) that the current projected underspend of £106,000 for 2019/20 as at 31 October 2019 be noted;
- (2) that the current position with regard to European Social Fund funding be noted and that it be noted that updates will be submitted to future meetings of the Committee; and

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(3) that approval be given to the virement detailed in Section 7 and Appendix 5 of the report.

### 28 Environment & Regeneration Capital Programme 2019/20 to 2022/23 – Progress 28

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.

Councillors Brooks, Clocherty and J McEleny declared a non-financial interest interest in this item as Board Members of Inverclyde Leisure and Councillor Curley declared a non-financial interest as a Board Member of Boglestone Community Association. All four Members 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.

It was noted that £0.075m was currently allocated to the Lyle Fountain, rather than £0.75m as set out in paragraph 7.1 of the report.

**Decided:**

(1) that the current position of the 2019/23 Capital Programme and the progress on the specific projects detailed in Appendices 1 – 3 be noted;

(2) that it be noted that further projects have been identified in Section 7 of the report utilising the 2020/21 general property allocation as part of the ongoing review and prioritisation of works; and

(3) that a report on toilet provision within Greenock Municipal Buildings including, following consultation with the Women's Forum, the Grand Corridor toilet alterations project be submitted to a future meeting of the Committee.

### 29 Environment, Regeneration & Resources Corporate Directorate Improvement Plan 2019/22 Progress Report 29

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the delivery of the improvement actions in the Environment, Regeneration & Resources Corporate Directorate Improvement Plan (CDIP) 2019/22.

**Decided:** that the progress made in delivering the year 1 improvement actions contained within the Environment, Regeneration & Resources CDIP 2019/22 be noted.

### 30 Inverclyde Local Development Plan Supplementary Guidance: Planning Application Advice Notes 30

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval for publication of draft Supplementary Guidance on Planning Application Advice Notes for consultation.

**Decided:** that approval be given to the publication of the draft Supplementary Guidance on Planning Application Advice Notes, a copy of which was appended to the report, for consultation.

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- 31 Quarrier’s Homes Conservation Area Appraisal 31**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the outcome of the public consultation exercise carried out for the Quarrier’s Homes Conservation Area Appraisal.
- Decided:** that approval be given to the Quarrier’s Homes Conservation Area Appraisal attached to the report at Appendix 2 and that this be used as non-statutory Planning Guidance.
- 32 Conservation Grant 32**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the terms associated with the Conservation Grant. Councillor Brooks declared a financial interest in this item as joint owner of a property within the Greenock West End and left the meeting.
- Decided:** that the terms of the Conservation Grant as set out in the report be approved.
- Councillor Brooks returned to the meeting at this juncture.
- 33 Clyde Muirshiel Regional Park - Governance 33**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the Minute of Agreement between Renfrewshire Council, Inverclyde Council and North Ayrshire Council in respect of Clyde Muirshiel Regional Park, following a governance review.
- The Corporate Director Environment, Regeneration & Resources requested that, in the light of information provided by North Ayrshire Council since the report was published in respect of its 2020/21 budget process, the matter be continued to the 5 March meeting of the Committee when Officers will provide a detailed update.
- Decided:** that, in the light of information provided by North Ayrshire Council since the report was published in respect of its 2020/21 budget process, the matter be continued to the 5 March meeting of the Committee.
- 34 Kilmacolm Self Build – Leperstone Avenue 34**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval to vary the conditions associated with the self build project at Leperstone Avenue, Kilmacolm in order to stimulate interest in development with the site; and (2) to settle any funds due to Riverside Inverclyde for their involvement in the project.
- The Head of Regeneration & Planning advised the Committee that the project sought to create seven self build plots and, accordingly, at paragraph 2.1 the word “six” should read “seven” and, consequently, at paragraph 2.2 the work “five” should read “six”.
- Decided:**
- (1) that it be agreed to remove the requirement for purchasers of the self build plots at Leperstone Avenue, Kilmacolm to be from outwith Inverclyde and to reduce the period of residence to three years; and
  - (2) that it be agreed to settle any funds due to Riverside Inverclyde for their involvement in the project and to remit the decision to the Policy & Resources Committee for the use of the Capital Fund.

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**35 Road Naming within New Development at Kilmacolm Road, Greenock 35**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to name new roads being created within Cloch Housing Association's development at Kilmacolm Road, Greenock.

**Decided:** that approval be given to King's Glen Place, Godman Place and Woodhead Road as the names of the new roads within the development at Kilmacolm Road, Greenock, as set out in Appendix 1 to the report.

**36 Transient Visitor Taxes in Scotland - Consultation 36**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the provisional response as submitted to the Scottish Government's "Consultation on the Principles of a Local Discretionary Transient Visitor Levy or Tourist Tax" by the 2 December 2019 deadline.

Following consideration, Councillor Brooks moved that no action be taken. As an amendment, Councillor McCormick moved that the provisional response as submitted to the Scottish Government on the "Consultation on the Principles of a Local Discretionary Transient Visitor Levy or Tourist Tax" set out in the appendix to the report be approved. On a vote, one Member, Councillor Brooks, voted for the motion and ten Members, Councillors Ahlfeld, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, J McEleny, McKenzie and Nelson, voted for the amendment which was declared carried. Councillor Brooks asked that his dissent to this decision be recorded.

**Decided:** that the provisional response as submitted to the Scottish Government on the "Consultation on the Principles of a Local Discretionary Transient Visitor Levy or Tourist Tax" set out in the appendix to the report be approved.

**37 Inverclyde Strategic Housing Investment Plan 2020/21-2024/25 37**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the new annual Inverclyde Strategic Housing Investment Plan, covering the period 2020/21 – 2024/25, which had been submitted in draft form to the Scottish Government pending approval by the Committee.

Councillors Brooks and Curley declared a non-financial interest in this item 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 Strategic Housing Investment Plan for the five year period 2020/21 – 2024/25 for submission to the Scottish Government;
- (2) that the projects included in the Strategic Housing Investment Plan 2020/21-2024/25 as detailed in the appendices to the report be noted; and
- (3) that a report on the review of specialist housing provision currently being undertaken be submitted to a future meeting of the Committee.

**38 Strategic Housing Priority Areas 38**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on work to develop a strategic approach to the "Eastern Gateway" in Port Glasgow and (2) seeking approval for a programme of studies assessing housing need and demand, informed by an Inverclyde wide survey of house condition.

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Councillors Brooks and Curley declared a non-financial interest in this item 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 the work being carried out on the Eastern Gateway under the aegis of the repopulation strategy be noted and that a report on the outcomes of the study and the next steps be submitted to the Committee in due course; and
- (2) that it be agreed to carry out separate studies into housing and the development of strategies in central Port Glasgow and Greenock town centres and that Officers report thereon to the Committee at a future date.

**39 Housing to 2040 Consultation 39**

It was noted that this item had been withdrawn to enable further consultation with the Health & Social Partnership and that a report would be submitted to the next meeting of the Committee.

**40 Withdrawal from the European Union - Update 40**

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.

The Head of Environmental & Public Protection advised the Committee that the Government had stood down Operation Yellowhammer and that the Scottish Government had suspended its “no deal” preparations on the basis that the UK will leave the European Union on 31 January 2020 with a withdrawal deal.

**Decided:** that approval be given to the actions taken to mitigate the impact of a “no deal” European Union exit in Inverclyde.

**41 Scottish Government Deposit and Return Scheme (DRS) 41**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources advising of the Scottish Government’s proposed design for Scotland’s new Deposit Return Scheme (DRS), which will include aluminium and steel cans, as well as drinks containers made of glass and Polyethylene terephthalate (PET) plastic.

**Decided:**

- (1) that the current position in respect of the Scottish Government’s Deposit Return Scheme be noted; and
- (2) that Officers keep the Committee apprised of relevant developments in the implementation of the Deposit Return Scheme and potential impact on Inverclyde Council.

**42 Kilmacolm Parking Consultation 42**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the outcome of the public consultation on proposed parking locations in Kilmacolm village centre.

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Councillor Curley declared a non-financial interest in this matter as a Board Member of Kilmacolm Community Centre Co Ltd. 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:**

- (1) that it be remitted to the Shared Head of Service (Roads) to carry out a design and cost for the two top preferred options for parking locations in Kilmacolm village centre, the corner of Moss Road and Gilburn Road and behind the old Police Station on Lochwinnoch Road;
- (2) that it be noted that a report will be submitted to a future meeting of the Committee detailing the outcome of the detailed design; and
- (3) that Officers explore any opportunities for utilising the site of the old railway to the east of Lochwinnoch Road for potential parking/traffic interchange use.

### 43 Port Glasgow Parking Study

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the findings of the Port Glasgow Parking Study, as agreed by the Petitions Committee at the meeting held on 1 February 2018 following consideration of a petition seeking the introduction of a residents' parking scheme in Port Glasgow Town Centre in areas currently subject to a 30 minute restriction.

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.

**Decided:**

- (1) that the findings of the Port Glasgow Parking Study report be noted;
- (2) that approval be given to the increase in the parking time limit on existing restricted streets from 30 minutes to one hour with an exemption for permit holders;
- (3) that approval be given to the introduction of a one hour time limit with an exemption for permit holders on Station Road, Willison's Lane, Falconer Street and Crawford Street, Monday to Friday 8.00am – 6.00pm, and that a report on the operation of the restrictions be submitted to the Committee one year after the relative Traffic Regulation Orders have been brought into effect;
- (4) that approval be given to the introduction of a Residents' Parking Permit Scheme, Monday to Friday 8.15am to 9.15am and 5.00pm to 6.00pm, on Court Road, Huntly Place and Huntly Terrace; and
- (5) that it be remitted to the Shared Head of Service (Roads) to liaise with River Clyde Homes regarding the future use of the car park on Station Road.

### 44 Larkfield Road/George Road Junction Assessment

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the outcome of the Larkfield Road/George Road junction assessment, providing details of the options to improve the operation of the junction, following receipt of a petition seeking the installation of traffic lights at the junction.

The Shared Head of Service (Roads) advised the Committee that the third bullet point under paragraph 5.1 should read "Relief Road Larkfield Road to Drumshantie Road and One Way System on George Road (Eastbound or Westbound)".

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**Decided:** that consideration of the matter be continued for a working meeting, involving all Elected Members and the Shared Head of Service (Roads), to review all the options for the Larkfield Road/George Road junction and that a report be submitted to the Committee thereafter.

**45 Proposed Traffic Regulation Order – Disabled Persons’ Parking Places (On-Street) Order No. 4 2019 45**

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, subject to correction of entry reference number 1947 in Schedule (Part 1) to read 28c Ardgowan Street, Greenock (rather than Ardgowan Road) and correction of the map as required relative to entry reference number 1314 in Schedule (Part 2) relative to 46A Newton Street, Greenock, the Inverclyde Council be recommended to make the Traffic Regulation Order – Disabled Persons’ Parking Places (On-Street) Order No. 4 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.

**46 Items for Noting 46**

There were submitted reports for noting by the Corporate Director Environment, Regeneration & Resources on (1) SEEP Transition Programme Update Report and (2) Lamont’s Pier Update.

**Decided:** that the contents of the reports be noted.

**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)
<b>Residual Waste Disposal Procurement Update</b>	<b>6 &amp; 8</b>
<b>Clune Park Regeneration Plan Progress Report: Update on Current Actions</b>	<b>6, 9, 12 &amp; 13</b>
<b>Property Assets Management Report</b>	<b>2, 6 &amp; 9</b>

**47 Residual Waste Disposal Procurement Update 47**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the position regarding the Biodegradable Municipal Waste (BMW) landfill ban and (2) providing details of the possible options for Inverclyde.

Following consideration, the Committee agreed to the action recommended, all as detailed in the Appendix.

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**48 Clune Park Regeneration Plan Progress Report: Update on Current Actions 48**

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.

Councillors Brooks and Curley declared non-financial interest in this item 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 the current progress in respect of the Clune Park Area Regeneration Plan be noted; and

(2) that approval be given to the direct award of contracts to the relevant contractors for rot surveys, tolerable standards and economic viability surveys and structural stability surveys as set out in paragraph 5.3 of the report.

**49 Property Assets Management Report 49**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources making recommendations in respect of property assets.

Councillor Brooks declared a non-financial interest in this item as a Board Member of Inverclyde Leisure. 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:**

(1) that authority be delegated to the Corporate Director Environment, Regeneration & Resources to alter the terms of the Licence to Occupy the Community Facilities between Inverclyde Council and Inverclyde Leisure by removing both Park Farm Community Hall and the Paton Street Family Centre from the agreement, as they have been declared surplus to requirements; and

(2) that consideration in relation to the McPherson Centre, Gourock be continued to allow the Committee to consider all offers made and any options for community use.