

PLANNING BOARD – 7 JUNE 2023

Planning Board

Wednesday 7 June 2023 at 3pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley, Daisley, Jackson, Law, McCabe, McGuire and McVey.

Chair: Councillor McVey.

In attendance:

Eddie Montgomery	Interim Head of Property Services
Sean McDaid	Senior Planner
Kenny Lang	Service Manager, Grounds, Fleet & Waste Services
Elaine Provan	Supervisory Engineer – Traffic & Transportation
Steven Walker	Service Manager - Roads
Jim Kerr	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
PJ Coulter	Communications Officer (Media Relations) (for Service Manager Communications, Tourism and Health & Safety)

The meeting was held at the Municipal Buildings, Greenock with Councillors Crowther, McCabe and McGuire attending by video-conference.

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

320 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 320

No apologies for absence were intimated.

Councillor Curley intimated a connection in Agenda Item 2(a) (Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space at land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)).

Councillor McCabe declared an interest in Agenda Item 2(a) (Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space at land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)).

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- (a) **Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space:
Land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)**

There was submitted a report by the Director Environment & Regeneration for the proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5)

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comprising three units, formation of allotments and upgrading of public open space at land to the west of the industrial units at Upper Cartsburn Street, Greenock (23/0007/IC).

Councillor Curley declared a connection as a family member had previously participated in a sports team managed by the applicant. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Councillor McCabe declared an interest in this matter as a long-term personal acquaintance of the applicant's father and left the meeting.

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that the avoidance of doubt, the allotments hereby approved shall be completed and ready for use prior to the first occupation of any building on site, to ensure that the loss of open space within the site resulting from the development is offset by the upgrading of the remaining open space within the site;

(3) that to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(4) that development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. For the avoidance of doubt, this shall include a site investigation which includes sample/analysis of soil that might be used for food growing. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(5) that before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;

(6) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority. This is recommended to ensure that all contamination issues are recorded and dealt with appropriately, to ensure that all contamination issues are recorded and dealt with appropriately;

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(7) that the industrial buildings hereby permitted shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by the Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the erection of the buildings, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(8) that the industrial buildings hereby permitted shall not be occupied until the 19 car parking spaces shown in approved drawing ST-001, Revision B have been provided. The 19 parking spaces shall be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure suitable parking provision for the new development in the interests of road safety;

(9) that car parking spaces shall be a minimum of 5 metres long by 2.5 metres wide with an aisle spacing of a minimum of 6 metres, to ensure the usability of the car parking spaces in the interests of road safety;

(10) that disabled car parking spaces shall be a minimum of 5.5 metres long by 2.9 metres wide with a 1 metre clearance, to ensure the usability of the disabled car parking spaces in the interests of road safety;

(11) that the industrial buildings hereby approved shall not be occupied until the 6 cycle hoops shown in approved drawing ST-001, Revision B have been provided. The 6 cycle hoops shall be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure suitable cycle parking provision for the new development in the interests of road safety;

(12) that for the avoidance of doubt, the 3 metre wide public footpath and the lighting columns as shown on drawing number ST-001, Revision B between Upper Cartsburn Street and Wellington Park shall be constructed/installed before occupation of any part of the development and shall be retained thereafter unless their removal is otherwise agreed in advance in writing by the Planning Authority, In order to provide a suitable access through the site for both pedestrians and cyclists;

(13) that for the avoidance of doubt, all surface water flows are to be contained and managed within the site and run-off from the site shall be limited to greenfield run-off rates, to ensure the development does not increase the risk of flooding to adjoining sites or the public road;

(14) that prior to the commencement of works, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority, To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(15) that development shall not commence on site until details have been submitted to and approved in writing by the Planning Authority in respect of the following:

- a) Full details of landscaping and open space provision, detailing all existing landscape features and vegetation to be retained as well as trees to be felled;
- b) Details of protective measures for all trees which are to be retained;
- c) The locations of new trees, shrubs, hedges, grassed areas and water features;
- d) A schedule of new trees and plants including species, plant sizes and proposed numbers and density;
- e) The layout, design and materials of all hard landscaping works.

Thereafter the development shall be implemented as approved, to ensure that the landscaping details and tree coverage on the site are given full consideration and are acceptable;

(16) that no tree works or vegetation clearance approved under Condition 15 above shall occur on site from March through September (inclusive) each year unless otherwise agreed in writing with the Planning Authority prior to clearance works commencing. In the event that clearance is proposed between March to September (inclusive), a nesting bird survey shall be carried out by an experienced ecologist covering the proposed clearance

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area prior to each stage of tree felling and vegetation clearance and shall be submitted to and approved in writing by the Planning Authority before those clearance works commence. Once written approval has been given, the works themselves shall be carried out within a specified and agreed timescale, to ensure the appropriate protection of breeding birds;

(17) that prior to the commencement of any works, the tree protection measures approved under Condition 15 above for all trees to be retained shall be erected. All trees must be protected by barriers and/or ground protection to form a Construction Exclusion Zone in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS5837:2012 and shall not be removed during the course of construction work, to ensure the retention of and avoidance of damage to trees during development;

(18) that for the avoidance of doubt, for every tree identified which has been identified for removal under Condition 15 above, a replacement tree shall be planted within the site boundary. The replacement trees shall be planted prior to the conclusion of the first planting season following the site being brought into use, in the interests of biodiversity and to preserve the open space setting;

(19) that no movement of machinery, stockpiling of materials, or changes in existing ground levels shall take place within the Construction Exclusion Zone throughout the duration of the construction works, to ensure the retention of and avoidance of damage to trees during development;

(20) that where new surfacing is to be installed within the Construction Exclusion Zone of trees which are to be retained, precautions shall be taken to minimise disturbance to tree root systems, in accordance with BS5837:2012, Section 7.4, to ensure the retention of and avoidance of damage to trees during development;

(21) that details of maintenance and management for the area which is to remain as open space shall be submitted to and approved in writing by the Planning Authority prior to the first occupation of any building on site. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance of the open space in the interests of visual amenity and public safety; and

(22) that any of the trees, areas of grass or planted shrubs or bushes approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to ensure that existing biodiversity levels in and around the site are preserved.

Councillor McCabe returned to the meeting at this juncture.

**(b) Erection of 22 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0077/IC):
Balrossie House, Blacksholm Road, Kilmacolm (23/0018/IC)**

There was submitted a report by the Director Environment & Regeneration for the erection of 22 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0077/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0018/IC).

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that development shall not commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 23/0019/IC to the restoration and

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completion of all works to the listed buildings as detailed in listed building consent 23/0002/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0019/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0019/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 23/0002/LB, to ensure that the provision of enabling development is linked to the restoration of the listed buildings;

(3) that development shall not commence on site until samples of all facing materials to be used in the construction of the dwellinghouses hereby permitted have been submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(4) that development shall not commence on site until all hard surfacing materials on the roads, paths and parking areas have been submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(5) that development shall not commence until details and the locations of all walls and fences to be erected have been submitted to and approved in writing by the Planning Authority. The approved walls and fences shall thereafter be erected unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(7) that the landscaping scheme approved in terms of Condition 6 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species, to ensure retention of the approved landscaping scheme;

(8) that development shall not commence until full details of the play area shown on drawing AL(0)010 Rev I, including details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be fully provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(9) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(10) that development shall not commence until details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning

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Authority and that, for the avoidance of doubt this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(11) that development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(12) that before the development hereby permitted is occupied the applicant/developer shall submit a report for approval in writing by the Planning Authority confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety; to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;

(13) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(14) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation;

(15) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location;

(16) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev I has been submitted to and

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approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements;

(17) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(18) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

(19) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev I, in the interests of roads safety;

(20) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;

(21) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;

(22) that prior to the commencement of development confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval, to ensure SEPA's acceptance of the drainage regime and its discharge;

(23) that the footpaths shown on drawing AL(0)010 Rev I linking the development to Blacksholm Road shall be provided prior to the occupation of the last of the dwellinghouses hereby permitted by the planning permission, in order to ensure the footpath links are provided;

(24) that development shall not commence until an updated survey of all trees on the site has been undertaken and the survey shall then be submitted to and approved in writing by the Planning Authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved, to protect the existing trees so that they continue to contribute to the environmental quality of the area and soften the impact of the development;

(25) that the existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to protect the existing trees so that they continue to contribute to the environmental quality of the area;

(26) that no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures

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have been submitted to and approved in writing by the Planning Authority, In the interests of wildlife protection;

(27) that for the avoidance of doubt 5% of the dwellinghouses hereby approved shall be wheelchair accessible houses. Development shall not commence until details of the wheelchair accessible houses have been submitted to and approved by the Planning Authority, to ensure the provision of wheelchair accessible housing;

(28) that for the avoidance of doubt each dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority. Thereafter the approved Electric Vehicle Charging Point shall be installed in their approved form at each dwellinghouse before the first occupation of any dwellinghouse approved under this planning permission, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy; and

(29) that for the avoidance of doubt each dwellinghouse shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in each dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of any dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

(c) Erection of 27 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0076/IC):

Balrossie House, Blacksholm Road, Kilmacolm (23/0019/IC)

There was submitted a report by the Director Environment & Regeneration for the erection of 27 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0076/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0019/IC).

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that development shall not commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 23/0018/IC to the restoration and completion of all works to the listed buildings as detailed in listed building consent 23/0002/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0018/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0018/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 23/0002/LB, to ensure that the provision of enabling development is linked to the restoration of the listed buildings;

(3) that development shall not commence on site until samples of all facing materials to be used in the construction of the dwellinghouses hereby permitted have been

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submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(4) that development shall not commence on site until all hard surfacing materials on the roads, paths and parking areas have been submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(5) that development shall not commence until details and the locations of all walls and fences to be erected have been submitted to and approved in writing by the Planning Authority. The approved walls and fences shall thereafter be erected unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(7) that the landscaping scheme approved in terms of Condition 6 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species, to ensure retention of the approved landscaping scheme;

(8) that development shall not commence until full details of the play area shown on drawing AL(0)010 Rev H, including details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be fully provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(9) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(10) that development shall not commence until details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(11) that development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to

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implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(12) that before the development hereby permitted is occupied the applicant/developer shall submit a report for approval in writing by the Planning Authority confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;

(13) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(14) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation

(15) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location

(16) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev H has been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements

(17) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime

(18) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

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- (19) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev H, in the interests of roads safety;
- (20) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;
- (21) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;
- (22) that prior to the commencement of development confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval, to ensure SEPA's acceptance of the drainage regime and its discharge;
- (23) that the footpaths shown on drawing AL(0)010 Rev H linking the development to Blacksholm Road shall be provided prior to the occupation of the last of the dwellinghouses hereby permitted by the planning permission, in order to ensure the footpath links are provided;
- (24) that development shall not commence until an updated survey of all trees on the site has been undertaken and the survey shall then be submitted to and approved in writing by the Planning Authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved, to protect the existing trees so that they continue to contribute to the environmental quality of the area and soften the impact of the development;
- (25) that the existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to protect the existing trees so that they continue to contribute to the environmental quality of the area;
- (26) that no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures have been submitted to and approved in writing by the Planning Authority, in the interests of wildlife protection;
- (27) that for the avoidance of doubt 5% of the dwellinghouses hereby approved shall be wheelchair accessible houses. Development shall not commence until details of the wheelchair accessible houses have been submitted to and approved by the Planning Authority, to ensure the provision of wheelchair accessible housing;
- (28) that for the avoidance of doubt each dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority. Thereafter the approved Electric Vehicle Charging Point shall be installed in their approved form at each dwellinghouse before the first occupation of any dwellinghouse approved under this planning permission, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy; and
- (29) that for the avoidance of doubt each dwellinghouse shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon

PLANNING BOARD – 7 JUNE 2023

generating technologies. Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in each dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of any dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy

- (d) **Conversion of existing Main Building, Annexe Building and Water Tower into residential units. Main Building - facade retention to North, South and East elevations with full reconstruction of west elevation, internal floor plates and roof, new windows throughout. Annexe Building - internal alterations and repairs to suit new layout. Roof overhauled/reslated, new windows throughout. Water Tower Building - Existing ground floor walls retained with new upper floor construction to match existing (renewal of previous planning permission 17/0351/IC): Balrossie House, Blacksholm Road, Kilmacolm (23/0020/IC)**

There was submitted a report by the Director Environment & Regeneration for the Conversion of existing Main Building, Annexe Building and Water Tower into residential units. Main Building - facade retention to North, South and East elevations with full reconstruction of west elevation, internal floor plates and roof, new windows throughout. Annexe Building - internal alterations and repairs to suit new layout. Roof overhauled/reslated, new windows throughout. Water Tower Building - Existing ground floor walls retained with new upper floor construction to match existing (renewal of previous planning permission 17/0351/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0020/IC).

Decided: that planning permission be granted subject to the following conditions:-

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);
- (2) that development shall not commence until full details of the following works to Balrossie House, the annexe building and the water tower, following the re-survey of the buildings, have been submitted to and approved in writing by the Planning Authority, in consultation with Historic Environment Scotland:

- Stonework repairs/replacement
- Roof repairs.
- Fenestration repairs/replacement.
- Door repairs/replacement.
- Guttering and downpipe repairs/replacement.

Following approval the works shall be fully implemented, to ensure that the detailed works reflect the design and character of the existing listed buildings;

- (3) Development shall not commence until full details of the following works have been submitted to and approved in writing by the Planning Authority, in consultation with Historic Environment Scotland:

- Garden feature repairs/replacement.
- Boundary repairs/replacement including at the existing entrances to the site off Blacksholm Road.
- Any walls, fences and gate piers at the proposed vehicular and pedestrian entrances to the site off Blacksholm Road.
- All hard and soft landscaping works.

To ensure that the works within the curtilage of the listed buildings reflects the design and character of the buildings;

- (4) that development shall not commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted

PLANNING BOARD – 7 JUNE 2023

to and approved in writing by the Planning Authority, to ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings;

(5) that development shall not commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until details/plans of the bin stores identified on drawing AL(0)010 Rev G have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details before the occupation/first use of any residential unit in the converted main building, to ensure the development is acceptable in appearance;

(7) that development shall not commence until details of the fences and walls to be erected on the site have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details, to ensure the development is acceptable in appearance;

(8) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(9) that development shall not commence until details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(10) that development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(11) that before the development hereby permitted is occupied the applicant/developer shall submit a report for approval in writing by the Planning Authority confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;

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(12) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(13) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation;

(14) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location;

(15) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev G has been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements;

(16) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(17) that notwithstanding what is shown on drawing AL(0)010 Rev G, 24 parking spaces plus 6 visitor parking spaces are required for the main building. Development shall not commence until an amended parking plan has been submitted to and approved in writing by the Planning Authority. The amended plan shall allow for the visitor parking related to the main building to be adjacent to this building. Thereafter the approved parking and approved visitor parking spaces shall be formed and be available for use prior to the first occupation of any of the residential units in the converted main building, to ensure the requisite amount of parking is provided and in the interests of roads safety;

(18) that notwithstanding what is shown on drawing AL(0)010 Rev G the annex building requires one visitor parking space. Development shall not commence until a plan identifying the visitor parking space has been submitted to and approved in writing by the Planning Authority. Thereafter the approved visitor parking space shall be formed and be available for use prior to the first occupation of any of the residential units in the converted annex building, in the interests of roads safety;

(19) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

PLANNING BOARD – 7 JUNE 2023

(20) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev G, in the interests of roads safety;

(21) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;

(22) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;

(23) that for the avoidance of doubt the dwellinghouses in the annexe building and the water tower shall each have an Electric Vehicle Charging Point and 20% of the available parking spaces in the parking associated with the main building shall be fitted with electric charging points. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Points. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the respective residential units, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

LOCAL REVIEW BODY – 7 JUNE 2023

Local Review Body

Wednesday 7 June 2023 at 4pm

Present: Councillors Brooks, Clocherty, Crowther, Curley, McCabe, McGuire and McVey.

Chair: Councillor McVey presided.

In attendance:

Margaret Pickett	Senior Planner (Planning Adviser)
Jim Kerr	Solicitor, Legal, Democratic, Digital & Customer Services (Legal Adviser)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
PJ Coulter	Communications Officer (Media Relations) (for Service Manager Communications, Tourism and Health & Safety)

The meeting was held at the Municipal Buildings, Greenock with Councillors Crowther, McCabe and McGuire attending remotely.

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

322 **APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST** 322

No apologies for absence or declarations of interest were intimated.

323 **PLANNING APPLICATIONS FOR REVIEW** 323

**(a) Proposed detached dwellinghouse (planning permission in principle):
38 Leapmoor Drive, Wemyss Bay (22/0189/IC)**

There was submitted papers relative to the application for review for a proposed detached dwellinghouse (planning permission in principle) at 38 Leapmoor Drive, Wemyss Bay (22/0189/IC) to enable the Local Review Body to consider the matter afresh.

Ms Pickett acted as Planning Adviser relative to this case.

After discussion, Councillor Crowther moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) the application for review be upheld and that planning permission be granted subject to the following conditions and advisory notes:-

Conditions

1. the development to which this planning permission in principle relates must be begun within 5 years from the date of this permission, to comply with Section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended);
2. development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed site layout shall be shown on a plan at a scale of 1:200 showing the position of the proposed dwellinghouse, means of access, parking areas and any vehicular turning areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

LOCAL REVIEW BODY – 7 JUNE 2023

3. development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the dwellinghouse and any ancillary buildings and shall show dimensions as well as the type and colour of all external materials, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

4. development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard standing materials to be used on the driveway and hardstanding areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

5. development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed final floor levels of the proposed dwellinghouse in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

6. development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to all walls (including retaining walls) and fences to be erected on site, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

7. development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield run-off rates, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form;

8. for the avoidance of doubt the applications in relation to conditions 2 and 3 above shall allow for the following:

i. Parking should be provided in accordance with the National Roads Guidelines:

1 parking space for a 1 bedroom house;

2 parking spaces for a 2 or 3 bedroom house;

3 parking spaces for a 4 bedroom house.

ii. The minimum dimensions of the driveway shall be 3.0m wide by 6.0m long per parking space. There shall also be a minimum 0.9m wide path past these parking spaces where the driveway forms part of the pedestrian access to the property;

iii. The driveway shall be fully paved and the gradient shall not exceed 10%;

iv. Visibility splays of 2.0m x 20.0m x 1.05m onto Leapmoor Drive; and

v. The dwellinghouse shall be no more than two storeys high;

to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

9. development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority

LOCAL REVIEW BODY – 7 JUNE 2023

relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):

- i. details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii. details of any existing trees which are to be retained;
- iii. a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iv. the phasing/timescale for carrying out these works;

to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location. Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following occupation of the dwellinghouse;

10. development shall not commence until all trees within the site identified to be retained have been protected by suitable fencing. Fencing shall be erected as set out in BS:3998/2010 and BS:5837/2012. Development shall not commence until details of the location and type of fencing have been submitted to and approved in writing by the Planning Authority, to protect the trees during construction works on site;

11. prior to the commencement of development confirmation of Scottish Water acceptance to the proposed development shall be submitted to the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a suitable drainage scheme;

12. for the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed as part of the development. Thereafter the approved low and zero carbon energy generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009; and

13. for the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until details of the Electric Vehicle Charging Point have been submitted to and approved in writing by the Planning Authority. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance note on 'Energy'.

Advisory Notes

1. the applicant is reminded that a Section 56 Agreement is required to be obtained from the Council's Roads Service for the footway crossover to the driveway;

2. the applicant should be aware of the presence of the lighting column within the service strip and ensure that their development does not affect this;

3. the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place. This is advised to protect the amenity of the immediate area and prevent the creation of nuisance due to odours, insects, rodents or birds;

4. all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption". This is advised to protect the amenity of the immediate area, limit the creation of nuisance due to light pollution and to support the reduction of energy consumption; and

LOCAL REVIEW BODY – 7 JUNE 2023

5. the sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations. This is advised to ensure that acceptable noise and vibration levels are not exceeded.

As an amendment, Councillor Clocherty moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) the application for review be refused (upholding the Appointed Officer's determination) for the following reasons:-

1. the proposed development results in the loss of open space which provides a positive contribution to the amenity, character and appearance of the surrounding area and is therefore contrary to Policy 35 of the adopted Inverclyde Local Development Plan and Policy 36 of the proposed Inverclyde Local Development Plan. There are no material planning considerations that outweigh the terms of these policies to allow approval of the proposed development;

2. the proposed development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the elevated position of the dwellinghouse and proximity to Leapmoor Drive, it fails to reflect local architecture and urban form under the 'Distinctive' quality;

3. the proposed development fails to demonstrate that it would conserve and enhance biodiversity and would be detrimental to the connectivity between established habitat areas, contrary to Policy 33 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan; and

4. the proposed development results in the loss of open space which is of quality and value in terms of its contribution to the amenity, character and appearance of the surrounding residential and open space areas and therefore cannot be considered to be the right development in the right place as required by National Planning Framework 4.

Following a roll call vote, 1 Member, Councillor Crowther voted in favour of the motion, and 6 Members, Councillors Brooks, Clocherty, Curley, McCabe, McGuire and McVey voted in favour of the amendment which was declared carried.

Decided:

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that the application for review be dismissed and that planning permission be refused (upholding the Appointer Officer's determination) for the following reasons:-

1. the proposed development results in the loss of open space which provides a positive contribution to the amenity, character and appearance of the surrounding area and is therefore contrary to Policy 35 of the adopted Inverclyde Local Development Plan and Policy 36 of the proposed Inverclyde Local Development Plan. There are no material planning considerations that outweigh the terms of these policies to allow approval of the proposed development;

2. the proposed development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the elevated position of the dwellinghouse and proximity to Leapmoor Drive, it fails to reflect local architecture and urban form under the 'Distinctive' quality;

3. the proposed development fails to demonstrate that it would conserve and enhance biodiversity and would be detrimental to the connectivity between established habitat areas, contrary to Policy 33 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan; and

4. the proposed development results in the loss of open space which is of quality and value in terms of its contribution to the amenity, character and appearance of the surrounding residential and open space areas and therefore cannot be considered to be the right development in the right place as required by National Planning Framework 4.

**(b) Proposed formation of roof balcony and new roof light:
13 Moorfield Road, Gourock (22/0282/IC)**

There was submitted papers relative to the application for review for a proposed formation of roof balcony and new roof light at 13 Moorfield Road, Gourock (22/0282/IC) to enable the Local Review Body to consider the matter afresh.

Ms Pickett acted as Planning Adviser relative to this case.

Mr Kerr referred to a new matter raised on behalf of the applicant in the form of an Appeal Statement. He asked the Local Review Body whether it wished to have regard to the new matter in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town and Country Planning (Scotland) Act 1997 and he advised that, should this be the case, consideration would require to be continued to enable Elected Members to view the document.

Decided: that the Local Review Body have regard to the new matter submitted on behalf of the applicant in the form of an Appeal Statement and continue consideration to enable Elected Members to view the document.

THE INVERCLYDE COUNCIL – 8 JUNE 2023

The Inverclyde Council

Thursday 8 June 2023 at 4pm

Present: Provost McKenzie, Councillors Armstrong, Brennan, Brooks, Cassidy, Clocherty, Crowther, Curley, Daisley, Jackson, Law, McCabe, McCluskey, McCormick, McGuire, McVey, Moran, Quinn, Reynolds, Robertson and Wilson.

Chair: Provost McKenzie presided.

In attendance:

Louise Long	Chief Executive
Ruth Binks	Corporate Director Education, Communities & Organisational Development
Alan Puckrin	Chief Financial Officer
Kate Rocks	Chief Officer (Inverclyde HSCP)
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Steven McNab	Head of Organisational Development, Policy & Communications
Morna Rae	Interim Head of Organisational Development, Policy & Communications
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Karen MacVey	Members' & Committee Services Team Leader
PJ Coulter	Communications Officer (Media Relations) (for Service Manager Communications, Tourism and Health & Safety)

The meeting was held at the Municipal Buildings, Greenock with Councillors Law, McCluskey, McCormick and Quinn attending remotely.

Before the proceedings opened, Reverend Jonathan Fleming gave a prayer.

324 Apologies and Declarations of Interest

324

Apologies for absence were intimated on behalf of Councillor Nelson.

Councillor Brooks declared an interest in Agenda Item 9 (River Clyde Homes – Notice of Motions by Councillor McVey).

Councillors Curley and Wilson intimated a connection in Agenda Item 9 (River Clyde Homes – Notice of Motions by Councillor McVey).

Minutes of Meetings of The Inverclyde Council, Committees, Sub-Committees and Boards

325 Inverclyde Council – 20 April 2023

325

Approved on the motion of Provost McKenzie.

326 General Purposes Board – 21 April 2023

326

Approved on the motion of Councillor Moran.

THE INVERCLYDE COUNCIL – 8 JUNE 2023

327	Audit Committee – 25 April 2023	327
	Approved on the motion of Councillor Wilson.	
328	Social Work & Social Care Scrutiny Panel – 27 April 2023	328
	Approved on the motion of Councillor Brennan.	
329	Planning Board – 3 May 2023	329
	Approved on the motion of Councillor McVey.	
330	Local Review Body – 3 May 2023	330
	Approved on the motion of Councillor McVey.	
331	Environment & Regeneration Committee – 4 May 2023	331
	Approved on the motion of Councillor McCormick.	
332	Inverclyde Council (Special) – 4 May 2023	332
	Approved on the motion of Provost McKenzie.	
333	Education & Communities Committee – 9 May 2023	333
	Approved on the motion of Councillor Clocherty.	
334	General Purposes Board – 10 May 2023	334
	Approved on the motion of Councillor Moran.	
335	Inverclyde Council (Special) – 18 May 2023	335
	Approved on the motion of Provost McKenzie.	
336	Inverclyde Council (Special) – 18 May 2023	336
	Approved on the motion of Provost McKenzie.	
337	Policy & Resources Committee – 23 May 2023	337
	Approved on the motion of Councillor McCabe.	
338	Local Police & Fire Scrutiny Panel – 25 May 2023	338
	Approved on the motion of Councillor Wilson.	
339	Appointment of Chair and Membership of the Integration Joint Board	339
	There was submitted a report by the Head of Legal, Democratic, Digital & Customer	

THE INVERCLYDE COUNCIL – 8 JUNE 2023

Services requesting that the Council confirm the appointment of the Chair and membership of the Inverclyde Joint Integration Joint Board.

Decided:

- (1) that it be agreed to appoint Councillor Moran as Chair of the Inverclyde Integration Joint Board; and
- (2) that it be agreed to confirm the membership of the Inverclyde Integration Joint Board as detailed in paragraph 5.2 of the report for a term of office of two years.

340 **Administrative Arrangements: Cycle of Council, Committee, Sub-Committee, Panel and Board Meetings to June 2024** 340

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services setting out for approval the schedule of Committee cycles for the period to June 2024.

The Head of Legal, Democratic, Digital & Customer Services advised of an error in the report and, accordingly, in page one of the appendix the reference to the 'Issue Agenda' date for the Audit Committee of 'Friday 4 August', should read 'Friday 11 August'.

Councillor McCluskey joined the meeting during consideration of this item of business.

Decided:

- (1) that the proposed cycle of Council, Committee, Sub-Committee, Scrutiny Panel and Board meetings for the year to June 2024 as detailed in the report and appendix be approved, subject to the verbal corrections as noted; and
- (2) that it be noted that a private meeting will be arranged between the Audit Committee and the Council's Chief Internal Auditor and external auditors, further to the Audit Committee improvement plan approved by the Committee at its meeting on 25 April 2023 and that this meeting will be arranged in advance of the Council's consideration of its audited accounts following the 2023 Summer recess.

341 **2023/33 Financial Strategy – Update** 341

There was submitted a report by the Chief Financial Officer presenting the updated Financial Strategy to the Council for review and approval.

Decided:

- (1) that (a) the latest update to the Council's Financial Strategy be approved, and (b) the continued significant challenges arising from the global and UK economic position as reflected in the Scottish Government's Medium Term Financial Strategy be noted;
- (2) that the mid-range estimated 2024/27 funding gap of £18.1 million as detailed in table 4a in the Financial Strategy be noted; and
- (3) that the allocation of an extra £100,000 per year to fund increased prudential borrowing over the period 2026/31 to help address the capital funding challenges faced by the Council be agreed.

342 **Pledge to Make Inverclyde Council a Trauma Informed Organisation** 342

There was submitted a report by the Corporate Director Education, Communities & Organisational Development (1) providing an overview of the National Trauma Training Programme and progress towards its implementation in Inverclyde, and (2) proposing that the Council agree to adopt the Leadership Pledge of Support for Inverclyde Council to become a trauma informed organisation.

Decided:

- (1) that the contents of the report be noted;
- (2) that it be agreed that the Council will adopt the National Trauma Training

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Programme Leadership Pledge of Support;

(3) that it be agreed to promote trauma informed practice training for elected members and the Extended Corporate Management Team at designated training events;

(4) that it be agreed to continue to support the implementation of the National Trauma Training Programme; and

(5) that it be remitted to the Corporate Director Education, Communities & Organisational Development to submit a report in 12 months' time reviewing the progress of Trauma Informed Organisation initiatives.

343 **Second Review of Scottish Parliament Boundaries – Provisional Proposals for Constituencies** 343

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) informing the Council of the provisional proposals for constituencies received from Boundaries Scotland for the Second Review of Scottish Parliament Boundaries, and (2) advising that any consultation responses are required by 17 June 2023.

Decided:

(1) that the Boundaries Scotland Second Review of Scottish Parliament Boundaries – Provisional Proposals for Constituencies relative to the proposed Inverclyde County Constituency as detailed in appendix 1 of the report be noted; and

(2) that it be remitted to the Head of Legal, Democratic, Digital & Customer Services to respond to the Consultation intimating the Council's support for the proposals.

344 **The Stopping Up of Road and Footpath, Inverclyde (Arthur Street, Greenock) Order 2022 – Remit from Environment and Regeneration Committee** 344

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services requesting that the Council consider a remit from the Environment & Regeneration Committee.

Decided:

(1) that (a) 'The Stopping Up of Road and Footpath, Inverclyde (Arthur Street, Greenock) Order 2022' be approved, and (b) delegated authority be granted to the Head of Legal, Democratic, Digital & Customer Services to take all necessary action in connection with the confirmation of the Order;

(2) that the use of the proposed procedure and decision making process involved in the promotion of Stopping Up Orders in terms of Part IX, 'Roads, Footpaths and Rights of Way' and Schedule 16 of the Town and Country Planning (Scotland) Act 1997, as detailed in paragraph 4.1 of the report be approved; and

(3) that (a) the proposed amendments to the Scheme of Delegation (Officers) be approved to the effect that, where there are no maintained objections to any such Stopping Up Orders, the Head of Legal, Democratic, Digital & Customer Services will be authorised to confirm such Stopping Up Orders on behalf of the Council, and (b) delegated authority be granted to the Head of Legal, Democratic, Digital & Customer Services to make those said amendments to the Scheme of Delegation (Officers).

345 **River Clyde Homes – Notice of Motion by Councillor McVey** 345

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services advising of the receipt of a Notice of Motion received from Councillor McVey, countersigned by Councillor McGuire, in the following terms:

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“This Council has become increasingly concerned about ongoing issues within River Clyde Homes regarding long term repairs to tenants homes, and communal buildings in which River Clyde Homes act as factor, within Ward seven and other areas.

“This Council expects River Clyde Homes, as a matter of urgency, to develop and implement a specific action plan to resolve said issues within Ward seven and other areas.

“This Council also calls on River Clyde Homes to bring forward plans, at the earliest opportunity, to address the flats at 80 – 86 Neil St. They are now an eyesore and their state of disrepair is damaging to the local community.

“This Council instructs the Chief Executive to write to River Clyde Homes to make them aware of the Council’s ongoing concerns regarding the above issues.”

Councillor Brooks declared an interest in this item as a Member of the Board of River Clyde Homes and left the meeting.

Councillor Curley declared a connection as a Member of the Board of River Clyde Homes and Councillor Wilson declared a connection as a Member of the Board of Larkfield Housing Association. They also formed the view that the nature of their respective connections and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making progress and they were declaring for transparency.

Following discussion, Councillor McVey seconded by Councillor McGuire moved that the terms of the Motion be approved.

As an amendment, Councillor Robertson seconded by Councillor Crowther moved to substitute the text of the motion with the following:

“Inverclyde Council values River Clyde Homes and other Registered Social Landlords in Inverclyde as partners in providing and developing good quality social housing. The Council identifies the need for social landlords to have robust and deliverable maintenance regimes as a prerequisite both for achieving quality housing for their tenants and assisting the Council in achieving our strategic aims.

“Accordingly, Inverclyde Council instructs the Chief Executive to write to all social landlords operating in Inverclyde asking them to provide the following information in respect of their properties within Inverclyde:

1. Total number of outstanding reports.
2. Number of properties with outstanding repairs relating to mould and water ingress.
3. Number of repairs outstanding more than 6 months and the plans for addressing any repairs back log.
4. Number, percentage and general location of properties which are long term empty and their plans to address these.
5. The properties, if any, that they are currently proposing to dispose of, either by selling or demolition, and their plans to achieve this outcome.

“Responses to this communication should be reported back to a subsequent meeting of the Environment and Regeneration Committee.”

Following a roll call vote, 7 Members, Councillors Armstrong, Crowther, Curley, Daisley, Law, Reynolds and Robertson voted in favour of the amendment and 13 Members, Provost McKenzie, Councillors Brennan, Cassidy, Clocherty, Jackson, McCabe, McCluskey, McCormick, McGuire, McVey, Moran, Quinn and Wilson voted in favour of the motion which was declared carried.

Decided:

- (1) that the Notice of Motion by Councillor McVey as set out above be agreed; and
- (2) that it be remitted to the Chief Executive to write to River Clyde Homes to make them aware of the Council’s ongoing concerns regarding (a) long term repairs, and (b) 80 – 86 Neil Street, Greenock.

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346	Mr Steven McNab	346
	At the conclusion of the meeting the Provost referred to the imminent retirement of Mr Steven McNab, Head of Organisational Development, Policy & Communications. The Provost thanked Mr McNab for his service to the Council and wished him a happy retirement.	
	Private Appendices to Minutes	
347	General Purposes Board – 21 April 2023	347
	Approved on the motion of Councillor Moran.	
348	Environment & Regeneration Committee – 4 May 2023	348
	Approved on the motion of Councillor McCormick.	
349	Education & Communities Committee – 9 May 2023	349
	Approved on the motion of Councillor Clocherty.	

GENERAL PURPOSES BOARD –14 JUNE 2023

General Purposes Board

Wednesday 14 June 2023 at 3pm

Present: Provost McKenzie, Councillors Armstrong, Brennan, Cassidy, Crowther, Curley, McCluskey, Quinn and Reynolds.

Chair: Councillor Curley presided.

In attendance:

David Keenan	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Fiona Denver	Senior Paralegal Licensing Officer
Jim Bradley	Team Leader, Transportation & Waste Collection, Environmental and Public Protection

The meeting was held at the Municipal Buildings, Greenock with Provost McKenzie, Councillors Brennan and McCluskey attending remotely.

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

350 **Apologies, Substitutions and Declarations of Interest** 350

An apology for absence was intimated on behalf of Councillor Moran.

No declarations of interest were intimated.

351 **Request for Suspension of Taxi Driver's Licence** 351

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services requesting the Board to uphold the suspension of a Taxi Driver's Licence and to consider whether to further suspend the licence as the Board may determine. This item was continued to a future meeting all as detailed in the Appendix. There was no Member debate on this item of business.

352 **Licensed Vehicle Tinted Windows** 352

There was submitted a report by the Head of Service – Roads and Transportation seeking the views of the Board on the responses received following a consultation regarding the proposed relaxation of the standards set out in section K1 of the Council's Licensed Vehicle Inspection Manual relating to the level of light through a tinted windscreen and other windows in licensed public and private hire vehicles.

Mr Keenan advised the Board that Police Scotland had submitted an email on 14 June 2023 confirming the legislation regarding tinted windows in vehicles, which he summed up for the Board.

Following discussion, Provost McKenzie moved that the standards set out in section K1 of the Council's Licensed Vehicle Inspection Manual be relaxed and that the existing statement be deleted and replaced with the following statement, as detailed at paragraph 4.1 of the report:

'There will be no restriction on all tinted windows fitted but they must comply with the relevant Road Traffic Act and/or construction in use regulations requirements. Only

GENERAL PURPOSES BOARD –14 JUNE 2023

tinted windows fitted by the vehicle's manufacturer are acceptable. After market (stick on type) window tints are not permitted.'

The meeting adjourned at 3.50pm and reconvened at 4.05pm.

As an amendment Councillor McCluskey moved that the 2013 opinion contained within the report be put to Police Scotland in order to get clarity in writing as to whether or not that is still their position and that a decision be deferred to a later date.

As a further amendment Councillor Quinn moved that the standards set out in section K1 of the Council's Licensed Vehicle Inspection Manual be relaxed and that the existing statement be deleted and replaced with the following statement:

'There will be no restriction on all tinted windows fitted but they must comply with the relevant Road Traffic Act and/or construction in use regulations requirements. Only tinted windows fitted by the vehicle's manufacturer at the time of manufacture are acceptable. After market (stick on type) window tints are not permitted.'

On a roll call vote between the amendment by Councillor Quinn and the amendment by Councillor McCluskey, 2 Members, Councillors Cassidy and McCluskey, voted for Councillor McCluskey's amendment, and 6 Members, Councillors Armstrong, Crowther, Curley, McKenzie, Quinn and Reynolds, voted for Councillor Quinn's amendment. The amendment by Councillor McCluskey, having received fewer votes, then fell. Councillor Brennan abstained from voting.

At this point in proceedings it was agreed that the amendment by Councillor Quinn was acceptable to Provost McKenzie, who withdrew his motion.

The meeting adjourned at 4.25pm and reconvened at 4.45pm.

Decided:

- (1) that the content of the report be noted; and
- (2) that the standards set out in section K1 of the Council's Licensed Vehicle Inspection Manual be relaxed and that the existing statement be deleted and replaced with the following statement:

'There will be no restriction on all tinted windows fitted but they must comply with the relevant Road Traffic Act and/or construction in use regulations requirements. Only tinted windows fitted by the vehicle's manufacturer at the time of manufacture are acceptable. After market (stick on type) window tints are not permitted.'

**APPOINTMENT PANEL
HEAD OF PHYSICAL ASSETS
19 JUNE 2023**

Appointment Panel – Head of Physical Assets

Monday 19 June 2023 at 4pm

Present: Councillors Clocherty, Curley and Quinn.

Chair: Chief Executive presided.

In attendance:

Louise Long	Chief Executive
Stuart Jamieson	Director Environment & Regeneration
Kate Rocks	Chief Officer, Inverclyde Health & Social Care Partnership
Angela Rainey	Service Manager, People & Change Management, Organisational Development (as Adviser to the Panel)

The meeting was held by video-conference.

353 Apologies and Declarations of Interest 353

No apologies for absence or declarations of interest were intimated.

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

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 for the following item on the grounds that the business involved the likely disclosure of exempt information as defined in Paragraph 1 of Part I of Schedule 7(A) of the Act.

354 Shortlisting and Arrangements for Interview of Applicant – Post of Head of Physical Assets 354

There was submitted a copy of an application for the post of Head of Physical Assets.

Decided: that the candidate be called for interview, all as detailed in the Private Appendix.

GENERAL PURPOSES BOARD –28 JUNE 2023

General Purposes Board**Wednesday 28 June 2023 at 10am**

Present: Provost McKenzie, Councillors Clocherty (for Brennan), Cassidy, Crowther, Curley, Moran, McCluskey, Quinn and Reynolds.

Chair: Councillor Moran presided.

In attendance:

David Keenan	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Diane Sweeney	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Emma Peacock	Solicitor
Crawford Brown	Civic Enforcement Officer, Environmental & Public Protection

In attendance also: Sergeant I Robertson (Police Scotland)

The meeting was held at the Municipal Buildings, Greenock with Councillors Crowther, Curley and McCluskey attending remotely.

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

355 Apologies, Substitutions and Declarations of Interest 355

An apology for absence was intimated on behalf of Councillor Brennan, with Councillor Clocherty substituting, and Councillors Armstrong and Wilson.

No declarations of interest were intimated.

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 item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7(A) of the Act.

356 Request for Suspension of Taxi Driver's Licence 356

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services requesting the Board to uphold the suspension of a Taxi Driver's Licence and consider whether or not to further suspend the licence as the Board may determine, to which the Board decided, following a vote, to (a) uphold the suspension of the Licence, and (b) that the suspension be lifted and the licence reinstated, all as detailed in the Private Appendix.

ENVIRONMENT & REGENERATION COMMITTEE – 28 JUNE 2023

Environment & Regeneration Committee

Wednesday 28 June 2023 at 3pm

Present: Councillors Brooks, Cassidy, Clocherty, Crowther, Curley, Daisley (for Nelson), Jackson, McCabe, McCormick, Quinn and Robertson.

Chair: Councillor McCormick presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Eddie Montgomery	Interim Head of Property Services
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principle Accountant
Kenny Lang	Service Manager, Grounds, Fleet & Waste Services
Peter MacDonald	Solicitor, Legal, Democratic, Digital & Customer Services
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
PJ Coulter	Corporate Communications Officer (Media Relations)

This meeting was held at the Municipal Buildings, Greenock with Councillors Curley and Daisley attending remotely.

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

357 Apologies, Substitutions and Declarations of Interest 357

An apology for absence was intimated on behalf of Councillor Nelson, with Councillor Daisley substituting.

No declarations of interest were intimated.

358 Net Zero Action Plan 2022/27 – Progress 358

There was submitted a report by the Director Environment & Regeneration providing an update on the progress made against the approved Net Zero Action Plan 2022/27 and seeking approval to progress specific action plan projects as detailed in the report and appendices.

Decided:

- (1) that the current position and progress on the specific actions of the 2022/27 Net Zero Action Plan as detailed in the report and appendices be noted;
- (2) that the allocation of £0.373m funding in respect of Action Plan items 2.18 and 2.21 under Transport, as detailed in the appendix A of the report, in respect of Ultra Low Emission Vehicles and associated charging points be approved; and
- (3) that (a) the allocation of funding of £0.787m in respect of Action Plan item 4.6 under Natural Environment, as detailed in appendix A of the report, in respect of proposed peatland restoration projects be approved, and (b) the potential for external grant funding support be noted.

ENVIRONMENT & REGENERATION COMMITTEE – 28 JUNE 2023

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)
Levelling Up Fund – Project Update	8
Collaborative Residual Waste Contract Update	6 & 8
Property Assets Management – Private	6 & 9

359	Levelling Up Fund – Project Update	359
	<p>There was submitted a report by the Director Environment & Regeneration providing a progress update on the Greenock Town Centre Levelling Up Fund Project and seeking delegated authority for officers to engage consultant and contractor support for the delivery of the project.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended all as detailed in the private appendix.</p>	
360	Collaborative Residual Waste Contract Update	360
	<p>There was submitted a report by the Director Environment & Regeneration providing an update in relation to the delivery of the Council's residual waste contract.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended all as detailed in the private appendix.</p>	
361	Property Asset Management – Private	361
	<p>There was submitted a report by the Director Environment & Regeneration making recommendations in respect of a number of property assets.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended all as detailed in the private appendix.</p>	

**APPOINTMENT PANEL
HEAD OF PHYSICAL ASSETS
29 JUNE 2023**

Appointment Panel – Head of Physical Assets

Thursday 29 June 2023 at 10.45am

Present: Councillors Clocherty, Curley and Quinn.

Chair: Chief Executive presided.

In attendance:

Louise Long	Chief Executive
Stuart Jamieson	Head of Environment & Regeneration
Kate Rocks	Chief Officer, Inverclyde Health & Social Care Partnership
Angela Rainey	Service Manager, People & Change Management, Organisational Development (as Adviser to the Panel)

The meeting was held at the Municipal Building, Greenock.

362 Apologies and Declarations of Interest

362

No apologies for absence or declarations of interest were intimated.

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

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 for the following item on the grounds that the business involved the likely disclosure of exempt information as defined in Paragraph 1 of Part I of Schedule 7(A) of the Act.

363 Interview of Applicant – Post of Head of Physical Assets

363

The Panel interviewed and agreed to appoint Eddie Montgomery to the post of Head of Physical Assets.

AUDIT COMMITTEE – 29 JUNE 2023

Audit Committee

Thursday 29 June 2023 at 3pm

Present: Councillors Cassidy (for McGuire), Crowther, Curley, McCabe, McCluskey, McCormick, McVey, Reynolds, Robertson (for Nelson) and Wilson.

Chair: Councillor Wilson presided.

In attendance:

Louise Long	Chief Executive
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Vicky Pollock	Legal Services Manager (Procurement, Conveyancing & Information Governance)
Andi Priestman	Chief Internal Auditor
Alan Puckrin	Chief Financial Officer
Stuart Jamieson	Director Environment & Regeneration
Ruth Binks	Corporate Director Education, Communities & Organisational Development
Matt Thomson	Finance Manager (Environment & Technical)
Lindsay Carrick	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Siobhan MacMaster	Solicitor, Legal Services
George Barbour	Service Manager Communications, Tourism and Health & Safety

In attendance also:

Michael Wilkie KPMG

The meeting was held by video conference.

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

364 Apologies, Substitutions and Declarations of Interest 364

Apologies for absence were intimated on behalf of Councillor Nelson, with Councillor Robertson substituting, Councillor McGuire, with Councillor Cassidy substituting, and Provost McKenzie.

No declarations of interest were intimated, but a certain connection was intimated for the purposes of transparency as follows:
Agenda Item 5 (External Audit Plan for the Year Ended 31 March 2023) - Councillor Wilson.

365 Internal Audit Annual Report and Assurance Statement 2022-2023 365

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services presenting the Internal Audit Annual Report and Assurance Statement 2022-2023, which forms part of the Council's Annual Governance Statement.

Decided: that based on the reports received and reviewed by the Audit Committee, members are in agreement with the Chief Internal Auditor's annual report and assurance statement which confirmed an overall audit opinion of Satisfactory such that

AUDIT COMMITTEE – 29 JUNE 2023

that reasonable assurance can be placed upon the adequacy and effectiveness of the Council's internal control system in 2022-23 and are satisfied that active monitoring and follow up of agreed action plans is in place.

366 Annual Report on the Audit Committee - 2022-2023**366**

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services providing Members with the Annual Report on the Audit Committee for 2022-2023.

Decided:

- (1) that the Annual Report on the Audit Committee 2022-2023 be approved; and
- (2) that it be agreed to present the report to a future meeting of the Inverclyde Council in line with best practice.

367 Review of Local Code of Governance and Interim Annual Governance Statement 2022-2023**367**

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) advising Members of the outcome of the annual self-evaluation exercise undertaken of the Council's compliance with its Local Code of Governance, and (2) inviting Members to consider the Interim Annual Governance Statement that will be included in the 2022-2023 Unaudited Accounts.

Decided:

- (1) that the outcome of the recent self-evaluation exercise in considering how the Council currently meets the agreed Local Code of Governance, together with the issues identified and improvement actions, be noted; and
- (2) that the actions identified by management to improve the internal control environment of the Interim Annual Governance Statement for 2022-2023 be approved.

368 External Audit Plan for the Year Ended 31 March 2023**368**

There was submitted a report by the Chief Financial Officer presenting the External Audit Plan for the year ended 31 March 2023 produced by KPMG, this following consideration of an Indicative Plan by the Committee on 25 April 2023.

Councillor Wilson declared a connection in this item as a member of the Strathclyde Pension Scheme. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision-making process and was declaring for transparency.

Decided: that the External Audit Plan for the year ended 31 March 2023 be noted.

369 Unaudited Annual Accounts for the Year Ended 31 March 2023**369**

There was submitted a report by the Chief Financial Officer, together with a briefing note circulated to Members prior to the meeting, requesting the Committee to review the unaudited Annual Accounts for the year ended 31 March 2023 and approve their submission to Audit Scotland by the statutory deadline of 30 June 2023. The Committee heard a short presentation on the position in respect of the unaudited Annual Accounts by Matt Thomson, Finance Manager.

Decided:

- (1) that the Committee, having reviewed the unaudited Annual Accounts, approve their submission to Audit Scotland;
- (2) that delegated authority be granted to the Chief Financial Officer to amend the

AUDIT COMMITTEE – 29 JUNE 2023

unaudited Annual Accounts to reflect the results of the Heritage Asset Revaluation which are expected in late June 2023; and

(3) that it be noted that the External Auditor's Annual Report to Members for the Financial Year ended 31 March 2023 will be reported to the Council on 28 September 2023.

LOCAL POLICE & FIRE SCRUTINY PANEL – 4 JULY 2023

Local Police and Fire Scrutiny Panel

Tuesday 4 July 2023 at 3pm

Present: Provost McKenzie, Councillors Clocherty, Crowther, Daisley, Law, McCabe (for Brennan), McGuire, Moran, Quinn, Reynolds and Wilson.

Chair: Councillor Wilson presided.

In attendance:

Ruth Binks	Corporate Director Education, Communities & Organisational Development
Martin McNab	Public Protection Manager
Hugh Scott	Service Manager Community Learning & Development, Community Safety & Resilience and Sport
Ross Scullion	Team Leader, Community Safety and Resilience
David Keenan	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Karen MacVey	Members' & Committee Services Team Leader
George Barbour	Service Manager, Communication, Tourism and Health & Safety

In attendance also:

Laura Waddell	Chief Superintendent, Local Police Commander Renfrewshire and Inverclyde Division, Police Scotland
Damien Kane	Chief Inspector, Area Commander, Inverclyde, Police Scotland
Derek Middleton	Intelligence Support Analysis and Performance, Renfrewshire and Inverclyde, Police Scotland
David McCarrey	Area Commander, Service Delivery, Scottish Fire & Rescue Service, East Renfrewshire, Renfrewshire and Inverclyde
Paul Storrie	Area Group Commander Prevention and Protection, Scottish Fire & Rescue Service, East Renfrewshire and Inverclyde
Mark Loynd	Group Commander, Scottish Fire and Rescue Service

The meeting was held at the Municipal Buildings, Greenock with Councillor McGuire attending remotely.

Prior to the commencement of business the Convener welcomed the representatives from Police Scotland and Scottish Fire & Rescue Services to the meeting.

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

370

Apologies, Substitutions and Declarations of Interest

370

An apology for absence was intimated on behalf of Councillor Brennan, with Councillor McCabe substituting.

No declarations of interest were intimated.

LOCAL POLICE & FIRE SCRUTINY PANEL – 4 JULY 2023

371 Police Officer Numbers – National Picture**371**

There was submitted a report by the Corporate Director Education, Communities & Organisational Development informing Members of the current national picture on the number of police officers in Scotland.

The Scrutiny Panel heard a presentation by Chief Inspector Kane and Chief Superintendent Waddell outlining the budget and employment situation of Police Scotland and the challenges and capabilities of the service. Thereafter, both Chief Inspector Kane and Chief Superintendent Waddell answered a number of questions from Members relating to the presentation and report.

During discussion Chief Superintendent Waddell indicated that discussions were ongoing regarding the future location of Greenock Police Station, and noted that a station would be retained in Inverclyde.

The Convenor thanked Police Scotland for their efforts and professionalism during recent operations in Inverclyde.

Decided: that the information contained in the report be noted and that the Board would remain updated on the local impact of police numbers in Inverclyde.

372 Scottish Fire and Rescue Service – Strategic Service Review Programme**372**

There was submitted a report by the Corporate Director Education, Communities and Organisational Development informing Members of initiatives that Scottish Fire & Rescue Service are planning as part of their Strategic Service Review Programme (SSRP), and the local service implications.

The Scrutiny Panel heard a presentation by Group Commander Loynd in relation to the SSRP and the data used to formulate the proposed service changes. Thereafter Area Commander McCarrey answered a number of questions in relation to the service review. Provost McKenzie left the meeting during consideration of this item of business.

Decided: that the information contained in the report be noted.

- (1) that the information contained in the report be noted; and
- (2) that it be agreed that the Convenor write to the Chief Fire Officer and the Chair of the Board of the Scottish Fire and Rescue Service in relation to the following matters,
 - (a) the level of engagement with unions prior to the proposed changes, (b) the different messages of staff and management regarding the safety implications of the changes, (c) the timeline of the announcement of the flat cash budget, which did not allow for sufficient consultation to be carried out prior to the proposed changes, (d) the National Board's role in making sure the process was conducted correctly, (e) the Scrutiny Panel's disappointment at the lack of opportunity to scrutinise and have input into the proposed changes, and (f) a request that specific issues relating to Inverclyde be taken into account in any subsequent proposals, particularly in relation the information contained in the local report and the community impact assessment.

PLANNING BOARD – 2 AUGUST 2023

Planning Board

Wednesday 2 August 2023 at 3pm

Present: Provost McKenzie, Councillors Armstrong (for Curley), Brooks, Clocherty, Crowther, McCabe, McGuire, McVey and Robertson (for Law).

Chair: Councillor McVey presided for agenda items 1 and 3, and Councillor Clocherty for agenda item 2(a).

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Elaine Provan	Supervisory Engineer – Traffic & Transportation
Jim Kerr	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
PJ Coulter	Communications Officer (Media Relations)

The meeting was held at the Municipal Buildings, Greenock with Councillors McCabe and McGuire attending remotely.

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

373 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 373

Apologies for absence were intimated on behalf of Councillor Curley, with Councillor Armstrong substituting, Councillor Law, with Councillor Robertson substituting, Councillor Daisley and Councillor Jackson.

Councillor McVey declared an interest in Agenda Item 2(a) (Proposed extension to decking and formation of gated car port to side of house at 5 Blaeberry Drive, Inverkip (23/0076/IC)).

374 Notification of Application Made to the Scottish Ministers Under Section 37 of the Electricity Act 1989 374

There was submitted a report by the Director Environment & Regeneration on the decision of Scottish Ministers in relation to the application by Scottish Power Energy Networks under Section 37 of the Electricity Act 1989 for the installation of a 132kV overhead line between Erskine Substation and Devol Moor Substation at Devol Moor, Kilmacolm (20/0001/EAA)

Decided: that the Board notes the decision made by the Scottish Ministers to grant consent under Section 37 of the Electricity Act 1989 and deemed planning permission under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 to install and keep installed approximately 16.9km of 132kV overhead line between Erskine Substation to Devol Moor in the Planning Authority areas of Inverclyde and Renfrewshire Councils.

375 PLANNING APPLICATIONS 375

- (a) **Proposed extension to decking and formation of gated car port to side of house: 5 Blaeberry Drive, Inverkip (23/0076/IC)**

PLANNING BOARD – 2 AUGUST 2023

There was submitted a report by the Director Environment & Regeneration for a proposed extension to decking and formation of gated car port to side of house at 5 Blaeberry Drive, Inverkip (23/0076/IC).

Councillor McVey declared an interest in this matter as a close family member submitted a representation to the application and left the meeting. Councillor Clocherty assumed the chair.

Decided: that planning permission be granted subject to the following conditions:-

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);
- (2) that the avoidance of doubt, all surface water run-off from the development hereby approved shall be contained and managed within the site, to ensure the development does not increase the risk of flooding to neighbouring properties. Details confirming how this is to be achieved shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. Thereafter the approved surface water run-off management details shall be fully implemented.

LOCAL REVIEW BODY – 2 AUGUST 2023

Local Review BodyWednesday 2 August 2023 at 4pm

Present: Councillors Brooks, Clocherty, Crowther, McCabe, McGuire and McVey.

Chair: Councillor McVey presided.

In attendance:

Margaret Pickett	Senior Planner (Planning Adviser)
Jim Kerr	Solicitor, Legal, Democratic, Digital & Customer Services (Legal Adviser)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors McCabe and McGuire attending remotely.

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

376 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 376

An apology for absence was intimated on behalf of Councillor Curley.

377 CONTINUED PLANNING APPLICATION FOR REVIEW 377

**(a) Proposed formation of roof balcony and new roof light:
13 Moorfield Road, Gourock (22/0282/IC)**

There was submitted papers relative to the application for review for a proposed formation of roof balcony and new roof light at 13 Moorfield Road, Gourock (22/0282/IC) to enable the Local Review Body to consider the matter afresh, consideration of which had been continued from the meeting held on 7 June 2023 to allow the Local Review Body to view a new matter in relation to the application.

Ms Pickett acted as Planning Adviser relative to this case.

Following discussions, Councillor Brooks moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure, and (2) the application for review be upheld and that planning permission be granted subject to the following condition:

1. the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

As an amendment, Councillor McGuire moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure, and (2) the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the nature of the development and its prominent position on the principal roof plane the proposed roof

LOCAL REVIEW BODY – 2 AUGUST 2023

terrace is considered not to reflect local architecture or contribute positively to historic buildings and places, as required under the "Distinctive" quality;

2. by way of the nature of the development and its visibility from the public realm the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 28 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan;

3. by way of the nature of the development and its prominent position on the principal roof plane of the traditional building the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 7 of National Planning Framework 4 (NPF4); and

4. it would not support the aims of the Historic Environment Policy for Scotland as it would negatively impact on the historic environment.

Following a roll call vote, 2 Members, Councillors Brooks and Crowther, voted in favour of the motion and 4 Members, Councillors Clocherty, McCabe, McGuire and McVey voted in favour of the amendment which was declared carried.

Decided:

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the nature of the development and its prominent position on the principal roof plane the proposed roof terrace is considered not to reflect local architecture or contribute positively to historic buildings and places, as required under the "Distinctive" quality;

2. by way of the nature of the development and its visibility from the public realm the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 28 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan;

3. by way of the nature of the development and its prominent position on the principal roof plane of the traditional building the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 7 of National Planning Framework 4 (NPF4); and

4. it would not support the aims of the Historic Environment Policy for Scotland as it would negatively impact on the historic environment.

POLICY & RESOURCES COMMITTEE – 15 AUGUST 2023

Policy & Resources Committee

Tuesday 15 August 2023 at 3pm

Present: Councillors Armstrong, Crowther (for Law), Curley, McCabe, McCluskey, McCormick, McGuire, McVey, Moran, Robertson and Wilson.

Chair: Councillor McCabe presided.

In attendance:

Louise Long	Chief Executive
Alan Puckrin	Chief Financial Officer
Stuart Jamieson	Director Environment & Regeneration
Ruth Binks	Corporate Director Education, Communities & Organisational Development
Kate Rocks	Chief Officer, Inverclyde Health & Social Care Partnership
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Matt Thomson	Finance Manager (Environment & Technical)
Angela Edmiston	Finance Manager (Corporate Services & Strategic Finance)
Craig Given	Head of Finance, Planning & Resources (Inverclyde HSCP)
Martin Hughes	Solicitor (Information Governance)
Karen MacVey	Members' & Committee Services Team Leader
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Allan McDonald	ICT & Customer Service Manager
PJ Coulter	Communications Officer (Media Relations)

This meeting was held at the Municipal Buildings, Greenock with Councillors McCluskey, McCormick and McGuire attending remotely.

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

378 Apologies, Substitutions and Declarations of Interest 378

An apology for absence was intimated on behalf of Councillor Law, with Councillor Crowther substituting.

No declarations of interest were intimated.

379 Mr Jim MacLeod 379

Prior to the commencement of business, the Convenor referred to the recent death of former Councillor Jim MacLeod, and on behalf of the Committee, extended condolences to Mr MacLeod's wife and family.

380 Revenue Budget Out-Turn 2022/23 380

There was submitted a report by the Chief Financial Officer, advising the Committee of (1) the unaudited outturn of Service Committee Budgets for the year ending 31 March

POLICY & RESOURCES COMMITTEE – 15 AUGUST 2023

2023, and (2) any significant variances between revised budgets, Period 11 Budget reports and outturn per the 2022/23 Unaudited Accounts.

Decided:

(1) that the (a) underspend per the unaudited accounts for 2022/23 of £1,580,000, (b) reasons for the material variances from budget, and (c) movement of £1,338,000 from Period 11 to the unaudited Outturn be noted; and

(2) that it be noted that officers will identify where there are any matters which will impact on the 2024/26 Budget development.

381 Capital Programme Out-Turn 2022/23

381

There was submitted a report by the Chief Financial Officer advising of the performance in the delivery of the 2022/23 Capital Programme and to highlight issues which could continue to impact upon the delivery of the 2023/26 Capital Programme.

Decided: that the following be noted (a) the 2022/23 Capital Out-Turn position, and (b) that officers have factored in these on-going challenges when estimating the planned 2023/24 spend levels approved by the Council in March 2023.

382 Treasury Management – Annual Report 2022/23

382

There was submitted a report by the Chief Financial Officer (1) advising of the operation of the treasury function and its activities for 2022/23 as required under the terms of Treasury Management Practice 6 (TMP6) on 'Reporting Requirements and Management Information Arrangements', and (b) requesting that the report be remitted to the Inverclyde Council for their approval.

Decided:

(1) that the contents of the annual report on Treasury Management for 2022/23 and the ongoing work to seek to ensure the delivery of financial benefits for the Council during the current period of uncertainty and beyond be noted; and

(2) that it be agreed to remit the report to the Inverclyde Council for approval.

383 Approach to the March 2024 Budget

383

There was submitted a report by the Chief Financial Officer providing an initial assessment of the Council's short to medium term budget position and to seek decisions on elements of the approach to be taken in determining the March 2024 Budget.

Following discussion, Councillor Wilson moved that the recommendations contained in the report be approved, subject to the amendment of paragraph 2.3, second bullet point, also as detailed at paragraph 4.4 and a consequential amendment in the last line of that paragraph, to read "that the Budget Consultation includes an assumed increase in Council tax income of £3.6million by 2025/26."

As an amendment, Councillor McCabe moved that the recommendations contained in the report be approved.

Following a roll call vote, 1 Member, Councillor Wilson, voted in favour of the motion and 10 Members, Councillors Armstrong, Crowther, Curley, McCluskey, McCabe, McCormick, McGuire, McVey, Moran and Robertson voted in favour of the amendment which was declared carried.

Decided:

(1) that it be noted that the estimated 3 year funding gap faced by the Council, the growing pressures on the Capital Programme and the key messages from the Scottish Government Medium Term Financial Strategy, which confirm that the significant financial challenges facing the Council remain;

POLICY & RESOURCES COMMITTEE – 15 AUGUST 2023

(2) that (a) the contents of the Verity House Agreement be welcomed, and (b) the potential flexibilities this could provide to the Council in developing the March 2024 Budget be noted;

(3) that the proposals as detailed in section 4 of the report be approved, namely, (a) that the Council develops a 2 year Revenue Budget for approval in March 2024 covering the period 2024/26 and a 3 year Capital Programme covering 2024/27, (b) that the Budget Consultation includes an assumed increase in Council Tax income of £5.0million by 2025/26, (c) that £821,000 from the Scottish Government contribution to the 2023/24 pay award be added to the Council's contribution to the IJB in 2023/24, (d) that the Delivering Differently project proformas as detailed in appendices 3 and 4 be approved, and (d) that delegated authority be granted to the Chief Executive to progress VER trawls associated with the Delivering Differently programme and the new savings options being developed by the Corporate Management Team on the basis that any proposed releases will require approval by elected members; and

(4) that it be noted that an update report including proposals in respect of savings options and the Budget Consultation will be presented to the Committee in September.

384 Review of Human Resources and Organisational Development

384

There was submitted a report by the Chief Executive providing the findings and recommendations of a review into the Human Resources and Organisational Development Team along with information on actions to address the issues identified.

Decided:

- (1) that the findings and recommendations of the external review be noted;
- (2) that the actions as detailed in paragraph 3.21 of the report be noted; and
- (3) that the inclusion of relevant actions in the Committee Delivery and Improvement Plan be agreed.

385 Digital Modernisation Programme Update

385

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) providing an update on the work of the Council's Digital Modernisation Programme, and (2) seeking approval of the proposed upgrade of the Verint customer service system, associated funding from the Digital Modernisation Earmarked Reserve, and the granting of delegated authority to the Chief Executive to approve the use of funds from the Digital Modernisation Earmarked Reserve up to a level of £100,000 for each such use, subject to regular updates on progress and deliverables.

Decided:

- (1) that the update on the work of the Digital Modernisation Programme, and the projects within it, be noted;
- (2) that the upgrade of the Verint customer service system, and the use of £101,450 from the Digital Modernisation Earmarked Reserve for the delivery of this, as detailed in paragraphs 4.4 to 4.7 of the report, be approved;
- (3) that it be noted that work is underway to scope the Council's requirements for an HR & Payroll System(s), and what the options for that might be, in both the short term and longer-term, and once this work has been completed an update will be provided in a future report to the Committee;
- (4) that the consolidation of earmarked reserves, as detailed in paragraph 4.10 of the report, be noted;
- (5) that delegated authority be granted to the Chief Executive to approve the use of funds from the Digital Modernisation Earmarked Reserve up to a level of £100,000 for each such use, and subject to the same being reported back to the Committee for noting;

POLICY & RESOURCES COMMITTEE – 15 AUGUST 2023

- (6) that the update on the work of the Council's ICT Team be noted; and
 (7) that it be noted that the updates on the progress of the Digital Modernisation Programme will continue to be reported to the Committee at least every second cycle.

386 Records Management Policy**386**

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services seeking the views and approval of the Committee for an updated version of the Council's Records Management Policy.

Decided:

- (1) that the updated Records Management Policy for the Council be approved; and
 (2) that the update in respect of the approval of the Council's Records Management Plan be noted.

387 Mr Martin Hughes**387**

The Convenor referred to Mr Martin Hughes, Solicitor (Information Governance), and his forthcoming departure from the Council. The Convenor thanked Mr Hughes for his service to the Committee and wished him well for the future.

388 Update on HSCP Contracts**388**

There was submitted a report by the Chief Officer Inverclyde Health & Social Care Partnership (1) seeking approval to change the Council's standard tender weightings, as noted in Contract Standing Order 16.2, in respect of the forthcoming tender for the provision of the Carers Advice, Information and Support Service in Inverclyde, and (2) providing an update regarding the Electronic Care Monitoring system tender last reported to the Committee in January 2023.

Decided:

- (1) that the use of a 60% Quality and 40% Cost of Service weighting in the forthcoming tender for the Carers Advice, Information and Support Service, in terms of Contract Standing Order 16.3, be approved; and
 (2) that the further 12 month Direct Award to the current Electronic Monitoring System provider, whilst a revised tender exercise is progressed, be noted.

389 Co-operative Councils' Innovation Network – Annual Update**389**

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services providing the annual report for 2022/23 on the benefits which have arisen during Inverclyde Council's period of membership of the Co-operative Councils' Innovation Network.

Decided: that (a) the contents of the report be noted, and (2) it be noted that the Committee will receive a further annual report in 2024.

AUDIT COMMITTEE – 22 AUGUST 2023

Audit Committee

Tuesday 22 August 2023 at 3pm

Present: Provost McKenzie, Councillors Crowther, Curley, McCabe, McCluskey, McCormick, McGuire, McVey, Robertson (for Nelson) and Wilson.

Chair: Councillor Wilson presided.

In attendance:

Louise Long	Chief Executive
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Vicky Pollock	Legal Services Manager (Procurement, Conveyancing & Information Governance)
Stuart Jamieson	Director Environment & Regeneration
Andi Priestman	Chief Internal Auditor
Matt Thomson	Finance Manager (Environment & Technical)
Gerard Smith	Capital Assets Principal Accountant
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Siobhan MacMaster	Solicitor, Legal, Democratic, Digital & Customer Services

The meeting was held at the Municipal Buildings, Greenock with Councillors Curley, McCormick, McGuire and McVey attending remotely.

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

390 Apologies, Substitutions and Declarations of Interest 390

An apology for absence was intimated on behalf of Councillor Nelson, with Councillor Robertson substituting.

No declarations of interest were intimated.

391 Internal Audit Progress Report – 3 April to 28 July 2023 391

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services appending the monitoring report in respect of Internal Audit activity for the period 3 April 2023 to 28 July 2023.

Councillor Curley joined the meeting during consideration of this item.

Decided: that the progress made by Internal Audit in the period from 3 April to 28 July 2023 be noted.

392 External Audit Action Plans – Current Actions 392

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services on the status of current actions from External Audit Action Plans as at 30 June 2023.

Decided: that the progress made to date in relation to the implementation of External Audit actions be noted.

GENERAL PURPOSES BOARD – 23 AUGUST 2023

General Purposes Board

Wednesday 23 August 2023 at 10am

Present: Councillors Armstrong, Brennan, Cassidy, Crowther, Curley, Moran, McCluskey, Quinn and Robertson (for Reynolds).

Chair: Councillor Moran presided.

In attendance:

David Keenan	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Diane Sweeney	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors Brennan and Crowther attending remotely.

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

393	Apologies, Substitutions and Declarations of Interest	393
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Apologies for absence were intimated on behalf of Provost McKenzie, Councillor Reynolds, with Councillor Robertson substituting, and Councillor Wilson.

No declarations of interest were intimated.

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 item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7(A) of the Act.

394	Request for Suspension of Taxi Driver's Licence	394
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There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services requesting the Board to consider (1) the immediate suspension of a Taxi Driver's Licence, and (2) whether to further suspend the licence as the Board may determine, to which the Board decided (1) to uphold the immediate suspension of the Taxi Driver Licence, and (2) that the suspension be lifted and the licence reinstated, all as detailed in the Private Appendix.

SOCIAL WORK & SOCIAL CARE SCRUTINY PANEL – 29 AUGUST 2023

Social Work & Social Care Scrutiny Panel

Tuesday 29 August 2023 at 3pm

Present: Councillors Armstrong, Brennan, Brooks, Cassidy, Daisley, Jackson, McCluskey, Quinn, Reynolds and Robertson.

Chair: Councillor Brennan presided.

In attendance:

Craig Given	Head of Finance, Planning & Resources (Inverclyde HSCP)
Vicky Pollock	Legal Services Manager (for Head of Legal, Democratic, Digital & Customer Services)
Jonathan Hinds	Chief Social Work Officer and Head of Children & Families and Criminal Justice Services (Inverclyde HSCP)
Alan Best	Interim Head of Health & Community Care (Inverclyde HSCP)
Gail Kilbane	Interim Head of Mental Health, Alcohol & Drugs Recovery and Homelessness Services (Inverclyde HSCP)
Gail Hughes	Interim Service Manager for Justice Social Work (Inverclyde HSCP)
Lesley Ellis	Senior Social Worker (Inverclyde HSCP)
Joyce Allan	Service Manager, Older Peoples Services (Inverclyde HSCP)
Marie Keirs	Senior Finance Manager (Inverclyde HSCP)
Arlene Mailey	Service Manager, Quality & Development Service (Inverclyde HSCP)
Diane Sweeney	Senior Committee Officer
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Karen MacVey	Members' & Committee Services Team Leader
PJ Coulter	Corporate Communications Officer (Media Relations)

The meeting was held at the Municipal Buildings, Greenock with Councillors Quinn and Reynolds attending remotely.

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

395 Apologies, Substitutions and Declarations of Interest 395

An apology for absence was intimated on behalf of Provost McKenzie.

No declarations of interest were intimated, but certain connections were intimated for the purposes of transparency as follows:
Agenda item 9 (Reporting by Exception – Governance of HSCP Commissioned External Organisations) – Councillors Cassidy and McCluskey.

396 Revenue & Capital Budget Report – Outturn 2022/23 and 2023/24 Revenue Outturn Position as at 30 June 2023 396

There was submitted a report by the Chief Officer, Inverclyde Health & Social Care

SOCIAL WORK & SOCIAL CARE SCRUTINY PANEL – 29 AUGUST 2023

Partnership and the Head of Finance, Planning & Resources, Inverclyde Health & Social Care Partnership, on the outturn of the 2022/23 revenue budget and the projected outturn on revenue and capital for 2023/24 as at 30 June 2023, it being noted that the 2022/23 outturn was provisional subject to the audit of the annual accounts.

Decided:

- (1) that the 2022/23 revenue budget outturn underspend of £2.407million be noted;
- (2) that the (a) transfers to earmarked reserves as detailed at paragraph 3.1.1 of the report, and (b) allocation of the final 2022/23 underspend of £2.407million to reserves as detailed at paragraph 3.2.9 of the report, be noted;
- (3) that the projected current year revenue outturn of £0.199million underspend at 30 June 2023 be noted;
- (4) that the current projected capital position be noted;
- (5) that the current reserves position be noted;
- (6) that thanks and appreciation be conveyed to all staff involved in the work of the Alcohol and Drugs Partnership.

397	National Care Service Update	397
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There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership advising the Panel of (1) the latest communication from the Scottish Government regarding the National Care Service (Scotland) Bill, and (2) providing an update on national co-design and research activity.

Decided: that the (a) correspondence dated 12 July 2023 from the Minister for Social Care, Mental Wellbeing and Sport, as appended at appendix 1 to the report, and (b) update on national activity, be noted.

398	Rapid Rehousing Transition Plan (RRTP) Annual Review 2022/23	398
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There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership notifying the Panel of the submission of the Rapid Rehousing Transition Plan – Annual Review 2022/23 to the Scottish Government on 31 July 2023, a copy of which was appended to the report.

Decided:

- (1) that the submission of the Rapid Rehousing Transition Plan – Annual Review 2022/23 to the Scottish Government on 31 July 2023 be noted; and
- (2) that it be remitted to officers to provide an update report detailing service user feedback once this has been received and processed.

399	I-Promise Plan	399
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There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership providing an update on (1) the I-Promise plan locally, and (2) progress within the national landscape of The Promise.

Decided:

- (1) that the (a) local I-Promise progress in keeping the Promise, and (b) commitment to measuring progress against the national 80+ calls to action indicators, be noted; and
- (2) that it be remitted to officers to provide an update report on the I-Promise plan to a future meeting.

400	Prison Based Social Work – Inspection Activity	400
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There was submitted a report by the Chief Officer, Inverclyde Health & Social Care

SOCIAL WORK & SOCIAL CARE SCRUTINY PANEL – 29 AUGUST 2023

Partnership (1) advising the Panel of notification received from HM Inspectorate of Prisons for Scotland (HMIPS) of the intention to undertake a thematic review of prison-based social work in Scotland during 2023/24 with work commencing in July 2023, a copy of the Terms of Reference being appended to the report, and (2) appending a copy of the HMIPS Full Inspection of HM Greenock Prison report, undertaken from 27 February to 3 March 2023, for noting.

Decided:

- (1) that the commencement of the review of Prison Based Social Work Services be noted;
- (2) that it be remitted to officers to provide an update report following the conclusion of the thematic review; and
- (3) that the publication of the HMIPS Greenock Prison Inspection Report, which contains examples of good practice, be noted.

401 Introduction of Bail Supervision in Inverclyde

401

There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership providing an update on the implementation of bail supervision provision within Inverclyde managed by Inverclyde Justice Social Work.

Decided: that the implementation of bail supervision provision within Inverclyde, as detailed at paragraphs 3.14 to 3.22 of the report, be noted.

402 The Future of Care and Support at Home

402

There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership (1) providing an update on (a) the review of the Home Support Service, (b) the proposed redesigned Social Care Service, and (c) the associated funding that would replace the previous service, (2) highlighting the current operational risk and capacity of the Home Support Service, and (3) detailing proposals to develop a workforce that ensures the future sustainability of the delivery of Social Care within Inverclyde.

Decided:

- (1) the Panel supports the ambitions of the review to reduce extreme pressure within the service, with the aim of developing capacity that enables people with complex needs to remain at home;
- (2) that the output of the review and planned work to transform the Care at Home Service to a Social Care workforce for Inverclyde be noted;
- (3) that the realigning of funding to internal Care at Home through winter planning funding and older people's residential placements be noted;
- (4) that it be noted that (a) a new job description of Social Care Worker has been developed which replaces the existing Home Support Worker role, (b) the new Social Care Worker posts would be Grade 4 due to the new tasks involved, (c) the review outlined the position of Senior Social Care Workers as first line managers, and (d) the total cost, including older people's day service staff transitioning into the Social Care workforce, would be £1.315million;
- (5) that the funding and implementation of the redesign with effect from 1 August 2023 be noted; and
- (6) that it be noted that the Inverclyde Integration Joint Board authorised officers to issue Directions to Inverclyde Council to give effect to the decisions made in respect of this report at its meeting on 26 June 2023.

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

SOCIAL WORK & SOCIAL CARE SCRUTINY PANEL – 29 AUGUST 2023

consideration of the following item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraphs 6 and 9 of Part I of Schedule 7(A) of the Act.

403 **Reporting by Exception – Governance of HSCP Commissioned External Organisations** 403

There was submitted a report by the Chief Officer, Inverclyde Health & Social Care Partnership providing an update on matters relating to the Health & Social Care Partnership governance processes for Externally Commissioned Social Care Services. Councillor Cassidy declared a connection in this item as a family member is on the Board of an organisation mentioned within the report and Councillor McCluskey declared a connection as a family member is in a care home mentioned within the report. Both Councillors also formed the view that the nature of their connections and of the item of business did not preclude their continued presence in the meeting or their participation in the decision-making process and were declaring for transparency.

Decided:

- (1) that the governance report for the period 25 March to 21 July 2023 be noted; and
- (2) that Members acknowledge that officers regard the control mechanisms in place through the governance meetings and managing poorly performing services guidance within the Contract Management Framework is sufficiently robust to ensure ongoing quality and safety and the fostering of a commissioning culture of continuous improvement.

ENVIRONMENT & REGENERATION COMMITTEE – 31 AUGUST 2023

Environment & Regeneration Committee

Thursday 31 August 2023 at 3pm

Present: Councillors Brooks, Cassidy, Clocherty, Crowther, Curley, Daisley (for Nelson), Jackson, McCabe, McCormick, Quinn and Robertson.

Chair: Councillor McCormick presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Eddie Montgomery	Head of Physical Assets
Iain Strachan	Head of Legal, Democratic, Digital & Customer Services
Martin McNab	Public Protection Manager
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principal Accountant
Jennifer Horn	Regeneration Manager
Daniel Henderson	Planning and Building Standards Service Manager
Kenny Lang	Service Manager, Grounds, Fleet & Waste Services
Steven Walker	Service Manager - Roads
Peter MacDonald	Principal Solicitor
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Karen MacVey	Members' and Committee Services Team Leader
PJ Coulter	Corporate Communications Officer (Media Relations)

This meeting was held at the Municipal Buildings, Greenock with Councillors Crowther and Daisley attending by video-conference.

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

404 Apologies, Substitutions and Declarations of Interest

404

An apology for absence was intimated on behalf of Councillor Nelson, with Councillor Daisley substituting.

No declarations of interest were intimated, but certain connections were intimated as follows:

Agenda Item 7 (Central Greenock Regeneration Strategy) – Councillor Brooks.

Agenda Item 18 (Clune Park Masterplan) – Councillor Curley.

Agenda Item 19 (Governance of External Organisations) – Councillors Clocherty, Curley and McCabe.

Agenda Item 24 (Property Asset Management – Private) – Councillors Curley and McCabe.

405 2023/24 Environment & Regeneration Revenue Budget at 30 June 2023

405

There was submitted a report by the Chief Financial Officer advising the Committee of the Revenue Budget outturn 2022/23 and the 2023/24 projected position at 30 June 2023.

Decided:

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(1) that (a) the outturn for 2022/23 be noted, and (b) it be noted that the Revenue Budget is currently projected to overspend in 2023/24 by £351,000 based on figures at 30 June 2023 and the action being taken by the Director to reduce the projected overspend; and

(2) that the virement as detailed in appendix 5 of the report be approved.

406 Environment & Regeneration Capital Programme 2023/26 – Progress

406

There was submitted a report by the Director Environment & Regeneration and the Chief Financial Officer providing an update on the status of the projects within the 2023/26 Environment & Regeneration Capital Programme.

Decided:

(1) that the current position and progress on the specific projects of the 2023/26 Capital Programme, as detailed in the report and appendices, be noted; and

(2) that the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from the 2023/25 Core Property budget be noted.

407 Inverkip Project Update

407

There was submitted a report by the Head of Physical Assets seeking approval for the submission of the Outline Business Case for the City Deal project at Inverkip and to advise on the current estimated project costs.

Decided:

(1) that (a) the submission of the Outline Business Case for submission to the City Deal be approved, and (b) it be agreed that Officers should proceed with the detailed design of the junctions;

(2) that the following be noted, (a) the increase in construction costs from those set out in the 2015 Strategic Business Case, and (b) the funding proposals; and

(3) that it be agreed to remit the report to the Policy & Resources Committee to seek approval of £0.3million funding from the 2023/26 Capital Programme contingency allocation as detailed in section 5.2 of the report.

408 Glasgow City Deal: Inverkip Outline Business Case Submission

408

There was submitted a report by the Director Environment & Regeneration seeking approval for the submission of the Outline Business Case for the City Deal project at Inverkip.

The Regeneration Manager advised the Committee of a typographical error in paragraph 4.5 of the report, and accordingly references to “external funding sources” and “external roads funding” should read “RAMP funding”.

Decided:

(1) that (a) the submission of the Outline Business Case to the City Deal Infrastructure Programme be approved, and (b) that delegated authority be granted to the Director, Environment & Regeneration for any drafting changes required by the Glasgow City Region Project Management Office; and

(2) that following the required City Deal approvals, progression of the project towards Full Business Case, including the detailed design of junction, be approved.

409 Town and Village Centre / Place Based Funding Update

409

There was submitted a report by the Director Environment & Regeneration providing an update in respect of the use of funds from allocations made by the Scottish Government

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under the headings of the Town and Village Centre Funds alongside Place Based Funding initiatives.

Decided: that (a) the contents of the report be noted, and (b) it be agreed that a report will be presented to the next cycle of the Committee on a longer term strategy for Place Based Funding.

410 Central Greenock Regeneration Strategy 410

There was submitted a report by the Director Environment & Regeneration presenting the Central Greenock Regeneration Strategy.

Councillor Brooks declared a connection as a Member of the Board 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 at the meeting or his participation in the decision making process and he was declaring for transparency.

Decided: that the contents of the Central Greenock Regeneration Strategy, which will be used to inform proposals for Housing Led Regeneration in Central Greenock going forward, be noted.

411 West Blackhall Street Regeneration – Options Report 411

There was submitted a report by the Head of Physical Assets informing the Committee of a proposed revised funding profile from Sustrans under Transport Scotland for the West Blackhall Street Regeneration project.

Decided:

- (1) that the funding agreement from Sustrans for 2023/24, and a provisional funding for 2024/25, be noted;
- (2) that it be noted that funding from Cycling Walking and Safer Roads (CWSR) was agreed at the Environment & Regeneration Committee on 9 March 2023;
- (3) that it be agreed to proceed with Officers' recommendation of Option 1 to upgrade all the footways, turn West Blackhall Street one-way and, if funding is approved in 2024/25 by Sustrans, install the cycleway and resurface the road with new setts;
- (4) that delegated authority be granted to the Head of Legal, Democratic, Digital & Customer Services to conclude the award of the contract(s) for West Blackhall Street Civil Engineering Works to Balfour Beatty subject to successfully completing all stages of the procured SCAPE gateway process and the agreed project price being within the available budget for the project; and
- (5) that it be noted that if £2.966million Sustrans funding is not confirmed for 2024/25 then a report will be submitted to the Committee examining possible options.

412 West Blackhall Street Proposed Roads Orders – Reporter's Decision 412

There was submitted a report by the Head of Physical Assets informing the Committee of the recommendations of the independent Reporter concerning the roads orders necessary to implement the proposed infrastructure improvements on West Blackhall Street and surrounding roads.

Decided:

- (1) that the recommendations of the independent Reporter in relation to the One-Way Traffic Regulation Order be noted;
- (2) that the Reporter's recommendations in relation to the One-Way Traffic Regulation Order be accepted in full;
- (3) that the Scottish Ministers' determination of the Redetermination Order without modification be noted; and

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(4) that (a) the making of “The Inverclyde Council, West Blackhall Street and Adjoining Roads, Greenock (One Way, One Way Cycle Track, Prohibition of Entry, Left Turn Only Restriction and Prohibition of Right and Left Turns) Traffic Regulation Order 2022” be agreed, and (b) it be remitted to the Head of Physical Assets and the Head of Legal, Democratic, Digital & Customer Services to arrange for its implementation.

413 Active Travel Strategy – Cycling Infrastructure Projects Priority

413

There was submitted a report by the Head of Physical Assets highlighting proposed high level active travel routes across Inverclyde and seeking agreement on a priority list of projects.

Decided:

- (1) that (a) the priority list of projects as detailed in appendix 1 of the report be agreed, and (b) it be noted that the Head of Physical Assets will develop and implement these schemes in accordance with current guidelines and regulations;
- (2) that delegated authority be granted to the Head of Physical Assets to continue to seek funding for the projects through Sustrans and Cycling Walking and Safer Roads (CWSR) along with any other available funding to design and complete the projects as detailed in appendix 1 of the report;
- (3) that it be noted that there is an increase in revenue funding required to maintain this infrastructure and this will be contained within existing budgets; and
- (4) that the continuation of the existing Sustrans funded schemes, as detailed in paragraph 4.4 of the report, be agreed.

414 Roads and Transportation – SPT Grant Funded Projects

414

There was submitted a report by the Head of Physical Assets advising of the Strathclyde Partnership for Transport (SPT) approved Grant Funded Projects for 2023/24 and highlighting the significant investment contribution SPT has made over the previous four financial years.

Decided:

- (1) that the SPT approved project list for 2023/24 as detailed in appendix A of the report be noted and approved; and
- (2) that the SPT funded projects completed since 2019, as detailed in appendix B of the report, be noted.

415 Dunrod Road – Closure and Landslip

415

There was submitted a report by the Head of Physical Assets informing the Committee of the proposed solutions for re-instating access following the landslip on Dunrod Road, Inverkip.

Decided:

- (1) that the contents of the Landslide Risk Map regarding the slippage risk over a 460m section of Dunrod Road be noted;
- (2) that it be agreed to proceed with the Officers' recommendation of Option 3 to re-align Dunrod Road up the slope towards the Greenock Cut;
- (3) that it be agreed to assign Cycling Walking and Safer Roads (CWSR) and Village Centre funds to the project as part of the funding mix; and
- (4) that it be agreed to remit the report to the Policy & Resources Committee to seek approval of £1.5million from the 2023/26 Capital Programme contingency.

416 Proposed Traffic Regulation Order – The Inverclyde Council Disabled Persons' Parking Places (On-Street) Order No.2 2023

416

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) informing the Committee of the outcome of the consultation procedure undertaken for the Traffic Regulation Order (TRO) entitled 'The Inverclyde Council Disabled Person's Parking Places (On-Street) Order No.2 2023' where one maintained objection has been received, and (2) seeking a decision on whether the Committee will hear the objection relating to the TRO themselves or appoint an independent reporter.

Decided:

- (1) that the requirement to hold a public hearing to consider the maintained objection be noted; and
- (2) that it be agreed to hold a special meeting of the Committee to hear the objection and that it be remitted to the Head of Legal, Democratic, Digital & Customer Services to make the necessary arrangements for the public hearing.

417 Elected Member Objections to Roads and Traffic Orders

417

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services presenting the findings of a review of the custom and practice of Elected Members making objections to proposed roads and traffic orders.

Decided:

- (1) that the contents of the report be noted;
- (2) that it be agreed that (a) no changes are required to existing practice as regards Elected Members making objections to proposed roads and traffic orders, other than it being noted that it is not always necessary for the Council to appoint a Reporter to consider maintained objections by an Elected Member, and (b) the Council could deal with this at the Committee going forward, with the ability to still refer to a Reporter where that was felt appropriate, subject to any overriding regulatory provisions; and
- (3) that it be agreed that in future elected members objecting to such orders would be identified in public reports to the Committee on the matter.

418 Gourock – Recycling Centre

418

There was submitted a report by the Director Environment & Regeneration advising of the development of the Craigmuschat recycling facility as a recycling only facility with residual and non-recycling waste to be taken to Pottery Street, Greenock.

Decided:

- (1) that the contents of the report be noted; and
- (2) that it be noted that officers will communicate any changes to users and ward Members in advance of Craigmuschat's redesignation as a recycling only facility in September/October 2023.

419 Nature Restoration Fund Proposed Projects

419

There was submitted a report by the Director Environment & Regeneration (1) informing the Committee of the proposals regarding the Clyde Climate Forest and Nature Restoration Fund projects, and (2) seeking approval to progress the projects identified.

Decided:

- (1) that the specific projects and proposals identified in respect of the Nature Restoration Fund be noted and approved;
- (2) that it be agreed to progress the identified projects; and
- (3) that it be noted that further reports on proposed projects will be presented to the Committee.

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|-----|---|-----|
| 420 | <p>Protocol and Criteria for Planning Board and Local Review Body Site Visits</p> <p>There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services seeking approval for a site visit protocol which sets out clearly, for all interested parties, including applicants and objectors, the procedures governing site visits undertaken by Elected Members in relation to matters coming before the Planning Board and Local Review Body.</p> <p>Decided: that the Site Visit Protocol as detailed in appendix 1 of the report, and for use by the Planning Board and Local Review Body, be approved.</p> | 420 |
| 421 | <p>Clune Park Masterplan</p> <p>There was submitted a report by the Director Environment & Regeneration providing an update on the progress of the Clune Park Regeneration Masterplan.</p> <p>During discussion of this item the Head of Physical Assets referred to the recent fire at the former primary school building in the Clune Park Estate and providing a verbal update on measures undertaken to assess the stability of the structure and the safety of the surrounding environment.</p> <p>Councillor Curley declared a connection as a Member of the Board 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 at the meeting or his participation in the decision making process and he was declaring for transparency.</p> <p>Decided: that the following be noted (a) the progress on the Masterplan, and (b) that the Committee will receive an update on the final plan for approval in November 2023.</p> | 421 |
| 422 | <p>Circular Economy (Scotland) Bill</p> <p>There was submitted a report by the Director Environment & Regeneration informing the Committee of the introduction of the Circular Economy (Scotland) Bill on 13 June 2023 and the potential implications for Inverclyde Council.</p> <p>Decided: that the contents of the report be noted.</p> | 422 |
| 423 | <p>Road Naming within New Development at Site of Former Greenock Academy, Madeira Street, Greenock</p> <p>There was submitted a report by the Director Environment & Regeneration seeking approval to name new roads being created within the residential development on the site of the former Greenock Academy, Maderia Street, Greenock.</p> <p>The Director Environment & Regeneration advised the Committee of typographical errors in the report, and accordingly the references to 'Norvik' in paragraph 4.4 and appendix 1 of the report should read 'Narvik'.</p> <p>Decided: that it agreed to name the new roads on the site of the former Greenock Academy, 'Narvik Place' and 'Atlantic Court', the position of which is as detailed in appendix 1 of the report.</p> | 423 |
| 424 | <p>Property Asset Management – Public</p> <p>There was submitted a report by the Director Environment & Regeneration making recommendations in respect of a number of property assets.</p> <p>Decided: that (1) the outcome of the common good consultation in relation to a proposed lease of the bowling green and clubhouse to the Wellington Park Bowling Club, Wellington Park, Greenock be noted, (2) it be noted that no representations, either for or against the proposal, were received, and (3) delegated authority be granted to the Director</p> | 424 |

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Environment & Regeneration to seek the consent of the court to the proposed 25 year FRI lease, following which full details of the terms and conditions of the lease will be brought back to the Committee for final approval.

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)
Governance of External Organisations	6
Update on Acquisitions at the Clune Park Estate, Port Glasgow	6, 8 & 9
Property Asset Management – Private	6 & 9

425 Governance of External Organisations 425

There was submitted a report by the Director Environment & Regeneration providing an update in respect of the Governance of External Organisations within the remit of the Committee.

Councillors Clocherty, Curley and McCabe declared connections as members of the board of organisations mentioned in the report. They also formed the view that the nature of their connections and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and were declaring for transparency, all as detailed in the private Appendix.

Decided: that the contents of the report be noted.

426 Update on Acquisitions at the Clune Park Estate, Port Glasgow 426

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services providing an update on the Clune Park Estate.

Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.

427 Property Asset Management – Private 427

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

Councillors Curley and McCabe declared connections as members of the board of an organisation mentioned in the report. They also formed the view that the nature of their connections and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and were declaring for transparency.

Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.

EDUCATION AND COMMUNITIES COMMITTEE – 5 SEPTEMBER 2023

Education and Communities Committee

Tuesday 5 September 2023 at 2pm

Present: Councillors Armstrong, Brennan, Brooks (for Wilson), Clocherty, Crowther (for Daisley), Law, McGuire, McVey, Moran, Quinn and Robertson, Mr J Docherty, Church Representative, and Ms P McEwan, Teacher Representative.

Chair: Councillor Clocherty presided.

In attendance:

Ruth Binks	Corporate Director Education, Communities & Organisational Development
Tony McEwan	Head of Culture, Communities & Educational Resources
Michael Roach	Head of Education
Anne Sinclair	Managing Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Hugh Scott	Service Manager, Community Learning & Development, Community Safety & Resilience and Sport
Eddie Montgomery	Head of Physical Assets
Mary McCabe	Finance Manager (Education & Communities)
Yvonne Gallacher	Quality Improvement Manager – Early Years, Education Services
Diane Sweeney	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Karen MacVey	Members' & Committee Services Team Leader
PJ Coulter	Corporate Communications Officer (Media Relations)

The meeting was held at the Municipal Buildings, Greenock with Councillors Law and McGuire attending remotely.

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

428 Apologies, Substitutions and Declarations of Interest

428

Apologies for absence was intimated on behalf of Councillor Daisley, with Councillor Crowther substituting, Councillor Wilson, with Councillor Brooks substituting, and Rev D Burt.

No declarations of interest were intimated, but certain connections were intimated for the purposes of transparency as follows:

Agenda Item 2 (Communities Revenue Budget Report – Final Outturn 2022/23 and 2023/24 Projected Outturn at 30 June 2023) – Councillors Brooks, Clocherty and Quinn.

Agenda Item 3 (Communities Capital Programme Progress and Asset Related Items) - Councillors Brooks, Clocherty and Quinn.

Agenda Item 5 (Update to Inverclyde Leisure Funding Agreement and Annual Governance Review) - Councillors Brooks, Clocherty and Quinn.

429 Communities Revenue Budget Report – Final Outturn 2022/23 and 2023/24 Projected Outturn at 30 June 2023

429

EDUCATION AND COMMUNITIES COMMITTEE – 5 SEPTEMBER 2023

There was submitted a report by the Chief Financial Officer and the Corporate Director Education, Communities & Organisational Development advising Committee of the 2022/23 Communities Revenue Budget final outturn and the 2023/24 Revenue Budget position at 30 June 2023.

Councillors Brooks, Clocherty and Quinn declared connections as members of the Board of Inverclyde Leisure. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision-making process and were declaring for transparency.

Decided:

- (1) that the final outturn for the 2022/23 Communities Revenue Budget and the current projected underspend for 2023/24 of £391,000 as at 30 June 2023 be noted;
- (2) that it be noted that (a) £323,000 of the projected underspend relates to Inverclyde Leisure utility costs and is due to reduced unit rates, (b) this budget is ringfenced and cannot be used for any other purpose, and (c) any excess budget will be returned to the non-pay inflation contingency; and
- (3) that the following virements be approved: (a) £25,000 from the Community Grants Fund to Community Hall Waivers, and (b) £120,000 from the Environment & Regeneration Committee relating to 7½ John Wood Street.

430

Communities Capital Programme Progress and Asset Related Items

430

There was submitted a report by the Corporate Director Education, Communities & Organisational Development and Chief Financial Officer providing (1) performance information for the Communities part of the Education & Communities Committee, and (2) an update in respect of the status of the projects which form the Communities Capital Programme and Asset related items.

Councillors Brooks, Clocherty and Quinn declared connections as members of the Board of Inverclyde Leisure. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision-making process and were declaring for transparency.

Decided:

- (1) that the current position of the 2023/26 Capital Programme be noted; and
- (2) that the progress on the following projects be noted (a) Leisure Pitches Asset Management Plan/Lifecycle Fund, (b) Waterfront Leisure Centre Training Pool Moveable Floor, (c) Community Hub King George VI, (d) Bank Street Community Hub (32nd Scouts), (e) Parklea Branching Out, and (h) the Asset Transfer Working Group updates on (i) Larkfield Community Halls, (ii) Morton in the Community, (iii) Martial Arts Academy, and (iv) Crawfordsburn Centre.

431

Communities Update Report – Overview of Local and National Initiatives

431

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on the Communities aspect of the service.

Decided: that the updates on the following be noted (a) Substance Use Officers, (b) Food Growing Strategy/Invergrow Project, (c) Multiply Project, (d) Participatory Budgeting, (e) LBGTQ+ Peer Support Group, (f) Early Adopter Community – Affordable Out of School Childcare, (g) Emergency Powers Report – Summer Activity Funding, (h) Inspiring School Age Childcare Spaces – Capital Fund, (i) Inverkip Primary School Crossing Patrol, (j) I Am Me Scotland Platform – Antisocial Behaviour Module, (k) Community Safety Strategy 2023-26 and Violence Against Women and Girls Strategy

EDUCATION AND COMMUNITIES COMMITTEE – 5 SEPTEMBER 2023

2023-26, (l) Battery Park Lighting, and (m) Mentors in Violence Prevention.

432 Pilot Provision of Condoms in Libraries

432

There was submitted a report by the Corporate Director Education, Communities & Organisational Development seeking agreement for a pilot programme to have free condoms available in Inverclyde Libraries as part of the response to a rise in diagnosis of Sexually Transmitted Infections in recent years.

Decided: that approval be given to Inverclyde Libraries becoming a distribution point for free condoms.

433 Access to Free Sanitary Products Update

433

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on the implementation and progress of the Scottish Government's commitment to provide free access to sanitary products in schools and the wider community.

Decided: that the Committee note the progress made in 2022/23 and next steps to be taken in 2023/24.

434 Active Schools Performance 2022/23

434

There was submitted a report by the Corporate Director Education, Communities & Organisational Development informing the Committee of the Active Schools Team performance for the school year 2022/23.

Decided: that the contents of the report, and in particular the improvements in performance in 2022/23, 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 item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7(A) of the Act.

435 Update to Inverclyde Leisure Funding Agreement and Annual Governance Review

435

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on matters relating to the Funding Agreement and Annual Governance Review of Inverclyde Leisure.

Councillors Brooks, Clocherty and Quinn declared connections as members of the Board of Inverclyde Leisure. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision-making process and were declaring for transparency.

Decided: following consideration, the Committee agreed to the actions recommended in the report, all as detailed in the private appendix.

The Communities business concluded at 3.10pm. The Committee commenced consideration of the Education items of business at 4pm with Ms McEwan joining the meeting by video conference and Mr Docherty attending the Municipal Buildings.

EDUCATION AND COMMUNITIES COMMITTEE – 5 SEPTEMBER 2023

436 Education Revenue Budget Report – Final Outturn 2022/23 and 2023/24 Projected Outturn at 30 June 2023 436

There was submitted a report by the Chief Financial Officer and the Corporate Director Education, Communities & Organisational Development advising Committee of the 2022/23 Education Revenue Budget final outturn and the 2023/24 Revenue Budget position at 30 June 2023.

Decided:

- (1) that the final outturn for the 2022/23 Education Revenue Budget and the current projected overspend for 2023/24 of £358,000 as at 30 June 2023 be noted; and
- (2) that it be noted that the Corporate Director Education, Communities and Organisational Development and Heads of Service will review areas where non-essential spend can be reduced in order to bring the Education budget back on target, and that progress against this and other proposals, if required, will be reported to the next meeting.

437 Education Capital Programme 2023/26 - Progress 437

There was submitted a report by the Corporate Director Education, Communities & Organisational Development and Chief Financial Officer (1) providing performance information for the Education part of the Education & Communities Committee, and (2) providing an update in respect of the status of the projects which form the Education Capital Programme.

Prior to discussion of this item the Convenor requested that officers provide the Committee with information on Reinforced Autoclaved Aerated Concrete (RAAC) within Inverclyde Council schools. The Corporate Director Education, Communities & Organisational Development and Head of Physical Assets provided a verbal update, advising that (1) schools which required it had been assessed by engineers, with the guidance being that the school estate is safe to open, (2) one school, St Michael's Primary School, contains some RAAC and parents have been made aware of this, (3) guidance from the Institution of Structural Engineers and the Scottish Government is being followed, and (4) options will be considered for the removal of RAAC at St Michael's Primary School.

Decided:

- (1) that the current position of the 2023/26 Capital Programme be noted; and
- (2) that the progress on the following projects be noted (a) general lifecycle works, (b) CO² Monitors in Schools, and (c) Free School Meals.

438 Education Services Improvement Plan 2023-24 438

There was submitted a report by the Corporate Director Education, Communities & Organisational Development presenting the Education Services Improvement Plan 2023-24 for approval prior to publication.

Decided: that the content and publication of the Education Services Improvement Plan 2023-24 be approved.

439 Education Update Report – Overview of Local and National Initiatives 439

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on local and national projects and initiatives linked to education.

Decided:

- (1) that the updates on the following be noted (a) Care Inspectorate inspection

EDUCATION AND COMMUNITIES COMMITTEE – 5 SEPTEMBER 2023

outcomes for (i) Binnie Street Children's Centre, (ii) Blairmore Nursery School (now known as Blairmore Early Learning Centre), and (iii) MORE Childminding, (b) the national discussion on 'Let's Talk Scottish Education'/Hayward review, (c) National Education Bodies, (d) Withers Review of the Skills System, (e) school uniform consultation response, (f) Placing Requests 2023, (g) requirement to maintain teacher numbers and the length of the pupil week, (h) Lomond View Academy Stakeholder Engagement, and (i) update on Tier 2 and Tier 3 Mental Health Services; and
(2) that the appreciation of the Committee be extended to (a) Binnie Street Children's Centre, (b) Blairmore Early Learning Centre, and particularly (c) MORE Childminding for the gradings achieved at their recent Care Inspectorate inspections.

440 Secondary Gaelic Education in Inverclyde – Consultation on Catchment Area for GME Provision at Inverclyde Academy 440

There was submitted a report by the Corporate Director Education, Communities & Organisational Development (1) providing an update on the proposal for establishing an offer of Gaelic Secondary Education provision for the academic year beginning August 2024 within Inverclyde Academy, and (2) seeking approval for the statutory consultation process, as documented in appendix 1 to the report.

Decided:

- (1) that approval be given to the proposal for establishing an offer of Gaelic Secondary Education provision for the academic year beginning August 2024 within Inverclyde Academy; and
- (2) that the final proposal for the statutory consultation be approved.

441 Amendments to the Inverclyde Policy on Admissions and Pupil Placement in Mainstream Schools 441

There was submitted a report by the Corporate Director Education, Communities & Organisational Development seeking approval for changes to the Inverclyde Policy on Admissions and Pupil Placement in Mainstream Schools, a copy of the amended policy being appended to the report.

Decided: that the amendments to the Inverclyde Policy on Admissions and Pupil Placement in Mainstream Schools, as detailed at section 4 of the report, be 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 item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7(A) of the Act.

442 Governance of External Organisations – Early Years Private, Voluntary and Independent Providers in Partnership with Inverclyde Council 442

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on matters relating to the governance of Early Years private, voluntary and independent providers that are in partnership with Inverclyde Council.

Decided: following consideration, the Committee agreed to note the content of the report, all as detailed in the private appendix.

PLANNING BOARD – 6 SEPTEMBER 2023

Planning Board

Wednesday 6 September 2023 at 3pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley, Jackson, Law, McCabe, McVey and Reynolds (for Daisley).

Chair: Councillor McVey presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Daniel Henderson	Planning and Building Standards Service Manager
Gordon Leitch	Supervisory Engineer – Roads Design
Jim Kerr	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Peter MacDonald	Principal Solicitor
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors Jackson, Law and McCabe attending remotely.

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

443 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

443

Apologies for absence were intimated on behalf of Councillor Daisley, with Councillor Reynolds substituting, and Councillor McGuire.

Councillor Brooks declared an interest in Agenda Item 2(a) (Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Inverkip (23/0053/IC)).

444 PLANNING APPLICATIONS

444

(a) Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle): The Bell House, Inverkip (23/0053/IC)

There was submitted a report by the Director Environment & Regeneration for the proposed erection of a detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Inverkip (23/0053/IC).

Councillor Brooks declared an interest in this matter as a long term personal acquaintance of the applicant and left the meeting.

Decided: that planning permission be granted in principle subject to the following conditions:-

- (1) that development to which this planning permission in principle relates must be begun within 5 years from the date of this permission to ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended;
- (2) that Development shall not commence until an application for an approval of

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matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse, any ancillary building, means of access, parking areas and any vehicular turning areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(3) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(4) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both driveways and hardstanding areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(5) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(6) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(7) that development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(8) that for the avoidance of doubt the applications submitted in relation to conditions 2 and 3 above shall allow for the following:

(a) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;

2 parking spaces for a 2 or 3 bedroom house;

3 parking spaces for a 4 bedroom house.

Note: for a proposed garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m

(b) The minimum dimensions of the driveways shall be 3m wide by 6.0m long per parking space. There shall also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.

(c) Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.

(d) The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.

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(e) All surface water run-off is to be contained within the site and be limited to that of greenfield run-off;

to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(9) that development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):

(a) Details of any earth mounding, hard landscaping, grass seeding and turfing;

(b) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;

(c) The phasing/timescale for carrying out these works;

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(10) that prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(11) that for the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(12) that for the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy;

(13) that shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the dwellinghouse as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval, the bin stores/containers shall be implemented by first occupation of the dwellinghouse, to ensure the development is acceptable in appearance;

(14) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(15) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and

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completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(16) That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety; and

(17) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately.