

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**

---

**Environment & Regeneration Committee**

**Thursday 25 October 2018 at 3pm**

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

**Chair:** Councillor McCormick presided.

**In attendance:** Corporate Director Environment, Regeneration & Resources, Head of Legal & Property Services, Mr A McClintock and Ms D Sweeney (Legal & Property Services), Ms M McCabe (for Chief Financial Officer), Head of Regeneration & Planning, Mr A Williamson (Regeneration & Planning), Head of Environmental & Public Protection, Mr K Lang, Mr S Walker, Mr D Hall and Ms R Dillon (Environmental & Public Protection) and Corporate Communications Manager.

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

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

**606**

No apologies for absence were intimated.

Declarations of interest were intimated as follows:

Agenda Item 4 (Town and Villages Environmental Improvements Update) – Councillors Clocherty, McKenzie and Nelson.

Agenda Item 6 (Scheme of Assistance (Section 72 Statement) – Updated Statement) – Councillor Curley

Agenda Item 10 (Loading and Servicing Arrangements for Town Hall) – Councillors Clocherty, Ahlfeld, Brooks and J McEleny.

Agenda Item 14 (Workforce Development Update) – Councillor Ahlfeld.

Agenda Item 16 (Clune Park Masterplan) – Councillors Curley and Brooks.

**607 Environment & Regeneration 2018/19 Revenue Budget – Period 5 (31 August 2018)**

**607**

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources advising the Committee of the 2018/19 Revenue Budget position at Period 5 to 31 August 2018.

**Decided:**

(1) that the Committee note the current projected overspend for 2018/19 of £112,000 as at 31 August 2018; and

(2) that the Committee note that the Corporate Director Environment, Regeneration & Resources has met with the Heads of Service in order to develop a plan to manage spend, with minimum impact on service delivery, in order to bring the Committee back on budget by the end of the financial year.

---

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**


---

**608 Environment & Regeneration Capital Programme 2018/19 – 2020/21 - Progress****608**

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources (1) providing an update on the status of the projects within the Environment & Regeneration Capital Programme and (2) highlighting the overall financial position.

**Decided:**

- (1) that the Committee note the current position of the 2018/21 Capital Programme and the progress on the specific projects as detailed in Appendices 1 and 2 of the report;
- (2) that the Committee note the re-allocation of funds in respect of the Carriageway Glazed Roof and Lady Octavia Recreation Centre/Bridgend Road as detailed in the report; and
- (3) that the Committee note the current City Deal progress as detailed in section 7 and Appendix 3 of the report.

**609 Towns and Villages Environmental Improvements Update****609**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval for the second phase of the Towns and Villages Environmental projects funded from the £2.5m award.

Councillors Clocherty, McKenzie and Nelson declared a non-financial interest in this item as Board Members of Riverside Inverclyde. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.

Following discussion, Councillor Brooks moved that the recommendations contained in the report be approved, subject to deletion of the project proposal at paragraph 5.0, pending a report for further consideration on increasing or maintaining parking provision within Greenock Town Centre.

As an amendment, Councillor McCormick moved that the Committee (1) note the progress in respect of the Towns and Villages projects in Greenock, Gourock and Port Glasgow, (2) agree that the projects listed at sections 5, 6 and 7 of the report be approved as Town Centre priority projects and (3) approve the expenditure set out in paragraph 8.2 of the report.

On a vote, 1 Member, Councillor Brooks, voted in favour of the motion and 10 Members, Councillors Ahlfeld, Clocherty, Curley, Jackson, McCabe, McCormick, C McEleny, J McEleny, McKenzie and Nelson, voted in favour of the amendment which was declared carried.

**Decided:**

- (1) that the Committee note the progress in respect of the Towns and Villages projects in Greenock, Gourock and Port Glasgow;
- (2) that the Committee agree that the projects listed at sections 5, 6 and 7 of the report be approved as Town Centre priority projects; and
- (3) that the Committee approve the expenditure set out in paragraph 8.2 of the report.

---

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**


---

**610 West of Scotland RRP Mutual Aid Memorandum of Understanding 610**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) updating the Committee on the current status of the Mutual Aid Agreement between member authorities in the West of Scotland Regional Resilience Partnership and (2) seeking approval for the Memorandum of Understanding to be taken forward on the same basis as the predecessor agreement covering the Strathclyde Emergency Co-ordinating Group.

**Decided:** that the Committee approve the West of Scotland Regional Resilience Partnership Mutual Aid Memorandum of Understanding as detailed in the report.

**611 Scheme of Assistance (Section 72 Statement) – Updated Statement 611**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval for the updated Scheme of Assistance, the purpose of which is to provide home owners and, where relevant, tenants in private property in Inverclyde with relevant information, advice and assistance in line with the requirements of Section 72 of the Housing (Scotland) Act 2006.

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

**Decided:**

- (1) that the Committee note the requirement of Section 72 of the Housing (Scotland) Act 2006 for local authorities to have a Scheme of Assistance;
- (2) that the Committee approve the updated Scheme of Assistance as set out in Appendix 1 of the report;
- (3) that the Committee agree that the Scheme of Assistance be updated to include reference to a Rent Deposit Guarantee Scheme, when approved;
- (4) that the Committee agree that the Scheme of Assistance be updated to reflect the changes to Care and Repair from April 2019; and
- (5) that it be remitted to the Head of Environmental & Public Protection to submit a report on the progress of the landlord registration scheme to the next meeting of the Committee.

**612 Kirn Drive Civic Amenity Site 612**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing additional information on the closure of the Kirn Drive Civic Amenity site to facilitate the demolition of the depot building and the decontamination and removal of the redundant fuel facility, in response to the remit from the Committee of 30 August 2018.

**Decided:**

- (1) that the Committee note the conclusions in the report;
- (2) that the Head of Environmental & Public Protection be authorised to progress with Phases 1 and 2 of the project; and
- (3) that any temporary alternative locations as may be identified be reported to the Committee.

---

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**


---

**613 Provision of New Bus Shelters under the SPT Quality Bus Corridor Budget 2018/19 613**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval for the installation of four new bus shelters as part of the SPT Quality Bus Corridor Budget for 2018/19 and (2) requesting the Committee to note the additional revenue maintenance costs that will be funded by the Council.

**Decided:**

- (1) that the Committee approve the provision of new shelters at the four proposed locations detailed in the report and note that the associated annual maintenance costs will be vired from the Road Client Budget (Road Marking Studs and Traffic Signs) into the Bus Shelter Maintenance Budget; and
- (2) that the Committee note the position regarding new bus shelter installations from 2018/19.

**614 Parking Enforcement 614**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on parking enforcement within Inverclyde in response to the remit from the Committee of 30 August 2018.

**Decided:**

- (1) that the Committee note the contents of the report;
- (2) that a public consultation be undertaken and that this include feedback from consultation with local Ward Members, local businesses, relevant community groups, residents and other relevant parties on their views regarding the removal of the requirement to display parking discs in Ward 5 Inverclyde West (Gourock), with existing rules regarding length of stay on-street and off-street continuing and that the outcome of the consultation be reported to a future meeting of the Committee for consideration;
- (3) that, in terms of timescales to be agreed by the Committee following advice from Officers, a public consultation be undertaken, that they include feedback from consultation with local Ward Members, local businesses, relevant community groups, residents and other relevant parties on their views regarding the removal of the requirement to display parking discs in Greenock Town Centre, and that the report on this include the financial implications of such removal; and
- (4) that Officers consult with Ward Councillors on any proposed areas which are considered viable for the introduction of resident parking schemes and that a report be submitted to the Committee in due course.

**615 Loading and Servicing Arrangements for Greenock Town Hall 615**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing information on servicing access to Greenock Town Hall following the remit from Inverclyde Council on 27 September 2018 and (2) making a recommendation in this regard.

Councillors Ahlfeld, Brooks, Clocherty and J McEleny declared a non-financial interest in this item as Board Members of Inverclyde Leisure. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.

## ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018

---

Following discussion, Councillor Ahlfeld moved that fob access to the carriageway at Greenock Town Hall be granted to any contractor, subject to such access being for one contractor's vehicle at a time.

As an amendment Councillor Clocherty moved (1) that Town Hall caterers be given access to Drummers Close and the Councillors' car park to assist with loading and unloading and (2) that the position be reviewed following a period of implementation to determine if further action is required.

On a vote, 4 Members, Councillors Clocherty, Curley, McCabe and McCormick, voted in favour of the amendment and 7 Members, Councillors Ahlfeld, Brooks, Jackson, C McEleny, J McEleny, McKenzie and Nelson, voted in favour of the motion which was declared carried.

**Decided:** that fob access to the carriageway at Greenock Town Hall be granted to any contractor, subject to such access being for one contractor's vehicle at a time.

### 616 Proposed Consultation on the Removal of Core Path 26b 'South of Berryards' from the Core Paths Plan 616

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to consult on a proposal to remove Core Path 26b 'South of Berryards' from the Core Paths Plan.

**Decided:** that the Committee approve a public consultation on the proposal to remove Core Path 26b from the Core Paths Plan.

### 617 Proposed Traffic Regulation Order – The Inverclyde Council, Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018 617

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order – The Inverclyde Council Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018.

**Decided:** that the Inverclyde Council be recommended to make the proposed Traffic Regulation Order – The Inverclyde Council Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018 and that it be remitted to the Head of Environmental & Public Protection and the Head of Legal & Property Services to arrange for implementation of the Order.

### 618 Inverclyde Local Development Plan 618

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) advising the Committee of responses received to the consultation on the Inverclyde Local Development Plan: Proposed Plan (2018) and (2) providing the Committee with notice of the 'Schedule 4s' (summaries of the representations received relative to the Plan and the Council response to these) for submission to the Scottish Government for examination.

**Decided:**

- (1) that the Committee grant delegated authority to the Head of Regeneration & Planning to submit the Proposed Plan to the Scottish Government for examination; and
- (2) that the Committee approve Appendix 1 to the report as modifications to the Plan which are acceptable to Inverclyde Council.

---

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**


---

**619 Workforce Development Update****619**

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

**Decided:**

- (1) that the Committee note the services that are offered and the current contracted and in-house service performance, as detailed in the report; and
- (2) that it be remitted to the Corporate Director Environment, Regeneration & Resources to provide the Committee with regular updates on Workforce Development.

**620 Glasgow City Deal – Inverkip (Iberdrola/Scottish Power)****620**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) advising the Committee of revised access arrangements and road improvements on the A78 in respect of the Inverkip former Power Station City Deal Project and (2) seeking approval of the Final Business Case to reflect the revised access and road improvements on the A78, as agreed between Transport Scotland and Iberdrola.

**Decided:**

- (1) that Councillors McCabe and C McEleny write jointly to the Cabinet Secretary for Transport, Infrastructure and Communities with a request that he visit Inverclyde to view the site at Inverkip and to review the A78 road improvements; and
- (2) that pending the outcome of the request set out in (2) above, the report be continued for further consideration.

**621 Clune Park Masterplan****621**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the proposals for the Clune Park area, as set out in the Clune Park Masterplan.

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

**Decided:**

- (1) that the Committee approve the proposals for the future development of the Clune Park area as set out in the Clune Park Masterplan and detailed in Appendix 1 of the report, as the vision for the redevelopment of the Clune Park area; and
- (2) that the Council engage with its partners including River Clyde Homes and the Scottish Government, with a view to exploring options for delivery of the proposals.

**622 Save Inchgreen Dry Dock Campaign**

622

There was submitted a report by the Corporate Director Environment, Regeneration & Resources advising the Committee (1) of the extent of Peel Ports' ownership of the Inchgreen area and other areas at Inverclyde Waterfront and (2) of any opportunities in current and future Scottish legislation relative to options for public or community ownership of the Inchgreen site, all in terms of the remit from the Petitions Committee of 17 May 2018.

Following discussion, Councillor Brooks moved:

- (1) that the Committee note the extent of ownership at Inchgreen specifically and Inverclyde Waterfront generally, confirmed to Officers by Peel Ports – Clydeport and by Peel Land and Property;
- (2) that the Committee note the position relative to bringing the site into public or community ownership; and
- (3) that the Committee note the ongoing Officer engagement with both Peel Ports – Clydeport and Peel Land and Property.

As an amendment, Councillor Clocherty moved:

- (1) that the Committee note the extent of ownership at Inchgreen specifically and Inverclyde Waterfront generally, confirmed to Officers by Peel Ports – Clydeport and by Peel Land and Property;
- (2) that this Council recognise that Inchgreen Dry Dock is in private ownership and under-utilised and this Council calls upon the Scottish Government to engage with the dock owners to secure the assets for the nation, thus facilitating full use of the dock for the benefit of Inverclyde and Scotland; and
- (3) that the Committee note the ongoing Officer engagement with both Peel Ports – Clydeport and Peel Land and Property.

On a vote, 1 Member, Councillor Brooks, voted in favour of the motion and 10 Members, Councillors Ahlfeld, Clocherty, Curley, Jackson, McCabe, McCormick, C McEleny, J McEleny, McKenzie and Nelson voted in favour of the amendment which was declared carried.

**Decided:**

- (1) that the Committee note the extent of ownership at Inchgreen specifically and Inverclyde Waterfront generally confirmed to Officers by Peel Ports – Clydeport and by Peel Land and Property;
- (2) that this Council recognises that Inchgreen Dry Dock is in private ownership and under-utilised and this Council calls upon the Scottish Government to engage with the dock owners to secure the assets for the nation, thus facilitating full use of the dock for the benefit of Inverclyde and Scotland;
- (3) that the Committee note the ongoing Officer engagement with both Peel Ports – Clydeport and Peel Land and Property; and
- (4) that it be remitted to the Corporate Director Environment, Regeneration & Resources to submit a report to the next meeting of the Committee on Riverside Inverclyde's Waterfront land holdings and the background thereto.

Councillor C McEleny left the meeting at this juncture.

**623 Care and Repair Saving Update**

623

It was agreed that this item be withdrawn from the agenda.

**624 Proposed Traffic Regulation Order – Disabled Person’s Parking Place (On Street) Order No 2A 2018 624**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) informing the Committee of the outcome of the consultation procedure undertaken relative to the Traffic Regulation Order (TRO) associated with a disabled person’s parking space entitled ‘The Inverclyde Council Disabled Person’s Parking Place (On-Street) Order No. 2A 2018 during which 3 maintained objections had been received and (2) seeking the Committee’s decision on whether these should be heard by the Committee or by an independent reporter.

**Decided:**

- (1) that the Committee note the requirement to hold a public hearing to consider the maintained objections in relation to the TRO; and
- (2) that these be heard at a special meeting of the Committee on a date to be determined in consultation with the Convener.

**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.**

<b>Item</b>	<b>Paragraph(s)</b>
<b>Clune Park Regeneration Plan Progress Report: Update on Current Actions</b>	<b>6, 8, 9, 12 &amp; 13</b>
<b>Service of Closing Orders under the Housing (Scotland) Act 1987</b>	<b>6, 12, &amp; 13</b>
<b>Property Assets Management Report</b>	<b>6 &amp; 9</b>
<b>Retail Units - Cathcart Street, Greenock</b>	<b>2, 6 &amp; 9</b>
<b>Retail Unit – Belville Street, Greenock</b>	<b>2, 6 &amp; 9</b>
<b>Materials Recycling Facility – Outcome of Haulage and Sort Tender</b>	<b>6 &amp; 8</b>

**625 Clune Park Regeneration Plan Progress Report: Update on Current Actions 625**

There was submitted a report by the Head of Environmental & Public Protection updating the Committee on the current actions to implement the Council’s decisions on the Clune Park Estate and the Committee agreed to the action recommended, all as detailed in the appendix.



---

**ENVIRONMENT & REGENERATION COMMITTEE – 25 OCTOBER 2018**


---

- 626 Service of Closing Orders under the Housing (Scotland) Act 1987 626**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking Committee approval to serve Closing Orders under Section 114 of the Housing (Scotland) Act 1987 on several flats which are below the Tolerable Standard in tenement buildings at 2, 4 and 6 Clune Park Street, Port Glasgow.
- Decided:**
- (1) that the Committee approve the making of Closing Orders under Section 114 of the Housing (Scotland) Act 1987, as amended, in respect of the 8 flats, as detailed in Appendix 1 to the report, contained within buildings at 2, 4 and 6 Clune Park Street, Port Glasgow; and
- (2) that in the event of no appeals being submitted or appeals not being upheld by the Sheriff Court, the Committee approve the making of Demolition Orders under Section 120 and 115 of the Housing (Scotland) Act 1987, as amended, in respect of the buildings at 2, 4 and 6 Clune Park Street, Port Glasgow.
- 627 Property Assets Management Report 627**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources making recommendations in respect of a number of property assets and the Committee agreed to the action recommended, all as detailed in the appendix.
- 628 Retail Units - Cathcart Street, Greenock 628**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease and approve renunciation of a lease relative to separate premises at Cathcart Street, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.
- 629 Retail Unit – Belville Street, Greenock 629**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to assign the lease of premises at Belville Street, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.
- 630 Materials Recycling Facility – Outcome of Haulage and Sort Tender 630**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the tender for haulage and sorting of dry mixed recyclates and the Committee agreed to the action recommended, all as detailed in the appendix.