

A meeting of the Inverclyde Council will be held on Thursday 21 February 2019 at 4pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal and Property Services

BUSINESS

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The documentation relative to the following item has been treated as exempt information in terms of the Local Government (Scotland) Act 1973 as amended, the nature of the exempt information being that set out in the paragraphs of Part I as detailed in the minute of the relevant Committee, Sub-Committee or Board.		

NEW BUSINESS

17. Business in the Appendix

Enquiries to – **Rona McGhee** – Tel 01475 712113

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Head of Legal and Property Services	Report No:	LP/030/19
Contact Officer:	Jim Kerr	Contact No:	01475 712617
Subject:	Planning Permission in Principle for residential development, access, infrastructure, landscape/open space, and associated works at Carsemeadow, Quarriers Village		

1.0 PURPOSE

1.1 The purpose of this report is to introduce the attached report from the Planning Board in relation to the pre-determination hearing for land at Carsemeadow, Quarriers Village which has been referred from the Planning Board to the full Council. It provides background information in relation to the decision of the Planning Board.

2.0 SUMMARY

2.1 A planning application for a proposed residential development with access, open space, landscaping and associated works (in principle) was considered by the Planning Board at its meeting on 15 January 2019.

2.2 The Planning Board agreed that planning permission should be refused for the following reasons:

1. The proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which fails to accord with the Green Belt objectives in that it does not direct planned growth to the most appropriate locations nor, protect the quality, character, landscape setting and identity of the village.

2. The proposal is contrary to Policies ENV2 and SDS8 of the 2014 Inverclyde Local Development Plan together with Policy 14 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to accord with the objectives of the Green Belt.

3. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of the 2017 Clydeplan Strategic Development Plan and Policy 1 of the 2018 Proposed Inverclyde Local Development Plan. The proposal is also contrary to the placemaking aims of policy SDS3 of the 2014 Inverclyde Local Development Plan.

4. The proposal is not a form of residential development in the Green Belt supported by Policy RES7 of the 2014 Inverclyde Local Development Plan.

5. The proposal fails in respect of Policy RES1 of the 2014 Inverclyde Local Development Plan with reference to the incompatibility with the character and amenity of the area (criterion (a)) and in respect of landscaping proposals and impact on existing landscape features (criteria (b) and (c)).

6. The proposal is contrary to Policies SDS2 and TRA2 of the 2014 Inverclyde Local Development Plan and Policy 10 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to be reasonably accessed by public transport and as such will generate

significant traffic demand by private car and will not contribute to sustainable development.

7. The proposal is contrary to Policy HER1 of the 2014 Inverclyde Local Development Plan and Policy 28 of the 2018 Proposed Inverclyde Local Development Plan in that there would be a significant and unacceptable impact on the setting and appearance of the Conservation Area and its spatial relationship with the site of the former Bridge of Weir Hospital site.

3.0 BACKGROUND

- 3.1 The Planning etc. (Scotland) Act 2006 introduced the concept of the hierarchy of developments. The 2006 Act defines the three categories in the hierarchy of development to which all applications for planning permission will be allocated. The three categories are national development, major development and local development.
- 3.2 The National Planning Framework describes and designates developments which are national developments. Scottish Ministers have powers to make regulations to describe classes of development other than national development and to assign each class to either major developments or local developments. Scottish Ministers have made regulations and the proposed development at Carsemeadow, Quarriers Village is categorised as a major development.
- 3.3 Before determining an application for planning permission for a development within the classes of national developments and major developments which are significantly contrary to the development plan, the planning authority are to give to the applicant and to persons who submit representations to the planning authority in respect of that application in accordance with Regulations made by Scottish Ministers an opportunity of appearing before and being heard by a committee of the authority (known as a 'pre-determination hearing'). The Head of Regeneration and Planning is satisfied that the proposed development at Carsemeadow, Quarriers Village is significantly contrary to the development plan; a significant departure is one that would be contrary to the vision or wider spatial strategy of the plan. A pre-determination hearing was therefore held on 15 January 2019.
- 3.4 The purpose of a pre-determination hearing is to make the planning system more inclusive, allowing the views of applicants and those who have made representations to be heard before a planning decision is taken. The planning authority has discretion over how hearings will operate in its area. This Council agreed procedures for pre-determination hearings at the meeting of the Environment and Regeneration Committee held on 17 January 2013.
- 3.5 In order to add further transparency and accountability to the decision-making framework for planning applications, the 2006 Act also amends the Local Government (Scotland) Act 1973 to the effect that cases in which an opportunity to attend a pre-determination hearing must be provided will also have to be decided by the full Council. It follows that the decision on the Carsemeadow, Quarriers Village planning application has to be taken by the Council.
- 3.6 The full Council can accept the recommendation of the Planning Board and so refuse planning permission for the reasons set out above. Alternatively if the full Council does not accept the recommendation of the Planning Board, the Council can decide that it is disposed to grant planning permission subject to terms and/or conditions for the purposes of restricting and regulating the proposed development.

Gerard Malone
Head of Legal & Property Services

Report To: The Inverclyde Council

Date: 21 February 2019

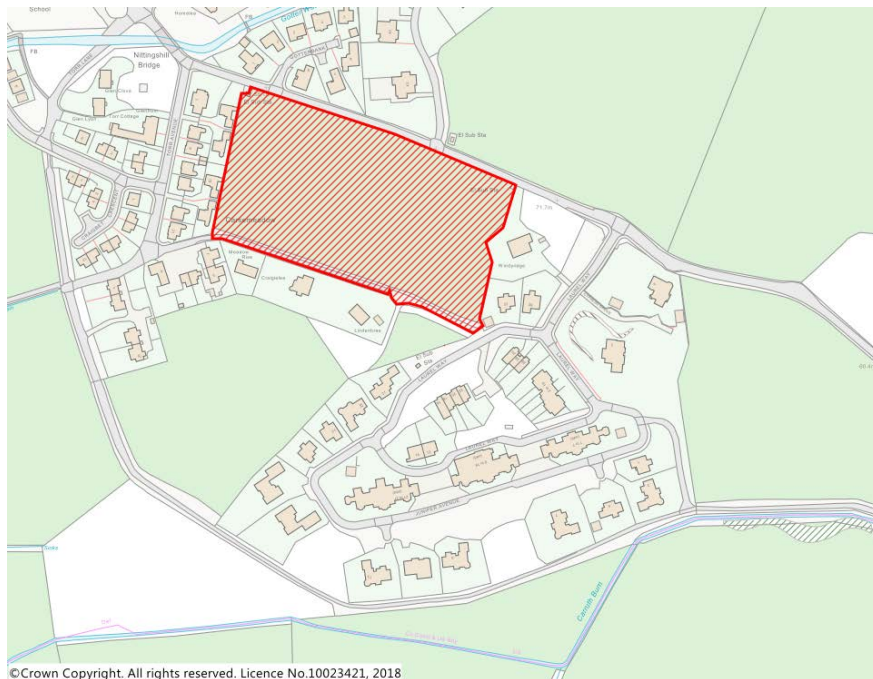
Report No: 18/0190/IC

Major Application Development

Contact Officer: Jim Kerr

Contact No: 01475 712617

Subject: Planning Permission in Principle for residential development, access, infrastructure, landscape/open space, and associated works at Carsemeadow, Quarriers Village



SUMMARY

- The proposal is contrary to the Clydeplan Strategic Development Plan and significantly contrary the Inverclyde Local Development Plan and the Proposed Inverclyde Local Development Plan.
- 132 written representations have been received raising a wide range of concerns including there being no housing land requirement and impacts on the landscape, services and infrastructure, flooding, natural heritage and residential amenity.
- The recommendation is to REFUSE PLANNING PERMISSION.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PAXWLRIMHN900>

SITE DESCRIPTION

The site comprises of 2.1 hectares of open grassland, which is currently used for occasional grazing and is contained by a combination of housing and open fields, serving to separate Quarriers Village from the residential development on the site of the former Bridge of Weir Hospital site.

The site is bound by an approximately 1.5m high traditional stone wall to its eastern and northern boundaries. The southern boundary abuts a tree-lined access track behind a hedgerow with residential properties beyond. The western boundary is formed of slatted timber fences which bound the rear gardens of the properties on Torr Avenue. The northern boundary fronts Torr Road, the road that serves as the approach to the village from the southeast and Bridge of Weir. This location, alongside the sites undulating and elevated topography, particularly to its eastern and northern side, makes the site highly visible.

PROPOSAL

Planning permission in principle is sought for a residential development inclusive of access, internal access roads and footways, open space, a sustainable urban drainage system, associated landscaping, parking and associated works. Although the application has been made in principle, an indicative masterplan submitted presents an expected capacity of 45 residential units.

The masterplan indicates a single vehicular access point from Torr Road. Pedestrian access will also be available from the lane which runs parallel to the southern boundary of the site. The residential dwellings could potentially comprise of a mix of detached houses, semi-detached, town houses and two and three storey flats. The three storey units are indicated as being located within the central part of the site, away from the elevated areas and offset from the lower lying houses in the village to the west. The density of development is varied in terms of plot size and shape. It is indicated that the external materials and boundary treatments may closely reference the surrounding built form. Open space may be provided on an informal basis at the northern-eastern and north-western edges, with a section of the site to the north-west utilised as Sustainable Drainage Scheme (SuDS). It is also indicated that tree planting may be established within housing plots.

In addition to the indicative masterplan, a range of supporting documentation and information has been provided by the applicant including a Planning Statement, a Pre-Application Consultation (PAC) Report, a Design and Access Statement, a Landscape and Visual Impact Assessment, a Transport Statement, an Economic Impact Note, a Utilities and Infrastructure Report, a Noise and Air Quality Appraisal, an Arboricultural Impact Assessment, an Archaeological Appraisal, Preliminary Ecological Appraisal and a Flood Risk Assessment.

DEVELOPMENT PLAN POLICIES

2017 Clydeplan Strategic Development Plan

Policy 1 – Placemaking

New development should contribute towards the creation of high quality places across the city region. In support of the Vision and Spatial Development Strategy new development proposals should take account of the Placemaking Principle set out in Table 1.

Policy 8 - Housing Land Requirement

In order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;

- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the Housing Land Requirement, for each Housing Sub-Market Area and for each Local Authority, of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each Housing Sub-Market Area and for each Local Authority; and,
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- the development will help to remedy the shortfall which has been identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 – Housing – Affordable and Specialist Provision

In order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, Local Authorities should through appropriate mechanisms including Local Development Plans, Single Outcome Agreements, Local Housing Strategies, Supplementary Planning Guidance, and masterplans:

- develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the Housing Need and Demand Assessment (May 2015) as well as local evidence and circumstances; and,
- ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Policy 12 - Green Network and Green Infrastructure

In support of the Vision and Spatial Development Strategy and the delivery of the Glasgow and the Clyde Valley Green Network, Local Authorities should

- identify, protect, promote and enhance the Green Network, including cross-boundary links with adjoining Local Authorities;
- ensure that development proposals, including the Community Growth Areas, integrate the Green Network and prioritise green infrastructure from the outset, based upon an analysis of the context within which the development will be located; and
- prioritise the delivery of the Green Network within the Strategic Delivery Areas (Diagram 7, Schedule 11).

Policy 14 - Green Belt

In support of the Vision and Spatial Development Strategy, Local Authorities should:

- designate within Local Development Plans, the inner and outer boundaries of the Green Belt to ensure the objectives set out in paragraph 8.15 are achieved; and
- collaborate to ensure consistency across Local Development Plan areas when defining or altering Green Belt boundaries.

Policy 16 - Improving the Water Quality Environment and Managing Flood Risk and Drainage

To support the Vision and Spatial Development Strategy and to achieve the objectives set out in paragraph 8.28 Local Development Plans and development proposals should protect and enhance the water environment by

- adopting a precautionary approach to the reduction of flood risk
- supporting the delivery of the Metropolitan Glasgow Strategic Drainage Plan;
- supporting the delivery of the Glasgow and the Clyde Valley Green Network; and,
- safeguarding the storage capacity of the functional floodplain and higher lying areas for attenuation.

2014 Inverclyde Local Development Plan

Policy SDS2 - Integration of Land Use and Sustainable Transport

The integration of land use and sustainable transport will be promoted through safeguarding land enhancing the network of sustainable forms of transport - walking and cycling, public transport, rail, park and ride and sea-borne traffic; an integrated transport system; management of the strategic and local road network; and directing new developments to locations accessible by a choice of modes of transport.

Policy SDS3 - Place Making

High-quality place making in all new development will be promoted by having regard to Inverclyde's historic urban fabric, built cultural heritage and natural environment, including its setting on the coast and upland moors. This heritage and environment will inform the protection and enhancement of Inverclyde by having regard to the Scottish Government's placemaking policies, in particular through the application of 'Designing Places' and 'Designing Streets' and through embedding Green Network principles in all new development.

Policy SDS5 Development within the Urban Area

There will be a preference for all appropriate new development to be located on previously used (brownfield) land within the urban settlements, as identified on the Proposals Map.

Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Policy TRA1 - Managing the Transport Network

The Council will seek to manage development that would affect traffic flow on the strategic road network to allow essential traffic to undertake efficient journeys. To achieve this, the actions included in the Local Transport Strategy will be supported. The public transport network will also be protected where possible, and support will be given to proposals that will result in an improved or extended service. Where proposals could result in the requirement for new or diverted public transport routes, discussion with Strathclyde Partnership for Transport should be undertaken.

Policy TRA2 - Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy RES4 - Provision of Affordable Housing

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
 - (i) off-site provision within the same HMA/HNDA sub area; or
 - (ii) commuted payments in lieu of on or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

Policy RES7: Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either

- (1) a single or small group of dwellings not adjoining the urban area; or
- (2) the conversion of redundant non-residential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.

In addition, all proposals must fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or

- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
- (c) conversion of redundant, non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or
- (d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or
- (e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

Further detailed policy relating to this type of development is contained in the Supplementary Guidance on Planning Application Advice Notes

Policy ENV1: Designated Environmental Resources

- (a) International and National Designations

Development which could have a significant effect on a Natura site will only be permitted where:

- (i) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- (ii) there are no alternative solutions, and
- (iii) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- (iv) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (v) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

- (b) Strategic and Local Designations

Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice Notes.

Policy ENV7 - Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

Policy HER1 - Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER7 - Development Affecting Archaeological Sites

Development which will have an adverse effect on Scheduled Monuments or their setting will only be permitted in exceptional circumstances and where it is satisfactory having regard to Historic Scotland's 'Managing Change in the Historic Environment' guidance note series. Development on or adjacent to other archaeological sites, as included on the Council's database of sites of archaeological importance, will normally be permitted only where there is no adverse impact on the resource. Where development is permitted affecting these sites of archaeological importance, conditions will be attached to planning permissions to allow for excavation and recording before or during development. Any survey reports or works sought by the Council will require to be funded by the developer.

Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

Note: refer to Glossary for FRA and other technical terms.

Policy INF5 - Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

2018 Proposed Inverclyde Local Development Plan

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- be at significant risk of flooding;
- increase the level of flood risk elsewhere; and
- reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 12 - Air Quality

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 15 - Soils

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Policy 17 - Land for Housing

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:

- a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan; and
- evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.
- a requirement for 25% of houses on new greenfield release sites in the Inverclyde villages to be available for social rent.

Policy 18 - New Housing Development

New housing development will be supported on the sites identified in Schedule 4, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Development Briefs for Housing Sites, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages which are brought forward under Policy 17 to be available for social rent. Supplementary Guidance will be prepared in respect of this requirement.

Policy 28 - Conservation Areas

Proposals for development, including demolition within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of listed buildings will not be supported.

Policy 31 - Scheduled Monuments and Archaeological Sites

Development that would potentially have an adverse effect on a Scheduled Monument will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- there are no alternative solutions;
- there are imperative reasons of overriding public interest, including those of a social or economic nature; or
- compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

Development affecting Protected Species will only be permitted where:

- it preserves public health or public safety or is for other imperative reasons of overriding public interest including those of a social or economic nature and has beneficial consequences of primary importance for the environment;
- there is no satisfactory alternative; and
- it maintains the species in a favourable conservation status.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 35 - Open Spaces and Outdoor Sports Facilities

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Policy 38 - Path Network

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Where applicable, development proposals will be required to provide new paths in order to encourage active travel and/or connectivity to the green network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Policy 39 - Water Environment

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- maintaining or improving waterside and water-based habitats; and
- providing access to the water and waterside, where appropriate.

CONSULTATIONS

Scottish Gas Networks – An enquiry has been undertaken via ‘the line search before you dig’ portal. This produced a map indicating that no gas pipelines intercept the application site.

The response noted that the plan provided only shows the pipes owned by SGN as a Licensed Gas Transporter (GT). Privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners.

Strathclyde Partnership For Transport – The Transport Assessment notes that one bus service currently operates adjacent to the site providing transport connections to local amenities in Kilmacolm and Johnstone. This service is operated in with financial support from SPT.

Proposals to provide a new 2m footway on the south side of the road along the northern boundary to integrate into the internal layout of the site, and to enhance the bus stop provision on Torr Road are welcomed. There is currently a stop on Torr Road adjacent to the site. This should be upgraded and a corresponding stop provided on the opposite side of the road. A bus stop flag with information panel and high access kerbs should be provided at each stop. In

addition dropped kerbs should be provided to enable access to these stops from both sides of the road.

SPT supports the proposal for multi-modal Travel Packs being made available for new residents to emphasise the importance of making informed transport decisions.

Any grant of permission should ensure points made above are addressed appropriately be condition. This will encourage sustainable travel and reduce the reliance on private car use.

Transport Scotland – No objection subject to the following condition:

No part of the development shall be occupied until a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car has been submitted and approved in writing by the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority. In particular this Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan (Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport).

Scottish Environment Protection Agency West – In the event of planning permission being granted, the following conditions must be attached in respect of flood risk :

- No development should take place within the functional floodplain, as defined in the Kaya Consulting Ltd Flood Risk Assessment (June 2018).
- The SuDS basin should be either located outwith the functional floodplain or designed in such a way that no land raising within the floodplain occurs.

Additionally, it is noted that a “ground-truthing” exercise was not used with the LiDAR model and it therefore cannot be verified as being generally accurate and fit for purpose. Without such an exercise, the possibility is that there are flow pathways or embankment low points which are not captured in the LiDAR and are therefore not represented by the hydraulic model. However, in this instance, given the considerable level difference between the site and the watercourses, it is not considered that “ground-truthing” is absolutely necessary, or grounds for an objection.

Further information was submitted by the applicant in the form of a Phase 1 Habitat Survey which was subsequently reviewed with satisfaction that there are no Ground Water Dependant Terrestrial Ecosystems (GWDTE) on site.

The updated SEPA/Planning Authority Protocol on Planning and Flooding specifies that water quantity aspects of surface water drainage are a matter for the Flood Prevention Authority to consider. It is expected that Inverclyde Council takes on this role and therefore satisfies themselves and that all SUDs and drainage arrangements will be appropriate and in accordance with any internal guidance.

Further general advice is provided to the applicant in respect of flood risk, drainage, air quality and ecology with detailed regulatory advice.

Head of Environmental and Public Protection (Roads) – If planning permission in principal is granted, the following issues will require to be accounted for in a detailed design.

1. The proposed development gives no indication of bedrooms in each dwelling.
2. Parking shall be provided in accordance with the national guidelines: 1 bedroom = 1 parking space; 2-3 bedrooms = 2 parking spaces; 4 bedrooms = 3 parking spaces. Visitor parking should be provided at 0.25 spaces per dwelling (unallocated).
3. The Transport Statement states that the access to the site will be a priority junction with Torr Road between Gotterbank and Peace Avenue. All accesses shall be designed in accordance with DMRB with suitable visibility for the speed limit (30mph).

4. Footways shall be provided along the frontage of the site adjacent to Torr Road. They shall be a minimum width of 2m which the Transport Statement indicates that this masterplan includes.
5. The minimal dimensions for a garage as detailed in the National Guidelines are:
Minimum Garage size for cars - 7.0 m x 3.0 m (internal dimension)
Associated minimum clear access dimensions - 2.1 m wide x 1.98m height
6. The driveways should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.
7. Driveways shall be a minimum of 3.0m by 5.5m for each parking space and the gradient shall not exceed 10%.
8. The driveways should not be close to bends to ensure they have adequate visibility. The applicant shall provide evidence that driveways have sufficient visibility for the approval of the Roads Service.
9. All roads within the site shall be a minimum of 5.5m wide.
10. The footways and footpaths within the site shall be a minimum of 2.0m wide.
11. The applicant shall provide evidence to the Roads Service that all roads have a gradient of 8% or less.
12. Traffic calming shall be provided within the development to allow the promotion of 20mph speed limit. This is particularly relevant where the shared surfaces are proposed.
13. Footpath and cycle links should be provided to the external network to Torr Avenue and Juniper Avenue.
14. The developer should consider whether any infrastructure improvements are required at the adjacent bus stop to make them accessible for all users.
15. A Road Construction Consent will be required for all new roads, footways and footpaths.
16. The proposed development will have an impact on the existing street lighting; accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
17. All surface water during and after development is to be maintained within the site boundary to prevent any surface water flowing onto the road.
18. Confirmation of connection to Scottish Water Network should be submitted for approval.
19. The drainage strategy should be submitted along with the Drainage Impact Assessment prior to work starting on site.
20. The Flood Risk Assessment is acceptable.
21. A maintenance regime for the SUD and drainage should be submitted for approval.
22. Confirmation of Scottish Water's acceptance should be submitted for approval.
23. Details of the pond should be submitted for approval.
24. Permission should be obtained to connect into the 150mm diameter surface water sewer. Also a detailed drainage design should be submitted for approval to prove the 150 diameter pipe can accommodate the increase.

Head of Environmental and Public Protection (Environmental Health) – If planning permission is granted, conditions in respect of the treatment of contaminated land are recommended. Additionally, an advisory note is required in respect of external lighting.

Scottish Natural Heritage – The proposal does not meet the criteria for consultation, therefore no further comments to those submitted at MIR stage of the now Proposed Plan are offered.

Scottish Water – No objections.

City Design Co-operative Ltd – Detailed advice is provided on aspects of the application that relate to the landscape context of the proposal.

Adverse impact on the landscape character is likely to be relate to local nearby receptors with the impact on the wider landscape limited. There is particular concern regarding the close proximity of a few of the houses to the road and the relationship between the existing and proposed road on the southern side of the site and parking provision. The overall impact of the proposal within the landscape might be alleviated by the provision of carefully positioned trees.

From a landscape perspective, overall, there is no opposition to the principle of a housing development on Carsemeadow. While it will undoubtedly dramatically change the image of the site, it is considered that the location in relation to the village as a whole could work well given its context. However, it is recommended that additional information be provided on the usable space around all units, detailed boundary treatments, a parking strategy and a structure planting plan. Any granting of permission should also be conditioned to adhere to the recommendations contained within the Arboricultural Impact Assessment submitted.

Head of Education – No issue with school capacities is anticipated.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th July 2018 as it is contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Objections have been received from 132 individuals, groups and organisations.

The points raised within the representations received are summarised as follows:

Policy concerns

- The proposal fails to follow the principles of National Planning Framework 3 and Scottish Planning Policy.
- The proposal is contrary to Clydeplan Strategic Development Plan.
- The proposal is contrary to both the adopted (2014) and proposed (2018) Inverclyde Local Development Plans.
- The site was appropriately assessed by Planning Officers during the Local Development Plans Call for Sites, Main Issues Report and within all associated technical documents. It was subsequently not supported as a future development site.
- The application is premature to the due process of the emerging Inverclyde Local Development Plan.
- The proposal fails to follow the principles of the National Transport Policy.

Housing land concerns

- The claim of the need for additional housing in this area goes against the Inverclyde Local Development Plan which excluded the site.
- The housing requirement is being met from other allocated sites.
- The proposal exceeds the Council's own long term planning needs.
- The applicant claims there is shortfall in the five-year effective housing land supply in Inverclyde based on historic under delivery rather than the most up to date plans and technical reports published in 2018.
- Existing properties in the area have difficulty selling; there is no need for more housing.
- A large number of houses are being built in Bridge of Weir. This should meet the demand.
- Development of brownfield land within the settlement boundary should take precedence.
- Other sites within Quarriers Village and Kilmacolm would be preferable to this proposal.

- It is not made clear what market sector the proposed development is aimed at.
- Granting permission would set a precedent for future release of land in the green belt.
- There is a precedent to dismissal of this type of application across the West of Scotland.

Landscape and visual impact concerns

- Protection of the Green Belt and the rural environment should be important considerations.
- The rural setting of village, created by the close knit relationship between the countryside with the built form will be threatened.
- The character, identity and overall landscape setting will be permanently damaged.
- The proposal will create substantial overdevelopment of a greenbelt site.
- The development should not be described as 'in-fill', as settlement boundaries are well established and this proposal creates an unacceptable coalescence. It would create ribbon development.
- Previous development has been sensitively incorporated in less prominent positions through the redevelopment of existing buildings.
- The landmark view on approach to the village of the Victorian Clock Tower will be disrupted.
- The proposal is not sympathetic/in keeping with the existing architecture and housing stock.
- Given the sites topography all the buildings will sit prominently within the landscape.
- The three storey flats proposed are located at the highest point of the village and will dominate and destroy the skyline and views across the village.
- The demolition/alteration of the boundary wall on Torr Road will destroy a part of the original infrastructure of the village will severe implications to the historic landscape character and amenity of the village.

Roads, traffic, transport and connectivity concerns

- The application site is not sustainable in terms of access to local services.
- The bus service is infrequent and unreliable thus is unsuitable for commuters.
- The nearest train station is over four miles away and not within reasonable walking distance.
- Lack of public transport provision will result in a reliance on private car use. The public transport provision needs to be upgraded.
- Residents' cars will add to more congestion, safety implications and deterioration of the road conditions.
- Construction traffic, delivery lorries (due to online shopping) and large vehicles will heighten the adverse impacts on the already inadequate road network.
- The isolated nature of the village means it was cut off during last winter; adding more houses would intensify this problem.
- The cycle track referenced is located remotely from the village and not lit, therefore unsafe.
- The lack of proposed bus stops and new/extended footpaths, will only add to the safety issues.
- The roads are poorly maintained and are narrow with sharp bends, blind summits and bridges which offer restricted views and barely allow two cars to pass without mounting the pavement/verge.
- The bus service is barely passable through the village currently and this may worsen with increased traffic as a result of this development.
- The Transport Assessment makes inaccurate statements and does not address problems regarding the existing road infrastructure.
- Major road improvements would be necessary to the approach roads from Bridge of Weir and Kilmacolm to address the safety issues brought about by an increase in traffic.
- The proposed access point from Torr Road is located in an unsafe position; it will not meet current safety legislation.
- No details have been provided regarding the alteration/demolition of the boundary wall.
- Removal of the boundary wall may not be possible as bedrock exists below.

- The new footpath will not be able to encroach onto private adjacent land.
- The new footpath will lead to nowhere and should be ignored as a potential solution.
- There is no need to upgrade the current footpath.

Service and infrastructure concerns

- There is insufficient capacity at local services i.e. schools, doctors, dentists, nurseries etc. to sustain this increase in the population.
- Insufficient services and infrastructure will dilute the quality of life.
- There will be an additional strain on emergency services.
- The local amenities as listed by the applicant are inaccurate.
- There is insufficient service infrastructure to accommodate the development.
- Insufficient local shopping and leisure facilities exist.
- The development would impact upon water, gas and sewerage.
- The communications infrastructure is inadequate.

Flood risk concerns

- There is poor drainage and a risk of flooding in this area.
- The new development would lead to increased flooding to adjacent roads and properties; the application fails to address the implications.
- The close proximity of the SUDS pond to residential properties will impact on flood risk and children's safety.
- There is a lack of detail in respect of the SUDS. The application should not be determined until the design has been detailed and assessed by relevant bodies.
- Viable SUDS require a significant amount of land to install.
- The SUDS proposed will rely on drainage systems at significant depth to allow the southern section to be drained by gravity. This could result in deep blockages due to silt build up over time and lack of access to the drains. This is unsustainable.
- It is unlikely that flood risk will be reduced as a result of the development.
- The technical reports submitted acknowledge SEPA's findings but in some cases use other sources to conclude more acceptable outcomes.

Environmental and ecology concerns

- There will be adverse impact on flora and fauna within the site.
- Due to recent development the numbers of species have dropped. This development would intensify this problem.
- The site provides a valuable resource of migrating Canadian geese, other birds of prey and wildlife such as deer, rabbits, badgers, foxes, pheasants and bats.
- Despite what the Environmental Report says, in the summer, bats are nightly visitors to the site.
- The development would lead to significant and unsustainable impacts on the environment.
- The Gotter Burn has planned environmental improvements such as the introduction of salmon ladders. This eco system is particularly sensitive to change in its constitution. Accordingly, this development would present a major threat.
- The development may impact fish in the Gryffe.
- A detailed, wide ranging independent study of the ecological impact of the proposal should be completed before any permission is granted.

Social recreation concerns

- The proposal fails to protect open space, green infrastructure provision, sustainable access and opportunities for countryside recreation.
- The proposal will impact on tourism.

Residential amenity concerns

- Loss of view from neighbouring properties.
- An increase in noise and disturbance would occur.
- Permanent damage to the rural amenity and identity of the village will occur.
- There will be privacy implications for both the existing and new residents
- The new properties will overshadow neighbouring properties.
- The new properties will not reflect the character or overall aesthetics of the existing.
- The village is home to many vulnerable residents who value the quiet and slower pace; their sense of well-being will be threatened.

Heritage concerns

- The conservation status and historic character of the village will be damaged.
- The design, scale and form of the new development does not reflect the existing built form.
- The Conservation Area and traditional built form will become insignificant in size.
- A more suitable layout that reflects the current character of the area could be achieved.
- The Design and Access Statement present images of surrounding buildings only with reference to more modern developments, not the cottages within the Conservation Area.
- The development will destroy the unique form and historic boundaries of the village.
- Demolition/alteration of the original stone wall at Torr Road will adversely impact the historic character and amenity of the area.
- The narrow roads and hump-back bridge form part of the character of the village; any road widening would adversely impact its historic character.
- There has been only a limited assessment of the Cultural Heritage.
- The village has suffered enough from its fair share of misguided planning applications.

Procedural concerns

- The applicant choose the two week summer holiday period for representations to be submitted, therefore many people may have missed the opportunity to object.
- Consultation did not occur as suggested and the applicant refuses to engage with the public.
- The applicant only embarked on a single day of exhibition/consultation and the plans presented lacked detail and meaningful explanation.
- There has been complete disregard of the comments received.
- It is unclear how many new properties are proposed.
- The Planning Authority should request further consultation.
- All the technical reports submitted by the applicant are biased in favour of the applicant/development and as such minimise any issues.

PRE-DETERMINATION HEARING

A pre-determination hearing was held on 15 January 2019. Presentations were delivered by:-

- Mr Niall MacPherson on behalf of Quarriers/Gladman Developments Limited (applicants) made reference to: the work of Quarriers as a charitable organisation; Quarriers obligations; reasons for the sale of the site; Quarriers commitment to the village; number of proposed houses and percentage of proposed affordable homes; future consultation process; the Head of Regeneration and Planning's report recommendation; shortfall in effective housing land supply; a recent appeal decision by the Planning and Environmental Appeals Division of the Scottish Government; Clydeplan Strategic Development Plan Policy on Housing Land Requirement; Scottish Planning Policy on the five year supply of effective housing land; lack of available brownfield sites and the suitability of the Carsemeadow site; the lack of sites within the 2018 proposed Inverclyde Local Development Plan; the sustainability aspects of the proposal; the traffic assessment submitted with the application; the benefits of the proposal on the village's infrastructure; the effectiveness and deliverability of the site; the impact on the landscape character and setting of the village; the defined boundaries

of the site, previous new build housing in the local area and the economic and repopulation benefits of the proposal.

- Mr John Cooper on behalf of Kilmacolm Civic Trust (objector) – issues raised: the Clydeplan Strategic Development Plan Policy 8 on Housing Land Requirement and the applicants' interpretation of the Policy; the location of the site within the Inverclyde/Renfrewshire Sub-Housing Market Area; the 2014 Inverclyde Local Development Plan policies and the 2018 proposed Inverclyde Local Development Plan policies; the principle of development in the Green Belt; the Clydeplan Strategic Development Plan guidelines on development in the Green Belt; the character of the settlement, place setting and identity; the impact on the village's roads, the visual impact on entering or leaving the village; concerns regarding the increase in vehicles and the demand on roads and services; the short term and long term effects on the local economy; the road width at Torr Road; potential road safety risks and the applicants' Traffic Assessment.
- Mr Tom McNally on behalf of McNally Associates Limited (objector) – issues raised: Scottish Planning Policy on resource capacities and patterns of development; the location of schools, health facilities, shops and social facilities in the area; the level of public transport; the impact of the removal of the wall at the front of the site, impact on the character of the village; the number of objections to the proposal and the historical importance of Quarriers Village.

The Head of Regeneration and Planning then presented his report and recommendation to the Board.

Following that, Mr MacPherson, assisted by Ms MacLean (Quarriers), Ms Wood and Mr Wright (Gladman Developments Limited) with the Board's agreement, was invited to respond to matters raised by the objectors and the Head of Regeneration and Planning in their presentations. Ms Wood responded to matters raised relating to Scottish Planning Policy on shortfall of effective housing land supply, National Planning Policy Framework, the deliverability of the site, the scale of the proposal, the number of planning applications and new builds on Green Belt locations, the location and boundary of the site, the benefits of the proposal to the area and the width of Torr Road.

Thereafter, Members asked a number of questions which were answered by Ms Wood, Mr Wright, the Head of Regeneration and Planning, the Development and Buildings Standards Manager and the Service Manager Roads.

ASSESSMENT

In the hierarchy of development proposals, this application is a major planning application as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. National Planning Policy requires to be considered including the National Planning Framework (NPF) 3 and the Scottish Planning Policy (SPP). The Development Plan consists of the 2017 Clydeplan Strategic Development Plan (SDP) and the 2014 Inverclyde Local Development Plan (LDP). The 2018 Proposed Inverclyde Local Development Plan (Proposed LDP) is also a material planning consideration in the assessment of this application.

In assessing this proposal, it is first appropriate to set out the national, strategic and local policy context.

The Policy Context

National Policy

The National Planning Framework (NPF) 3 and Scottish Planning Policy (SPP) are they two key national planning documents that set the framework for development across Scotland. NPF3 notes the Scottish Government's desire for a significant increase in house building to ensure housing requirements are met across the country. Additionally it is stated that there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.

The SPP reinforces the aims of NPF3 to facilitate new housing development. It notes that the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The planning system should also enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Local Development Plans should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan with a minimum of five years effective land supply at all times. Where a shortfall in the five-year effective housing land supply emerges, development plan policies for the supply of housing land will not be considered up-to date.

The SPP further advises that where the planning authority considers it appropriate, the development plan may designate a Green Belt around a settlement to support the spatial strategy by directing development to the most appropriate locations and supporting regeneration, protecting and enhancing the character, landscape setting and identity of the settlement and protecting and providing access to open space.

Both Strategic and Local Development Plan policies are required to follow National Policy.

Strategic Policy

The 2017 Clydeplan Strategic Development Plan (SDP) sets out a strategic vision to be implemented through a spatial development strategy and sets targets for the provision of new housing within the component parts of the Plan area. The vision is for a compact city region with development directed to sustainable brownfield locations. The SDP is clear in supporting housing growth that creates high quality places which delivers not only the right type of homes but in the right locations.

SDP Policy 8 on Housing Land Requirement is the most relevant policy in the context of this proposal. In addition to identified housing sites, it requires shortfalls in the five-year supply of effective housing land to be remedied through the granting of planning permissions for housing developments subject to satisfying five criteria. These criteria are that the development will help remedy a shortfall, it will contribute to sustainable development, it will be in keeping with the settlement and the local area, it will not undermine Green Belt objectives and any required infrastructure is either committed or will be funded by the developer.

The application site lies within the Green Belt and Policy 14 goes on to advise on the designation of the Green Belts in support of the Vision and Spatial Development Strategies. The SDP is clear that the Green Belt is an important strategic tool in achieving a range of objectives including directing planned growth to the most appropriate locations, supporting regeneration, protecting separation between settlements and protecting the quality, character and landscape setting and identity of settlements and protecting open space and opportunities for countryside recreation. Policies 1, 12 and 16 covering Placemaking, Managing Flood Risk and Drainage, and the Green Network and Green Infrastructure are also of relevance, as is Diagram 10 which provides a framework for assessing development proposals of a strategic scale. This Greenfield Housing development, with the potential for 10 or more units outwith the sites identified in the Local Development Plan, is of a strategic scale as defined in Schedule 14.

Local Policy

The Inverclyde Local Development Plan (LDP) supports the delivery of housing on appropriate, well located and effective sites, and depends on these being made available to meet need and demand. Through Policy RES3 and Schedule 6.1, the LDP aims to support all housing providers through a range and choice of land allocations to meet all requirements. Schedule 6.1 lists all the sites allocated for residential development including those which are effective or capable of becoming effective to meet the housing land requirement and ensuring a minimum of five-years effective land supply at all times. Policy RES4 requires an affordable housing contribution from residential developments of 20 or more houses, with reference to Supplementary Guidance on Affordable Housing.

The current LDP is under review, with a Reporter appointed to examine the Proposed Local Development Plan. This commenced on 27 December 2018. In the Proposed LDP Policy 17 identifies housing development sites aimed to ensure that that a five-year effective housing land supply is maintained, however in the event that additional land is required for housing development, criteria for the assessment of such proposals are set out. Policy 18 supports housing development on appropriate sites.

The application site lies within the Green Belt, the boundary of which has been drawn closely around the urban settlements in order to direct growth to the most appropriate locations, support regeneration of urban and brownfield sites, protect the character and setting of towns and villages and give access to open space around settlements. Policy ENV2 of the LDP is clear in only favouring development within the Green Belt in exceptional or mitigating circumstances, with Policy SDS8 seeking to prevent the spread of the built up area into the Green Belt. Policy RES1 provides the main assessment criteria in respect of new residential development. These criteria include compatibility with the character and amenity of an area, the details of proposals for landscaping and retention of existing landscape or townscape features, compliance with the Council's adopted Roads Guidance and the provision of adequate services. A range of further policies combine to provide the basis for the wider assessment of development proposals. These policies address a broad range of matters including the transport network and sustainable access, designated environmental resources, heritage resources, biodiversity, and flooding and drainage.

In the Proposed LDP, the application site remains in the Green Belt and Policy 14 is clear on the circumstances where development in the Green Belt would be permitted. Like the current LDP, a range of further policies combine to provide the basis for the wider assessment of development proposals and cover a variety of considerations.

The Determining issues

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. As the site is situated within the Green Belt, there is a presumption against development. It is therefore clear that this proposal is contrary to the 2017 Clydeplan Strategic Development Plan and key driving policies of both the current Inverclyde Local Development Plan and the replacement Proposed Local Development Plan. It rests, however, to consider if there are other Development Plan policies or material considerations that would justify allowing the development to proceed.

The key determining issues in this respect are:

- Is there an appropriate supply of land housing, maintaining at least a five-year supply of effective housing land at all times?
- If not, is this Green Belt location appropriate for this development taking into consideration:
 - Will there be an adverse impact on landscape character and can this be mitigated?
 - Will there be an impact on built and cultural heritage?
 - What will be the impact on ecology?
 - Will there be flooding implications and, if so can these be addressed?

- Will there be an impact on the recreational use of the area and will this impact be acceptable?
- Other planning issues that should be taken into account, including:
 - Will the site be accessible and well connected?
 - Will affordable housing be provided in accordance with the development plan?
 - Can the site be developed for the purpose proposed without detriment to road safety?
 - What economic benefit would occur from the development?
 - What will be the impact on adjacent and nearby residential properties and will this impact be acceptable?
 - Is there capacity in respect of schools and local facilities for this development?

Housing Land Supply

Scottish Planning Policy requires local authorities to identify functional housing market areas and to identify a generous supply of land for each housing market area so as to support the achievement of the housing land requirement across all tenures, maintaining a 5-year supply of effective housing land at all times.

The housing market area framework for the Inverclyde area was established as part of the Clydeplan Strategic Development Plan process, and for private housing the application site falls within the Inverclyde part of the Renfrewshire Sub-Housing Market Area, an area within Inverclyde that includes the villages of Quarriers Village and Kilmacolm. For affordable housing, the Inverclyde authority area is the relevant geography.

The Council's adopted Local Development Plan indicates no need for additional land release. Clydeplan indicates a private housing land requirement within the Inverclyde part of the Renfrewshire Sub-Market area for 140 houses. In considering the merits of the proposed Inverclyde Local Development Plan, which will cover a 10 year period, the Council has not identified additional sites.

As matters stand, there is no need for additional housing land at this time. Any requirement for additional housing land in the period to 2029 is a matter for the Local Development Plan examination which commenced on 27 December 2018. Notwithstanding the suitability or otherwise of the application site, it would be both inappropriate and premature to prejudice the plan-led system by supporting the release of additional housing land at this time.

Appropriateness of the Green Belt location

The Green Belt is an important strategic tool in achieving a range of objectives. These include directing planned growth to the most appropriate locations, supporting regeneration, protecting separation between towns and villages, protecting the quality, character and landscape setting and identity of settlements and protecting open space and opportunities for countryside recreation.

It is important to recognise the historical physical separation between Quarriers Village and the former Bridge of Weir Hospital. While both were founded by William Quarrier, they originally served quite different functions; the village provided homes for orphans, the hospital was one of the earliest purpose built tuberculosis hospitals. With the decline in TB, the hospital changed to caring for the elderly and chronic sick. The physical separation between the village and the hospital was considered important, and the consequent planning and development of both the village and hospital sites have sought to retain this with the specific intention of aiming to facilitate the preservation of their individual characteristics. Most recent residential developments in the village have ensured the retention of the old church, schoolhouse and fire station buildings, while the new build housing within the grounds has ensured the retention of the former hospital building. This has occurred without Green Belt encroachment and has served to retain the physical separation between the village and hospital site.

The Green Belt boundary is defined to the north, west and southwest of the site by the residential properties situated on Peace Avenue, Gotterbank and Torr Avenue. The northernmost boundary is additionally defined by the traditional stone boundary wall, the adjacent road and the boundary of the Quarriers Homes Conservation Area which covers an extensive area of the village, to the north and northwest of the site. These boundaries are long established and consequently overtime have become well defined by a variety of landscape features. This is particularly true given the sites openness, elevation and undulating topography and the southernmost boundary which features a mature tree-lined access lane which is a setting for several large houses set within large plots which lie beyond. These features combine to contribute to the rural characteristics of the site and its function of retaining the historic separation between the former Bridge of Weir Hospital site and village boundary.

SPP advises on the spatial form of the Green Belt and sets out that, in respect of the boundaries, clearly identifiable visual boundary markers based on landscape features should be established. Although the proposed landscaping/planting plans for the development are noted, it cannot be argued that this will either protect the existing Green Belt Boundary or form a new robust Green Belt Boundary. It will encourage coalescence of the village and the former hospital site and significantly impact on the perception of the two. Overall, it cannot therefore be considered that the development would be a logical incursion into the Green Belt. It would fail to protect the quality, character, landscape setting and historical form of the village and would fail to create a clearly definable and defensible Green Belt boundary.

Landscape Character and Visual Impact

Landscape character is the distinct and recognisable pattern of elements that occurs in a landscape leading to the way that it is perceived. Landscape sensitivity is concerned with the inherent character of the landscape and the likelihood that this character would be changed by the introduction of development. Landscape capacity refers to the degree to which a particular landscape type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.



The character of the site comprises of an open rural pasture land meeting with the well-defined edge of the settlement. It is located in prominent view when entering the village from Bridge of Weir with a dramatic first impression as the main road into the village rises and drops down past the site, with the majority of the site sitting at an elevated position relative to the road. This presents a very positive first impression of the village, characterised by the rural landscape and Conservation Area, both bound by traditional stone boundary walls. The site helps to set the scene of the historic and rural characteristics of the village and its close-knit integration and relationship between the built form and the countryside.

The site is given a low sensitivity rating within the applicant's Landscape and Visual Impact Assessment (LVIA) in respect of its value being judged at community level. Yet, medium adverse effects are evident from disrupted views from the adjacent streets which is heightened given the elevated nature of the site compared to the wider village and high-medium adverse effects given the developments visibility from the adjacent Conservation Area. The Council's Landscape Advisor agrees with this impact and advises that the effects would be undoubtedly

of high magnitude due to the introduction of housing into green space. It must be considered that a suburban modern housing development on such as prominent, elevated site outwith the settlement boundary will create a completely different development in comparison to its surrounding built form which closely nestles into the landscape form. As such, the proposed development cannot reflect this and, by virtue of location, would severely detract from it.

Concerns over the visual impact and visual deterioration of landscape character are further supported by SNH's comments submitted at the Main Issues Report (MIR) stage of the Proposed Inverclyde Local Development Plan. It was advised that development of this site will lead to adverse impacts to the local landscape character, particularly to the more prominently elevated northern part of the site.



The applicant's development framework as set out within the Design and Access Statement denotes that following site analysis, visual assessment and appraisal, the layout, design and overall functionality of the site has been presented within an indicative masterplan. The applicant suggests that the layout enables the site to remain relatively open with open space provision placed directly to the northern boundary. This is not accepted. The masterplan highlights the likelihood of development incorporating the close proximity of a few properties to the northern boundary of the site, which would present amenity concerns and additionally, would constrain views to and the prominence of the Victorian Clock Tower which presently forms a landmark building at the edge of and on arrival to the village. It also appears that the overall layout does not adhere to the minimum garden depth requirements as set out within the Council's Planning Application Advice Note (PAAN) 3 on "Private and Open Space Provision in New Residential Development" with many dwellings located close to their plot boundaries and not attaining garden sizes which are considered necessary to enable acceptable residential amenity. Furthermore, the scale of the development also raises concern given the site's potential to detract from the prominence of the historic buildings and landmarks surrounding the site, parking and access provision to each plot is not clear and neither are boundary details.

In summary, while recognising that the masterplan is only indicative, it provides no comfort that the site can be developed in a manner that addresses the serious landscape and visual impacts identified.

Indeed, in drawing comparisons, the Board is also mindful of the recent appeal decision for a similar planning application in principle for residential development on a Greenfield site to the western approach of Bridge of Weir. In many ways it has similar characteristics to the application site. Here, the Scottish Government Reporters also considered that the appeal site was an important part of the landscape setting of the village and they considered that development on that site, because of its prominence and location on the edge of the built up

area, would have a significant and direct impact on the landscaped setting of Bridge of Weir. They did not consider that developing the site would be in keeping with the character of the settlement or the local area.

In light of this assessment on the landscape and visual implications of the proposal, and recognising the views of the Council's Landscape Advisor, SNH and the representations submitted, the Board concludes that the application site forms an important and significant part of the landscape setting of Quarriers Village in which the proposed development cannot be held to protect the quality, character, landscape setting and identity of the village. In particular there are severe implications to the perception of the village on approach. It therefore does not ensure the Green Belt objectives are achieved in accordance with Policy 14 of the SDP. Policies SDS8 and ENV2 of the LDP rigorously defend the Green Belt and as there are no exceptional or mitigating circumstances which would justify this incursion into the Green Belt, the proposal is contrary to these policies. The proposal is further contrary Policy RES1 of the LDP with reference to the incompatibility with the character and amenity of the area (criterion (a)) and in respect of landscaping proposals and impact on existing landscape features (criteria (b) and (c)). The failure to reflect local character, maintain and enhance landscape character or support the objectives of the Green Belt also renders it incompatible with the placemaking criteria with reference to Policy 1 of the SDP, Policy SDS3 of the LDP and Policy 1 of the Proposed LDP.

Built Heritage

Within approximately 500 metres of the site there are a variety of heritage resources. These include the Category B Listed Former Bridge of Weir Hospital Site, Hope Lodge, Craigbet House and Mount Zion Church. A number of Category C Listed Buildings are located within very close proximity to the site, within the adjacent Quarriers Homes Conservation Area on Peace Avenue, Faith Avenue and Hope Avenue.

The applicant concluded within the Archaeology and Heritage section of the Design and Access Statement that none of the listed buildings and their settings are likely to be affected by the development. In response it is considered inappropriate to separate the listed buildings from the Conservation Area; they are linked both architecturally and historically. The buildings are not viewed in isolation, but as important parts of the wider Conservation Area – in the same way that the perception of a listed building can be diluted by the quality of its surrounds, it can also be lifted. It is considered that this development would have a detrimental impact on the Conservation Area. This Conservation Area was designated in 1986.

William Quarrier purchased the land in 1876 and worked with renowned architect Robert Bryden to plan a children's village comprising of large detached Orphan Homes with centrally located larger buildings serving as a school and a church, forming a self-contained settlement. The development integrated significant areas of open space throughout and maintained close connection to the rolling countryside. It presented a distinguished uniform layout in respect of the layout and design of the buildings. Externally, the buildings featured a palette of grey and natural coloured sandstone with each villa built to individual specification incorporating elaborate architectural detailing in the form of turrets, towers, viewing platforms, ornate porches and chimneystacks. These buildings today all exist within the Quarriers Homes Conservation Area. The Conservation Area covers an extensive area of the village and defines the approach to the village from all directions. The views towards and on approach to the village is therefore a very important attribute of its character and history. The first impression of Quarriers Village is particularly defined by its two main entrances. Whilst the applicant may consider that the indicative masterplan has been designed to respond to the existing urban form and that the proposed development would not significantly adversely affect the character of the Conservation Area, this is not accepted. The scale of the proposed dwellings in the indicative masterplan will not replicate the existing dwellings but instead form an intrusive disruption on these key views and prominence of the Conservation Area and its relationship with the countryside. The most extensive impact will be from the south-eastern approach; one of two of the main approaches into the village. The overall impression that is likely to be created by the development is an up-market suburban housing scheme, which would be unlikely to replicate the existing architecture visible on approach to the village. By extending such a development

along the southern boundary of the Conservation Area, the proposal would result in a major change to the setting and historic appearance of Quarriers Village.

On this basis, the proposal is contrary to Policy HER1 of the adopted LDP and Policy 28 of the proposed LDP due to the significant and unacceptable impact on the setting and appearance of the Conservation Area.

Cultural Heritage

Turning to archaeology, the applicant's archaeology consultant has undertaken a desk-based assessment which indicates that there are no known archaeological features within the application site. Additionally, Historic Environment Scotland identified no known impacts on cultural heritage assets to the site within their comments submitted at the Main Issues Report stage of the Proposed LDP. Should planning permission be granted, a condition could be imposed requiring that a watching brief be placed on the site with the subsequent requirement for recording if found.

Overall, the Board is satisfied that in principle, at this stage, there is no identified impediment to any development in respect of archaeological matters and, as such the proposal is acceptable when assessed against Policy HER7 of the adopted LDP and Policy 31 of the proposed LDP.

Ecology

Ecological issues are considered by the applicant in a preliminary ecological appraisal. One Site of Special Scientific interest (SSSI) was identified located approximately 1.5 km southeast of the application site. Additionally, a Tree Preservation Order exists immediately southeast of the site covering the Former Bridge of Weir Hospital Site. There are no natural heritage or environmental designations within the application site. It does not follow, however, that the proposed development would have no potential for ecological impacts.

The ecological appraisal undertaken by the applicant's ecological consultant concludes that generally the site is of low ecological merit, given that there were very limited sightings of species recorded during the assessment. This position is endorsed by the Local Nature Conservation Site Assessment prepared for the proposed LDP process and which includes an assessment of this site. It was suggested this may be down to the presence of residential properties bordering the majority of the site. Nonetheless, it was noted that the site and its surroundings presents suitable habitats for protected species such as deciduous woodland, thick hedgerows and semi-improved grassland. Therefore, care must be taken to avoid damage to these existing habitats and species. It also indicated that prior to any construction further checks would be carried out by an experienced ecologist. The applicant states within the Design and Access Statement that the proposal will retain all trees within or immediately outwith the site and will provide connected areas of greenspace and new tree planting to sustain the biodiversity value of the site.

SNH provided comments in relation to the biodiversity impact of development of the site at the MIR stage of the proposed LDP. It was stated that a general loss of habitat through development of a Greenfield site is evident, however opportunity exists to enhance boundary habitats and design landscape zones. Whilst the Board notes this provision within the indicative masterplan, in the event of planning permission being granted an accompanied detailed specification of the landscaping proposals with an associated planting scheme to indicate how the site will connect to habitat features outwith the site could be imposed by condition. Further assessment would also require to be undertaken on the site during breeding season, with any additional information for a detailed application requiring independent verification from a suitably qualified ecological professional. At this stage, however, the studies undertaken are considered sufficient for an application in principle.

Whilst the Board notes concerns from objectors in respect of species not discussed above, it is guided by the responses received from SNH and SEPA in respect of biodiversity matters. SEPA did not raise any concern in respect of pollution of waterbodies or watercourses. Notwithstanding the concerns raised, the ecology issues presented at this stage do not provide

a basis for refusal of planning permission. As such, the proposal is considered to be compliant with Policy ENV7 of the LDP and Policy 33 in respect of the requirements to minimise adverse impacts on wildlife and habitats.

Flooding and Drainage

The River Gryfe lies approximately 400 metres to the north-east of the site and flows in south-easterly direction. Other tributaries within close proximity to the site include the Carruth Burn (south) and Gotter Water (north-west). The Flood Risk Assessment (FRA) recommends that ground levels within the site are no lower than around 58m AOD, at the lowest northern-western point of the site.

The FRA advises that modelling of the overflow of the surrounding watercourses indicate that the low area of the site, at the very north-western corner is at risk of flooding in the 1 in 200 year climate change flood events and therefore development should not take place within this “functional floodplain”. In respect of surface water, it was concluded that there is potential for surface water to enter the site from the raised areas to the immediate east of the site. It is recommended that drainage measures are put in place to intercept and manage this surface water as part of the proposed drainage system.

Following consultation, SEPA agreed with the points concluded within these findings and consequently raise no objections on the conditions that the recommendations advised are followed within any detailed development. Additionally, it was advised that SuDS basin should be either located outwith the functional floodplain or designed in such a way that no land raising within the floodplain occurs.

The Head of Environmental and Commercial Services also advises that the FRA is acceptable, however there are outstanding matters in relation to drainage, SuDS details and maintenance. Scottish Water’s acceptance and permission is also necessary to ensure this increase can be accommodated by the existing infrastructure. Notwithstanding further clarifications from the applicant in this respect, the application is considered only in principle and the Board is satisfied that it would only be appropriate to address these outstanding requirements in the event of planning permission being granted.

Whilst the note the concerns raised within the representations received in respect of flooding, drainage and the provision of a SuDS pond within the development, it is considered that the information submitted at this stage is sufficient and has been appropriately reviewed by the relevant consultees. If required, further details would be addressed via any application in detail for the development.

The Board is therefore satisfied that there is nothing to suggest that matters relating to flooding and drainage cannot be appropriately addressed as part of any development in accordance with Policy 16 of the SDP, Policies INF4 and INF5 of the LDP and Policies 8 and 9 of the Proposed LDP.

Impact on the recreational use of the area

Evidently, residential development within this area will reduce the existing open countryside immediately adjacent to the settlement. However, given the land is currently used for agricultural purposes and occasional grazing pasture, it is difficult to reasonably quantify this as an adverse loss of recreational land. There is nothing to suggest that the development could not further enhance pedestrian access to the core path which exists to the south of the site. Development would also ensure the core path is overlooked more, enhancing its safety, which was raised as separate concern.

Consequently, the proposal is considered acceptable in terms of the impact on recreational use with reference to the strategic objective of the Green Belt; it will not reduce opportunities for countryside recreation as supported by Policy 14 of the SDP.

Affordable Housing

Policy RES4 of the adopted LDP, with reference to associated Supplementary Guidance, places an affordable housing requirement on residential developments of over 20 or more dwellings. The Supplementary Guidance extends this requirement to 'windfall' sites which this site would be if planning permission was to be granted. The requirement refers to benchmark of 25% affordable homes. Policies 17 and 18 of the proposed LDP places a requirement of 25% of houses on new greenfield release sites in the Inverclyde villages to be available for social rent, which would also be applicable to this site. The applicant's planning statement indicates that the development will be mixed tenure with at least 25% affordable housing provision. This would indicate that the proposal would be in accordance with this requirement of the development plan, although details of the exact provision of affordable housing are still to be provided.

Transport and Connectivity

The Transport Assessment (TA) submitted by the applicant is based on a development of 55 dwellings. This is above the development capacity of 45 dwellings as set out in the indicative masterplan. Scottish Planning Policy makes it clear that planning permission should not be granted for significant travel generating uses at locations which would increase the reliance on the car, where direct links to local facilities by walking or cycling are not available or cannot be made available, and where access to local facilities via public transport networks would involve walking more than 400 metres. Whilst the application site is located in close proximity to the village and surrounding residential properties, the lack of facilities within the village is acknowledged. This is a consequence of the village's unique history, small scale and rural setting. Whilst a range of facilities are available within the Kilmacolm village centre via the existing bus service and off-road cycling facilities, it is noted that the bus service does not operate after 5.22pm and the cycling facilities are located remotely from the village and not lit.

It is the applicant's intention to improve the existing transport connections within and surrounding the site. Enhanced pedestrian access has been presented within the indicative masterplan through provision of an additional footway on the north western boundary of the site and to the south and west to provide a safe walking route from the site into the village. Pedestrian routes have also been extended throughout the site. The TA recommends that all properties are issued with a Travel Pack to encourage use of sustainable transport modes. SPT and Transport Scotland support these proposals with SPT further requesting an additional bus stop on the northern side of the main road, close to the application site. These provisions will be required to be secured within any detailed application.

Despite this, the Board does not consider this provision to be adequate in ensuring that the site is reasonably accessible without reliance on the use of the private car. Based on the representations received, reliance on the private car to reach everyday services is a reality of living within the village. As such, the Board considers that, given the scale of the development, the inherent increase in vehicles would intensify this matter to an unacceptable level in which the development is wholly unsustainable and inappropriately located. As such, the proposal is contrary to Policy TRA2 of the adopted LDP and Policy 10 of the proposed LDP.

Traffic and Road Safety

The Board is principally guided by the advice from the Head of Environmental and Public Protection (Roads) in his consultation response. The Board notes that there is no objection in principle to the development when assessing the impact on the local road network and road safety. There are also no objections to the access arrangements of the site and the priority junction being taken off Torr Road, as per the indicative masterplan. The Board is in agreement with the advice in respect of the provision of footpaths and the extension of the 30mph. Such matters would be addressed as part of the detail of any development if appropriate, as would the road layout within the site together with the parking requirements for individual dwellings. Matters relating to roadworks and street lighting, together with any matters relating to the adoption of roads, footpaths and car parks are addressed via separate legislation.

A range of traffic and road safety concerns have been raised in the objections received. The Head of Environmental and Public Protection (Roads) raises no concerns regarding any knock

on effects to the wider road network. The Board also notes that there is no objection from Transport Scotland. As such, the Board is satisfied that there are no traffic or road safety implications arising from the proposal and that the proposal is acceptable when assessed against Policy TRA1 of the adopted LDP and Policy 11 of the proposed LDP.

The Board does, however, endorse the concerns expressed in representations that the implication of traffic increase has the potential to significantly detract from the historical characteristic of the village which is one of quietude. On this basis, the proposal is contrary to Policy HER1 of the adopted LDP and Policy 28 of the proposed LDP

Economic Impact

The applicant's supporting documentation considers that the development of new houses at the scale that is proposed will generate considerable local economic benefits primarily through construction employment and investment, both directly and indirectly. Furthermore, it is contended that the development would also support additional spending within Inverclyde associated with the increase in population. It is true that approval of the proposed development would create employment opportunities in the short term during the construction period and in the longer term in respect of the new residents contributing to the local economy, however the economic benefits would not be significant and the Board is not satisfied that they outweigh the negative impact of the development.

The Board concludes that the proposal would not generate economic benefits which would justify this development within the Green Belt.

Residential Amenity

Residential amenity can be affected in a number of ways. Concerns have been expressed over loss of view from neighbouring properties; noise and disruption from the new properties including during construction; privacy implications for both the existing and new residents; and incompatibility of the new and existing properties in respect character and amenity.

Any development project will produce noise and an element of disruption during the construction phase and this cannot be a determining factor in consider whether to grant planning permission; this is a matter controlled by legislation operated by the Head of Environmental and Public Protection (Environmental Health). The separation distance between new and existing properties and the inherent implications to privacy would be assessed within any detailed application. Whilst the masterplan is only indicative, if it is to be followed the Board does have concerns regarding the separation distance between properties. There is, however, nothing to suggest that a suitable separation distance and plot sizes could not be achieved. The occupation of new dwellings should not be expected to cause any noise of activity beyond that typically found in a residential area. Whilst the Board notes the concerns that the visual impact of the new properties may not reflect the character and amenity of the adjacent residential properties, not enough detail has been provided to fully assess this matter nor would it be expected within an application in principle. With regards to any loss of view, this is not a material planning consideration and therefore not relevant to the assessment of this application. Whilst the Board notes the concerns regarding the health and wellbeing of existing residents, it is not matter which could be considered to form a relevant or reliable basis for the refusal of planning permission.

To conclude, the Board is satisfied that, in principle, the relationship of the proposed development would not lead to the unacceptable disruption to residential amenity in a manner that could justify the refusal of planning permission.

Capacity of Schools and Local Facilities

Concerns are raised in the representations relating to school capacity. The Head of Education confirms that both the primary and secondary schools within closest proximity will be able to accommodate additional pupils resulting from the development.

Turning to local healthcare facilities, again concerns are raised in respect of the capacity of these services. Through the recent assessment of a similar application located within the Renfrewshire Sub-Market Housing Area it was considered that capacity exists in respect of healthcare facilities within Kilmacolm. Additionally, the application site lies within PA11 postcode area which is within the catchment of facilities in Bridge of Weir.

As a result, there are no implications arising in respect of the capacity of schools and local facilities which would warrant refusal of the planning application with reference to Policy RES1 (criterion (e)) of the LDP.

Other matters raised in consultation responses

Whilst noting that infrastructure is present in the area neither Scottish Gas Networks nor Scottish Water offer objections.

The Head of Environmental and Public Protection (Environmental Health) offers no objections; matters relating to ground contamination, Japanese Knotweed and external lighting would be addressed by condition or advisory note within any detailed application if necessary. The Board is guided by the advice of the Head of Environmental and Public Protection that a noise or air quality assessment is not required for this proposal.

Other issues

A wide range of other issues have been raised in the representations. Procedurally, the submission meets the requirement of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 with regards to public consultation. The proposal has been modified by the applicant following the initial public exhibition, although it is acknowledged that this may not mean that all points of concern have been addressed. While there is concern over the timing of the submission and period for the submission of representations falling within the two week summer holiday period, the Council has sought to ensure that any representations submitted are considered throughout the entirety of the assessment period of the application. Adequate documentation has been submitted to allow the assessment and the supporting documentation for a major planning application by its very nature will cover specialist disciplines. Furthermore, details of the market sectoring of these new homes is not a relevant consideration.

Finally, noting the concern that the granting of planning permission may create a precedent for future proposals, all planning applications are considered on their own merit and this would also be the case for adjacent sites if permission is granted for this proposal. There is also nothing to prevent the submission of planning applications for Green Belt locations. This is beyond the Council's control.

Summary and Conclusion

At a national level, Scottish Planning Policy reinforces the aims of the Scottish Government's National Planning Framework 3 to facilitate new housing development, requiring each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The Council's adopted Local Development Plan indicates no need for additional land release. Clydeplan indicates a private housing land requirement within the Inverclyde part of the Renfrewshire Sub-Market area for 140 houses. In considering the merits of the proposed Inverclyde Local Development Plan, which will cover a 10 year period, the Council has not identified additional sites.

As matters stand, there is no need for additional housing land at this time. Any requirement for additional housing land in the period to 2029 is a matter for the Local Development Plan examination, commenced on 27 December 2018, and notwithstanding the suitability or otherwise of the application site, it would be both inappropriate and premature to prejudice the plan-led system by supporting the release of additional housing land at this time.

Even in the event that there is a need for additional housing land, Policy 8 of the Strategic Development Plan is clear in requiring additional assessment of any site against the criteria set out in this Policy. There is conflict with three of the criteria; the development will not contribute to sustainable development; the development is not in keeping with the character of the settlement and the local area and the development undermines Green Belt objectives. So, housing need or not, the proposal fails when tested against Policy 8 of the SDP.

Furthermore, as the site is situated within the Green Belt there is a presumption against development. The proposal has been assessed with direct reference to the impacts on landscape character and visual impact, the built and cultural heritage, ecology, flooding and drainage, impact on recreational use, transport and connectivity, traffic and road safety, economic impact, residential amenity and impact on capacities of schools and local facilities. It has been concluded that the detriment to the landscape character and amenity, built heritage and the limited connectivity of the site to everyday services is unacceptable. There are specific concerns on the resultant negative perceptions and historical understanding of the setting of Quarriers Village and the site of the former Bridge of Weir Hospital and the role that the intensification of the use of private car will have on the overall character and amenity of the area. This is contrary to Policies SDS2, SDS3, SDS8, TRA2, RES1(a – c), ENV2 and HER1 of the LDP together with Policies 1, 10, 14, 17 and 28 of the Proposed LDP. Additionally, the proposal is also a departure from Policies 1 and 14 of the SDP. The proposal is also not a form of residential development in the Green Belt supported by Policy RES7 of the 2014 Inverclyde Local Development Plan.

For developments of a strategic scale, Box 1 of Diagram 10 sets out the basis of the assessment in respect of the SDP. As the proposal fails in respect of Policies 1 and 14 of the SDP, it is a departure from the SDP. Box 2 of Diagram 10 provides the criteria for establishing whether a development proposal is an acceptable departure from the SDP. The proposal does not merit support in respect of any of the criteria listed nor are there any other material considerations which would justify a departure from the SDP. Accordingly, the proposal is an unacceptable departure from the SDP and is therefore contrary to the SDP.

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Board is satisfied that the proposal is contrary to the Development Plan because of the combination of a lack of identified housing need, the unacceptable visual impact on the setting of Quarriers Village and the site of the former Bridge of Weir Hospital and the unsustainable location in the Inverclyde Green Belt. In reviewing the application and supporting documentation, it is concluded that there are no material considerations to indicate that the application should be considered favourably.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which fails to accord with the Green Belt objectives in that it does not direct planned growth to the most appropriate locations nor, protect the quality, character, landscape setting and identity of the village.
2. The proposal is contrary to Policies ENV2 and SDS8 of the 2014 Inverclyde Local Development Plan together with Policy 14 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to accord with the objectives of the Green Belt.
3. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of the 2017 Clydeplan Strategic Development Plan and Policy 1 of the 2018 Proposed Inverclyde Local Development Plan. The proposal is also contrary to the placemaking aims of policy SDS3 of the 2014 Inverclyde Local Development Plan.

4. The proposal is not a form of residential development in the Green Belt supported by Policy RES7 of the 2014 Inverclyde Local Development Plan.
5. The proposal fails in respect of Policy RES1 of the 2014 Inverclyde Local Development Plan with reference to the incompatibility with the character and amenity of the area (criterion (a)) and in respect of landscaping proposals and impact on existing landscape features (criteria (b) and (c).
6. The proposal is contrary to Policies SDS2 and TRA2 of the 2014 Inverclyde Local Development Plan and Policy 10 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to be reasonably accessed by public transport and as such will generate significant traffic demand by private car and will not contribute to sustainable development.
7. The proposal is contrary to Policy HER1 of the 2014 Inverclyde Local Development Plan and Policy 28 of the Proposed 2018 Proposed Inverclyde Local Development Plan in that there would be a significant and unacceptable impact on the setting and appearance of the Conservation Area and its spatial relationship with the site of the former Bridge of Weir Hospital site.

David Wilson
Chair, Planning Board

LOCAL POLICE & FIRE SCRUTINY COMMITTEE – 29 NOVEMBER 2018

Local Police & Fire Scrutiny Committee

Thursday 29 November 2018 at 2pm

Present: Provost Brennan (for Councillor Moran), Councillors Clocherty, Crowther, Curley, Jackson, MacLeod, J McEleny, McVey, Quinn and Wilson.

Chair: Councillor McVey presided.

In attendance: Corporate Director Education, Communities & Organisational Development, Head of Environmental & Public Protection, Mr W Rice (Environmental & Public Protection), Mr J Douglas (for Head of Legal & Property Services) and Ms S Lang (Legal & Property Services).

In attendance also: Chief Superintendent G Crossan, Chief Inspector D Reilly and Sergeant L Stewart (Police Scotland), Area Manager G Binning, Group Manager D McCarrey and Station Manager M Meehan (Scottish Fire and Rescue Service).

Prior to the commencement of business, Councillor McVey asked that the Committee's best wishes be conveyed to Constables Kenny MacKenzie and Laura Sayer for their continuing recovery following the attack on 1 June. He also asked that the Committee's congratulations be extended to Community PC Kirsty Boyd who had been named Police Officer of the Year 2018 for her contribution to the lives of young people in Inverclyde.

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

692 Apologies, Substitutions and Declarations of Interest 692

An apology for absence was intimated on behalf of Councillor Moran with Provost Brennan substituting.

No declarations of interest were intimated.

693 Police Scotland Performance Report 693

There was submitted a report on the performance and activities of Police Scotland during the reporting period 1 April to 30 September 2018.

Decided:

- (1) that the information contained in the report be noted; and
- (2) that arrangements be made for Police Scotland to make a presentation to Elected Members on counter-terrorism activities.

694 Scottish Fire and Rescue Service Performance Report 694

There was submitted a report on the performance and activities of the Scottish Fire and Rescue Service during the reporting period 1 July to 30 September 2018.

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

LOCAL POLICE & FIRE SCRUTINY COMMITTEE – 29 NOVEMBER 2018

695 Local Police and Fire Scrutiny Committee Update Report (November 2018) 695

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on current and emerging issues relating to both Police and Fire and Rescue Services.

Decided: that the information contained in the report in respect of current and emerging national issues relating to Police and Fire and Rescue matters be noted.

696 Scrutiny of Scottish Ambulance Service Activities 696

There was submitted a report by the Corporate Director Education, Communities & Organisational Development on the arrangements for scrutiny of the Scottish Ambulance Service.

(Provost Brennan left the meeting during consideration of this item of business).

Decided: that the Committee note the information contained within the report in respect of scrutiny arrangements for the Scottish Ambulance Service, specifically the following:

- (1) that there is no legislative obligation under the Police and Fire Reform (Scotland) Act 2012 for the Scottish Ambulance Service to have its activity formally scrutinised;
- (2) that accountability and governance of the Scottish Ambulance Service is to Scottish Ministers through the Scottish Government Health Directorates; and
- (3) that the Scottish Ambulance Service will become a member of the Inverclyde Community Safety Partnership.

697 Community Safety Report – Youth Gatherings 697

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on the responses to large-scale youth gatherings in Inverclyde since 2015.

Decided:

- (1) that the multi-agency approach taken in response to large-scale youth gatherings be noted;
- (2) that the overarching aims of promoting safety, providing public reassurance and reinforcing parental/carer responsibilities be noted;
- (3) that the reduction in frequency, numbers, location and seasonal duration of the large-scale gatherings in 2018 be noted;
- (4) that the commitment of resources from partner agencies be acknowledged; and
- (5) that support be given to the continuation of an area based multi-agency approach to large-scale youth gatherings by the Community Safety Partnership.

THE INVERCLYDE COUNCIL – 29 NOVEMBER 2018

The Inverclyde Council

Thursday 29 November 2018 at 4pm

Present: Provost Brennan, Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Dorrian, Jackson, MacLeod, McCabe, McCormick, C McEleny, J McEleny, McKenzie, McVey, Moran, Murphy, Nelson, Quinn, Rebecchi and Wilson.

Chair: Provost Brennan presided.

In attendance: Chief Executive, Corporate Director Education, Communities & Organisational Development, Corporate Director Environment, Regeneration & Resources, Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership, Head of Legal & Property Services, Mr J Douglas, Ms S Lang, Ms K Macvey and Ms D Sweeney (Legal & Property Services), Chief Financial Officer, Head of Children's Services & Criminal Justice (Chief Social Work Officer), Head of Health & Community Care, Head of Organisational Development, Policy & Communications, Head of Regeneration & Planning, Corporate Policy, Performance & Partnership Manager and Corporate Communications Manager.

698 Apologies and Declarations of Interest 698

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

No declarations of interest were intimated.

699 Chief Social Work Officer Annual Report 2017/18 699

There was submitted a report by the Chief Social Work Officer for Inverclyde Council (1) on the contents of her Annual Report 2017/18 and (2) seeking approval for its submission to the Office of the Chief Social Work Adviser to the Scottish Government. (Councillor Nelson entered the meeting during consideration of this item of business).

Decided:

- (1) that the contents of the Inverclyde Chief Social Work Officer Report for 2017/18 be noted and that approval be given for its submission to the Office of the Chief Social Work Adviser to the Scottish Government; and
- (2) that the Council's appreciation be conveyed to all staff involved.

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

700 Appointment Panel – Head of Education – 11 September 2018 700

Approved on the motion of Councillor Clocherty.

701 Appointment Panel – Head of Education – 26 September 2018 701

Approved on the motion of Councillor Clocherty.

THE INVERCLYDE COUNCIL – 29 NOVEMBER 2018

702	Local Police & Fire Scrutiny Committee – 27 September 2018	702
	Approved on the motion of Councillor McVey.	
703	The Inverclyde Council – 27 September 2018	703
	Approved on the motion of Provost Brennan.	
704	Audit Committee – 9 October 2018	704
	Approved on the motion of Councillor Rebecchi.	
705	General Purposes Board – 10 October 2018	705
	Approved on the motion of Councillor Dorrian.	
706	Health & Social Care Committee – 11 October 2018	706
	Approved on the motion of Councillor Moran.	
707	Environment & Regeneration Committee – 25 October 2018	707
	Approved on the motion of Councillor McCormick.	
708	Education & Communities Committee – 30 October 2018	708
	Approved on the motion of Councillor Clocherty.	
709	Local Review Body – 7 November 2018	709
	Approved on the motion of Councillor Nelson.	
710	Policy & Resources Committee – 13 November 2018	710
	Approved on the motion of Councillor McCabe.	
711	General Purposes Board – 14 November 2018	711
	Approved on the motion of Councillor Dorrian.	
712	Environment & Regeneration Committee (Special) – 27 November 2018	712
	Councillor McCormick seconded by Councillor Clocherty moved approval of the minute as a correct record and confirmation of the decision at paragraph 670 (Inchgreen - City Deal Strategic Business Case) as minuted. This was agreed unanimously. Decided: that the minute be approved.	

THE INVERCLYDE COUNCIL – 29 NOVEMBER 2018

- 713 Equal Pay – Notice of Motion by Councillor Quinn 713**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a Notice of Motion by Councillor Quinn, countersigned by Councillor Ahlfeld, submitted in terms of Standing Order 22 in the following amended terms:
 “For a number of years there have been discussions and debates relating to equal pay deliberations for a small number of clerical assistants in our local schools. We request that the matter be referred to the next scheduled meeting of the Policy & Resources Committee to allow assessment of new information recently received in relation to the claims and to consider the making of payments thereafter.”
Decided: that the Notice of Motion by Councillor Quinn, as amended, be agreed.
- 714 Humanity & Inclusion’s Stop Bombing Civilians Campaign – Request by Councillor MacLeod 714**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a request received from Councillor MacLeod for the Council to support Humanity & Inclusion’s campaign to stop bombs being dropped on civilian populations which would include having a photograph taken beside the organisation’s poster.
Decided: that it be agreed to support Humanity & Inclusion’s Stop Bombing Civilians Campaign.
- 715 Financial Strategy 2018/2026 - Update 715**
- There was submitted a report by the Chief Financial Officer appending the updated Financial Strategy for review and approval by the Council.
 There was circulated to Members, amended Appendix 12 to the report.
 (Councillor Wilson left the meeting during consideration of this item of business).
Decided: that approval be given to the latest revision of the Financial Strategy as set out in the report and appendices, as amended.
- 716 Statutory Review of Polling Scheme 716**
- There was submitted a report by the Chief Executive (1) advising Members of the need to carry out a statutory review of the Council’s Polling Scheme and (2) requesting approval of the draft Polling Scheme detailed in Appendix 3 and the associated timescale detailed in Appendix 1.
Decided:
 (1) that the requirement to undertake a review of the Polling Scheme between 1 October 2018 and 31 January 2020 be noted;
 (2) that approval be given to the timetable relating to the statutory review of the Polling Scheme outlined in Appendix 1; and
 (3) that approval be given to the draft Polling Scheme forming Appendix 3 and that the Head of Legal & Property Services be authorised to carry out consultations in relation to the draft Scheme.

THE INVERCLYDE COUNCIL – 29 NOVEMBER 2018

- 717 Standard Commission’s Hearing: Councillor Rebecchi 717**
- There was submitted a report by the Head of Legal & Property Services notifying the Council of the Standard Commission’s Hearing on 21 September 2018 relative to a complaint about Councillor Rebecchi.
(Councillor Wilson returned to the meeting during consideration of this item of business).
Decided: that the Standard Commission’s Hearing decision relative to Councillor Rebecchi be noted.
- 718 Response to Local Governance Review 2018 718**
- There was submitted a report by the Head of Organisational Development, Policy & Communications setting out the Council’s proposed response to the Local Governance Review as requested by the Scottish Government.
Decided:
(1) that the key themes and outcomes to emerge from the workshop consultation be noted; and
(2) that approval be given to the Inverclyde Council Local Governance Review response and key themes set out in paragraph 5.1 of the report.
- 719 Proposed Traffic Regulation Order – The Inverclyde Council, Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018: Remit from Environment & Regeneration Committee 719**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a remit from the Environment & Regeneration Committee of 25 October 2018 requesting approval of the proposed Traffic Regulation Order – The Inverclyde Council, Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018.
Decided: that approval be given to the making of the Traffic Regulation Order – The Inverclyde Council, Shore Road, Wemyss Bay (Designated Parking Places and Waiting Restrictions) Order 2018 and that the Head of Environmental & Public Protection and the Head of Legal & Property Services be authorised to take all necessary action in connection therewith.
- 720 Treasury Management – Mid-Year Report 2018/19: Remit from Policy & Resources Committee 720**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a remit from the Policy & Resources Committee of 13 November 2018 requesting approval of the Treasury Management Mid-Year Report 2018/19.
Decided: that approval be given to the Treasury Management Mid-Year Report 2018/19.
- 721 Watt Complex: Remit from Education & Communities Committee 721**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a remit from the Education & Communities Committee of 30 October 2018 requesting the Council, as Trustees of the Watt Institution, to approve arrangements in relation to the reinstatement of the Watt Library, Inverclyde Archives and McLean Museum and Art Gallery and the re-opening of the Watt Complex to the public.

THE INVERCLYDE COUNCIL – 29 NOVEMBER 2018

Decided: that the Council, as Trustees of the Watt Institution, approve the proposals set out in the report in relation to the Watt Complex.

722 Trust Funds Annual Accounts 2017-18 722

There was submitted a report by the Honorary Treasurer requesting the Council, as Trustees, to adopt the examined Annual Accounts of the Birkmyre Trust and Watt Institution Trust Fund.

Decided: that the Council, as Trustees, approve the Annual Accounts of the Birkmyre Trust and Watt Institution Trust Fund for the year ended 31 March 2018.

It was agreed in terms of Section 50(A) 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 it contained exempt information as defined in the respective paragraphs of Part I of Schedule 7(A) of the Act as detailed in the relevant minute.

Appendices to Minutes

723 Appointment Panel – Head of Education – 11 September 2018 723

Approved on the motion of Councillor Clocherty.

724 Appointment Panel – Head of Education – 26 September 2018 724

Approved on the motion of Councillor Clocherty.

725 Environment & Regeneration Committee – 25 October 2018 725

Approved on the motion of Councillor McCormick.

726 Education & Communities Committee – 30 October 2018 726

Approved on the motion of Councillor Clocherty.

727 General Purposes Board – 14 November 2018 727

Approved on the motion of Councillor Dorrian.

728 Environment & Regeneration Committee (Special) – 27 November 2018 728

Councillor McCormick seconded by Councillor Clocherty moved approval of the appendix to the minute as a correct record and confirmation of the decision at paragraph 670 (Inchgreen – City Deal Strategic Business Case) as minuted. This was agreed unanimously.

Decided: that the appendix to the minute be approved.

AUDIT COMMITTEE – 8 JANUARY 2019

Audit Committee

Tuesday 8 January 2019 at 3pm

Present: Provost Brennan, Councillors Crowther (for Curley), McCabe, McCormick, J McEleny, McVey, Clocherty (for Murphy), Quinn and Rebecchi.

Chair: Councillor Rebecchi presided.

In attendance: Corporate Director Environment, Regeneration & Resources, Chief Internal Auditor, Ms G Murphy (for Head of Legal & Property Services), Ms D Sweeney (Legal & Property Services) and Mr M Thomson (for Chief Financial Officer).

In attendance also: Mr M Laird and Mr D Jamieson, Audit Scotland.

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

- | | | |
|----------|--|----------|
| 1 | Apologies, Substitutions and Declarations of Interest | 1 |
| | Apologies for absence were intimated on behalf of Councillor Curley, with Councillor Crowther substituting, Councillor Murphy, with Councillor Clocherty substituting, and Councillors Brooks and Nelson. | |
| | No declarations of interest were intimated. | |
| 2 | Internal Audit Progress Report – 17 September to 30 November 2018 | 2 |
| | There was submitted a report by the Corporate Director Environment, Regeneration & Resources appending the monitoring report in respect of Internal Audit activity for the period 17 September to 30 November 2018. | |
| | Decided: that the Committee note the monitoring report in respect of Internal Audit activity for the period 17 September to 30 November 2018. | |
| 3 | Audit Scotland National Report: The National Fraud Initiative in Scotland – July 2018 - Update Report – November 2018 | 3 |
| | There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing Members with the outcome information for Inverclyde Council arising from the Audit Scotland report “The National Fraud Initiative in Scotland” which was published on the Audit Scotland website on 30 November 2018.. | |
| | Decided: that the Committee note the release of outcome information relating to the National Fraud Initiative 2016/17 exercise for relevant data sets relating to Inverclyde Council. | |
| | 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 I of Schedule 7(A) of the Act. | |

AUDIT COMMITTEE – 8 JANUARY 2019

4 Appendix relative to Item 2 providing update on a Special Investigation**4**

There was submitted an appendix to the Internal Audit Progress Report providing an update on a special investigation.

Decided: that the appendix be noted.

ENVIRONMENT & REGENERATION COMMITTEE – 10 JANUARY 2019

Environment & Regeneration Committee

Thursday 10 January 2019 at 1.30pm

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

Chair: Councillor McCormick presided.

In attendance: Mr P MacDonald (for Head of Legal & Property Services) and Ms R McGhee (Legal & Property Services).

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

5 Apologies, Substitutions and Declarations of Interest 5

No apologies for absence were intimated.

Councillor McCabe declared an interest in agenda item 2 (The Inverclyde Council, Disabled Persons' Parking Place (On Street) Order No. 2A 2018 The Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999)

6 The Inverclyde Council, Disabled Persons' Parking Place (On Street) Order No. 2A 2018 6
The Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999

There was submitted a report by the Corporate Director Environment, Regeneration & Resources further to the statutory consultation process undertaken in terms of the Road Traffic Regulation Act 1984 and the Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999 on the Disabled Persons' Parking Place (On Street) Order No. 2A (the Proposed TRO), (1) requesting that the Committee adopt the rules of procedure (Rules of Procedure) for the purposes of the special meeting, (2) advising, in relation to the Proposed TRO, of the discussion between Council Officers and the persons who have, as part of the public consultation, objected to the proposed TRO (the Objectors) and (3) making proposals to facilitate the effective, fair and proper hearing by the Committee of the Objectors who have not withdrawn their objections in order that the Committee can consider their objections (the Objections) and come to a formal recommendation on the Proposed TRO.

Councillor McCabe declared a non-financial interest in this matter as the applicant is known to a member of his family. 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.

The Committee decided:

- (1) that the Rules of Procedure as detailed in Appendix 1 to the report be approved;
- (2) that the terms of Appendix 2 in relation to the Objections be considered and noted; and
- (3) that it be agreed to allow the Objectors an opportunity to be heard at the special meeting in accordance with the Rules of Procedure.

In this regard, Mr Lee Clark, Ms Alison Clark, Ms Alison Bradley and Ms Stephanie

ENVIRONMENT & REGENERATION COMMITTEE – 10 JANUARY 2019

Clark were present and the Committee heard Mr Clark, Ms Bradley and Ms S Clark on behalf of the Objectors in relation to the Objections.

At this juncture, Councillor McCabe indicated that, given the comments made by the Objectors during the course of the meeting, he considered it appropriate to withdraw from participation in the decision-making process and he then left the meeting.

Ms G MacFarlane, Head of Service – Roads and Transportation, Mr M McNab, Head of Environmental & Public Protection, and Ms E Provan, Environmental & Commercial Services, were present and the Committee heard Mr McNab in support of the Proposed TRO.

The Committee then adjourned to private session to consider the Objections.

Following consideration of the Objections, the Committee returned to public session and Mr Clark, Ms A Clark, Ms Bradley, Ms S Clark, Ms MacFarlane, Mr McNab and Ms Provan were re-admitted to the meeting.

The Committee, having considered and having had regard to the Objections and the oral representations made by Mr Clark, Ms Bradley, Ms S Clark and Mr McNab at the meeting, further decided:

(4) that the Objections be dismissed and that the Proposed TRO as detailed in Appendix 3 be approved and referred to the next meeting of the Inverclyde Council recommending that the Inverclyde Council formally approve the Proposed TRO and that it be remitted to the Head of Environmental & Public Protection and the Head of Legal & Property Services to arrange for its implementation in accordance with the statutory procedure, all in accordance with the Rules of Procedure.

HEALTH & SOCIAL CARE COMMITTEE – 10 JANUARY 2019

Health & Social Care Committee

Thursday 10 January 2019 at 3pm

Present: Councillors Brooks, Crowther, Dorrian, Jackson, MacLeod, McCabe, McKenzie, Moran, Quinn, Rebecchi and Robertson.

Chair: Councillor Moran presided with the exception of Agenda Item 11 for which Councillor Dorrian presided.

In attendance: Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership, Head of Health & Community Care, Head of Children's Services & Criminal Justice, Head of Strategy & Support Services, Head of Mental Health, Addictions & Homelessness, Service Manager (Assessment & Care), Ms V Pollock (for Head of Legal & Property Services) and Ms D Sweeney (Legal & Property Services).

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

7 Apologies, Substitutions and Declarations of Interest

7

No apologies for absence were intimated.

Declarations of interest were intimated as follows:

Agenda Item 2 (Compassionate Inverclyde Evaluation) - Councillor Moran.

Agenda Item 6 (Inspection of Fostering Services) - Councillor Robertson.

Agenda Item 10 (Review of Housing Support Services within Sheltered Housing) - Councillors Brooks and Crowther.

Agenda Item 11 (Temporary Accommodation Review) - Councillors Brooks, Crowther and Moran.

Agenda Item 12 (Governance of HSCP Commissioned External Organisations) - Councillors Brooks, Crowther and MacLeod.

8 Compassionate Inverclyde Evaluation

8

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership advising the Committee of an independent evaluation report on Compassionate Inverclyde.

Councillor Moran declared a non-financial interest in this item as Chair of Compassionate Inverclyde. 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.

The Committee heard a presentation by Ms A Bunce, Programme Lead, Compassionate Inverclyde, on the work of the project. Thereafter Ms Bunce answered a number of questions in relation to the presentation.

Decided: that the Committee note the independent evaluation of Compassionate Inverclyde and recognise the value of the grass roots approach that has turned a project into what has been described as a social movement.

HEALTH & SOCIAL CARE COMMITTEE – 10 JANUARY 2019

9 Revenue and Capital Budget Report – 2018/19 Revenue Projected Outturn as at 31 October 2018 9

There was submitted a report by the Chief Financial Officer and the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership on the projected outturn on revenue and capital for 2018/19 as at 31 October 2018.

Decided:

- (1) that the Committee note the projected underspend of £520,000 on the current year Revenue Budget as at 31 October 2018;
- (2) that the Committee approve the virements listed in Appendix 6 to the report;
- (3) that the Committee note the current projected capital position; and
- (4) that the Committee note the current Earmarked Reserves position.

10 Inspection of Residential Children's Services 10

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership advising the Committee of the outcome of the Care Inspectorate unannounced inspection of The View residential childcare service completed on 10 September 2018. The report advised that the Service had achieved a grade of 6 (excellent) for Quality of Care and Support and 6 for Quality of Management and Leadership.

Decided:

- (1) that the Committee note the outcome of the inspection; and
- (2) that the Committee's appreciation for the grades achieved be conveyed to all the staff and young people involved.

11 Inspection of Adoption Services 11

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership advising the Committee of the outcome of the Care Inspectorate short notice inspection of the Adoption Service completed on 31 August 2018. The report advised that the Service had achieved a grade of 5 (very good) for Care and Support and 6 (excellent) for Management and Leadership.

Decided:

- (1) that the Committee note the outcome of the inspection; and
- (2) that the Committee's appreciation for the grades achieved be conveyed to all involved in the service provision.

12 Inspection of Fostering Services 12

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership advising the Committee of the outcome of the Care Inspectorate short notice inspection of Inverclyde's Fostering Service completed on 31 August 2018. The report advised that the Service had achieved a grade of 5 (very good) for Quality of Care and Support and 5 for Quality of Management and Leadership.

Councillor Robertson declared a non-financial interest in this item as a foster carer. She also formed the view that the nature of her interest and of the item of business did not preclude her continued presence in the Chamber or her participation in the decision-making process.

Decided:

HEALTH & SOCIAL CARE COMMITTEE – 10 JANUARY 2019

- (1) that the Committee note the outcome of the inspection; and
- (2) that the Committee's appreciation for the grades achieved be conveyed to all involved in the service provision.

13 Scottish Attainment Challenge – Care Experienced Children and Young People Funding 13

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership (1) advising the Committee of additional funding for care experienced children and young people available through the Care Experienced Children Attainment Funding and (2) outlining the spending allocation for Inverclyde in conjunction with the implementation and governance arrangements detailed in the report.

Decided:

- (1) that the Committee note the content of the report; and
- (2) that the Committee endorse the development of a Participatory Support Board which will meet monthly, or more frequently if required, to review applications.

14 Learning Disability (LD) Redesign – Progress Report January 2019 14

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership providing an update in relation to progress of Inverclyde HSCP's Learning Disability (LD) Redesign.

Decided:

- (1) that the Committee note the ongoing appraisal work in the identification of potential sites within Inverclyde for a community based resource hub and developing partnership with hub West Scotland (hWS); and
- (2) that the Committee note the content of the Draft Service Model version 1 as detailed in the report and appendices and ongoing consultations with service users, carers, staff and other relevant stakeholders.

15 Carers (Scotland) Act 2016 – October 2018 Update 15

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership providing an update on the implementation of the Carers (Scotland) Act 2016 and the financial commitments relating to carer and young carer services across Inverclyde.

Decided:

- (1) that the Committee note the Inverclyde HSCP Local Eligibility Criteria as detailed in the report;
- (2) that the Committee note the Draft Communication Strategy;
- (3) that the Committee note the financial commitment to support carers in Inverclyde; and.
- (4) that the Committee note the ongoing work in progressing the Short Breaks Services Statement as detailed in the report.

16 Review of Housing Support Services within Sheltered Housing 16

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership providing an update on the review of sheltered housing support services in consultation with River Clyde Homes, Cloch Housing,

HEALTH & SOCIAL CARE COMMITTEE – 10 JANUARY 2019

Blackwood Care, Abbeyfield Society, Little Sisters of the Poor and Trust Housing Association.

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

Decided:

- (1) that the Committee note the positive work undertaken in relation to changes in the housing support service model within sheltered housing; and
- (2) that the Committee note that negotiated contracts will be awarded to providers for a two year period from April 2019.

17 Temporary Accommodation Review

17

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership (1) advising the Committee of the outcome of the review of Inverclyde's temporary accommodation undertaken by Arneil Johnston and (2) requesting that the Committee consider proposals to take forward recommendations enabling development of a temporary accommodation strategy for Inverclyde.

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

Councillor Moran declared a non-financial interest in this matter as the close relative of an employee within a service included within the review and left the meeting. Councillor Dorrian assumed the Chair.

Decided:

- (1) that the Committee agree the recommendations from the review work;
- (2) that the Committee agree the proposal to progress this work as outlined in Section 5 of the report, it being noted that this will link directly to the Rapid Rehousing Transition Plan Work;
- (3) that it be remitted to the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership to provide further reports on the development of the Rapid Rehousing Transition Plan and the future temporary accommodation model; and
- (4) that the Committee note that the management charge will be removed from the temporary accommodation and that costs will be met from the Social Care Fund.

Councillor Moran returned to the meeting at this juncture and resumed the Chair.

The Convener being of the opinion that the undernoted report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership was relevant, competent and urgent, moved its consideration in terms of the relevant Standing Order to allow the Committee to be updated on the ongoing work in relation to the management review at the earliest opportunity.

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 out opposite each item.

HEALTH & SOCIAL CARE COMMITTEE – 10 JANUARY 2019

Item	Paragraph
Governance of HSCP Commissioned External Organisations	6 & 9
Management Structure	1
18 Governance of HSCP Commissioned External Organisations	18
<p>There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership providing an update on matters relating to the HSCP governance process for externally commissioned Social Care Services. Councillors Brooks and Crowther declared a non-financial interest in this item as members of the Board of River Clyde Homes and Councillor MacLeod declared a non-financial interest as a non-executive Director of Parklea Association. 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.</p>	
Decided:	
(1) that the Committee note the governance report for the period from 8 September 2018 to 23 November 2018 as detailed in Appendix 1 of the report; and	
(2) that Members acknowledge that Officers regard the control mechanisms in place through their governance meetings as sufficiently robust to ensure ongoing quality and safety and the fostering of a commissioning culture of continuous improvement.	
19 Management Structure	19
<p>There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership advising the Committee of the ongoing work in relation to the management review and the posts already identified for removal linked to the 2019/20 saving which was agreed, all as detailed in the appendix.</p>	

PLANNING BOARD – 15 JANUARY 2019

Planning Board

Tuesday 15 January 2019 at 2pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, Moran, Murphy, Nelson and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration and Planning, Development and Building Standards Manager, Head of Shared Services – Roads and Transportation, Service Manager Roads, Ms C Main (Regeneration and Planning Services), Ms E Provan (Environmental and Commercial Services), Mr J Kerr (for Head of Legal and Property Services) and Ms K Macvey (Legal and Property Services).

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

20 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 20

Apologies for absence were intimated on behalf of Councillors McVey and Rebecchi.

Councillors Clocherty, Crowther and Wilson declared an interest in Agenda Item 2 (Pre-Determination Hearing).

21 PRE-DETERMINATION HEARING 21

There was submitted a report by the Head of Regeneration and Planning on an application by Quarriers/Gladman Developments Limited for a proposed residential development with access, infrastructure, landscape/open space and associated works (in principle) at land at Carsemeadow, Quarriers Village (18/0190/IC).

Councillor Clocherty declared a non-financial interest in this matter as a member of Clydeplan (Glasgow and the Clyde Valley Strategic Development Planning Authority). He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

Councillor Crowther declared a non-financial interest in this matter as a Board member of River Clyde Homes. He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

Councillor Wilson declared a non-financial interest in this matter as the Vice Chair of Clydeplan (Glasgow and the Clyde Valley Strategic Development Planning Authority), having prior to the Hearing sought and received legal advice in relation to his involvement in the preparation of the Clydeplan Strategic Development Plan Housing Land Requirement Policy. He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

PLANNING BOARD – 15 JANUARY 2019

The Chair referred to the Pre-Determination Hearing Procedure included with the agenda papers, which, for the benefit of those present, Mr Kerr read aloud.

The Chair then invited the applicant and objectors who had indicated they wished to address the Board to speak and the Board heard presentations from:-

(a) Mr Niall MacPherson on behalf of Quarriers/Gladman Developments Limited (applicant) who made reference to: the work of Quarriers as a charitable organisation; Quarriers obligations; reasons for the sale of the site; Quarriers commitment to the village; number of proposed houses and percentage of proposed affordable homes; future consultation process; the Head of Regeneration and Planning's report recommendation; shortfall in effective housing land supply; a recent appeal decision by the Planning and Environmental Appeals Division of the Scottish Government; Clydeplan Strategic Development Plan Policy on Housing Land Requirement; Scottish Planning Policy on the five year supply of effective housing land; lack of available brownfield sites and the suitability of the Carsemeadow site; the lack of sites within the 2018 proposed Inverclyde Local Development Plan; the sustainability aspects of the proposal; the traffic assessment submitted with the application; the benefits of the proposal on the village's infrastructure; the effectiveness and deliverability of the site; the impact on the landscape character and setting of the village; the defined boundaries of the site, previous new build housing in the local area and the economic and repopulation benefits of the proposal.

(b) Mr John Cooper on behalf of Kilmacolm Civic Trust (objector) – issues raised: the Clydeplan Strategic Development Plan Policy 8 on Housing Land Requirement and the applicants interpretation of the Policy; the location of the site within the Inverclyde/Renfrewshire Sub-Housing Market Area; the 2014 Inverclyde Local Development Plan policies and the 2018 proposed Inverclyde Local Development Plan policies; the principle of development in the Green Belt; the Clydeplan Strategic Development Plan guidelines on development in the Green Belt; the character of the settlement, place setting and identity; the impact on the village's roads, the visual impact on entering or leaving the village; concerns regarding the increase in vehicles and the demand on roads and services; the short term and long term effects on the local economy; the road width at Torr Road; potential road safety risks and the applicant's Traffic Assessment.

(c) Mr Tom McNally on behalf of McNally Associates Limited (objector) – issues raised: Scottish Planning Policy on resource capacities and patterns of development; the location of schools, health facilities, shops and social facilities in the area; the level of public transport; the impact of the removal of the wall at the front of the site, impact on the character of the village; the number of objections to the proposal and the historical importance of Quarriers Village.

The Head of Regeneration and Planning then presented his report and recommendation to the Board following which Mr MacPherson, assisted by Ms MacLean (Quarriers), Ms Wood and Mr Wright (Gladman Developments Limited) with the Board's agreement, was invited to respond to matters raised by the objectors and the Head of Regeneration and Planning in their presentations. Ms Wood responded to matters raised relating to Scottish Planning Policy on shortfall of effective housing land supply, National Planning Policy Framework, the deliverability of the site, the scale of the proposal, the number of planning applications and new builds on Green Belt locations, the location and boundary of the site, the benefits of the proposal to the area and the width of Torr Road.

PLANNING BOARD – 15 JANUARY 2019

Thereafter, Members asked a number of questions which were answered by Ms Wood, Mr Wright, the Head of Regeneration and Planning, the Development and Buildings Standards Manager and the Service Manager Roads.

Decided: that the Planning Board recommend to the Inverclyde Council that the application be refused for the following reasons:-

- (1) the proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which fails to accord with the Green Belt objectives in that it does not direct planned growth to the most appropriate locations nor, protect the quality, character, landscape setting and identity of the village;
- (2) the proposal is contrary to Policies ENV2 and SDS8 of the 2014 Inverclyde Local Development Plan together with Policy 14 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to accord with the objectives of the Green Belt;
- (3) the proposal fails to have regard to the six qualities of successful places as required by Policy 1 of the 2017 Clydeplan Strategic Development Plan and Policy 1 of the 2018 Proposed Inverclyde Local Development Plan. The proposal is also contrary to the placemaking aims of policy SDS3 of the 2014 Inverclyde Local Development Plan;
- (4) the proposal is not a form of residential development in the Green Belt supported by Policy RES7 of the 2014 Inverclyde Local Development Plan;
- (5) the proposal fails in respect of Policy RES1 of the 2014 Inverclyde Local Development Plan with reference to the incompatibility with the character and amenity of the area (criterion (a)) and in respect of landscaping proposals and impact on existing landscape features (criteria (b) and (c));
- (6) the proposal is contrary to Policies SDS2 and TRA2 of the 2014 Inverclyde Local Development Plan and Policy 10 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to be reasonably accessed by public transport and as such will generate significant traffic demand by private car and will not contribute to sustainable development; and
- (7) the proposal is contrary to Policy HER1 of the 2014 Inverclyde Local Development Plan and Policy 28 of the 2018 Proposed Inverclyde Local Development Plan in that there would be a significant and unacceptable impact on the setting and appearance of the Conservation Area and its spatial relationship with the site of the former Bridge of Weir Hospital site.

GENERAL PURPOSES BOARD – 16 JANUARY 2019

General Purposes Board**Wednesday 16 January 2019 at 3pm**

Present: Provost Brennan, Councillors Brooks, Crowther, Curley, Dorrian, Jackson, MacLeod, J McEleny, Moran and Quinn.

Chair: Councillor Dorrian presided.

In attendance: Mr D Keenan (for Head of Legal & Property Services), Ms D Sweeney (Legal & Property Services) and Sergeant S Finnie (Police Scotland).

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

22 Apologies, Substitutions and Declarations of Interest 22

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

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 items on the grounds that the business involved the likely disclosure of exempt information as defined in Paragraph 6 of Part I of Schedule 7(A) of the Act.

23 Application for Taxi Driver's Licence 23

There was submitted a report by the Head of Legal and Property Services on an application for a Taxi Driver's Licence which was refused, all as detailed in the appendix.

24 Application for Taxi Driver's Licence 24

There was submitted a report by the Head of Legal and Property Services on an application for a Taxi Driver's Licence which it was agreed to continue to the February meeting of the Board, all as detailed in the appendix.

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

Environment & Regeneration Committee

Thursday 17 January 2019 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, Technical Services Manager, Ms R McGhee (Legal & Property Services), Ms M McCabe (for Chief Financial Officer), Head of Service - Roads & Transportation, Head of Environmental & Public Protection, Service Manager (Roads), Environmental Services Manager, Service Manager (Public Protection), Public Protection Manager, Head of Regeneration & Planning, Head of Mental Health, Addictions & Homelessness and Corporate Procurement Manager.

Prior to the commencement of business, Councillor McCormick welcomed Ms Gail MacFarlane, Head of Service – Roads & Transportation to the meeting.

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

25 Apologies, Substitutions and Declarations of Interest 25

No apologies for absence were intimated.

Declarations of interest were intimated as follows:

Agenda Item 3 (Environment & Regeneration Capital Programme 2018/19 to 2020/21 – Progress) – Councillors Ahlfeld, Brooks, Clocherty, J McEleny and McKenzie;
 Agenda Item 6 (Review of Riverside Inverclyde) – Councillors Clocherty, McKenzie and Nelson;
 Agenda Item 19 (Rapid Rehousing Transition Plan) – Councillors Brooks and Curley;
 Agenda Item 20 (Registration of Private Landlords – Progress Update) – Councillor Curley;
 Agenda Item 24 (Clune Park Regeneration Plan Progress Report: Update on Current Actions) – Councillors Brooks and Curley;
 Agenda Item 27 (Property Asset Management Report) – Councillors Brooks and Curley;
 and
 Agenda Item 28 (Review of Riverside Inverclyde) – Councillors Clocherty, McKenzie and Nelson.

26 Environment & Regeneration Revenue Budget 2018/19 – Period 7 (31 October 2018) 26

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 as at Period 7 to 31 October 2018.

Decided: that the current projected underspent of £12,000 for 2018/19 as at 31

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

October 2018 be noted.

27 Environment & Regeneration Capital Programme 2018/19 to 2020/21 – Progress 27

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

Councillors Ahlfeld, Brooks, Clocherty and J McEleny declared a non-financial interest in this item as Board Members of Inverclyde Leisure. Councillor McKenzie also declared an interest as a member of the King George VI Strategy Committee. All five Members 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 current position of the 2018/21 Capital Programme and the progress of the specific projects detailed in Appendices 1 and 2 be noted;
- (2) that it be noted that the costs in connection with the additional works for the District Court Room restoration are likely to increase and additional funding will be required and that this will be reported in due course;
- (3) that the further allocation of funding from the 2019/20 Core Property allocation to address the continuation of the general fabric upgrade of the Greenock Municipal Buildings be noted and approved; and
- (4) that the current City Deal progress detailed in paragraph 7 and Appendix 3 be noted.

28 Environment, Regeneration & Resources CDIP Performance Report 28

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on progress towards the achievement of key objectives as set out in the Environment, Regeneration & Resources Corporate Directorate Improvement Plan (CDIP) 2016/19.

Decided:

- (1) that it be noted that the report reflects the progress made by the Environment, Regeneration & Resources Directorate in delivering their key improvement actions and performance targets as detailed in the Environment, Regeneration & Resources CDIP; and
- (2) that it be noted that a new three year CDIP from 2019 to 2022 will be presented to the Committee for approval.

29 Policy on Safer Streets – Request by Councillor C McEleny 29

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a request received from Councillor C McEleny that it be remitted to Officers to draft a policy to support the implementation of “Safer Streets”, Safer Streets to be places which encourage walking and cycling and where private cars cease to be dominant with prioritisation for action to be community driven to improve the street environment as opposed to being a response to historical accidents.

Decided: that it be remitted to Officers to draft a policy to support the implementation of “Safer Streets”.

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

- 30 Review of Riverside Inverclyde 30**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the outcome of a Board meeting of Riverside Inverclyde on 13 December 2018 at which proposals agreed by the Committee at its meeting on 27 November 2018 were considered.
- 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.
- Decided:**
- (1) that the consideration by the Board of Riverside Inverclyde of the proposals for the delivery of regeneration activities in Inverclyde as approved by the Committee on 27 November 2018 be noted;
- (2) that approval be given to a continuation of the matter to allow Riverside Inverclyde's Board to consider the proposals with a view to reverting to the Council and Scottish Enterprise for further discussion at the end of January/early February 2019; and
- (3) that the staffing implications be considered as Agenda Item 28.
- 31 Withdrawal from the European Union – Audit Scotland Implications 31**
- It was noted that this item had been withdrawn.
- 32 Removal of Core Path 26B “South of Berryards” from the Core Paths Plan 32**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to remove Core Path 26B “South of Berryards” from the Inverclyde Core Paths Plan.
- Decided:** that approval be given to the removal of Core Path 26B “South of Berryards” from the Inverclyde Core Paths Plan.
- 33 Transient Visitor Taxes in Scotland – Supporting a National Discussion (Consultation) 33**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the Scottish Government's discussion document on a Transient Visitor Tax and (2) seeking approval for the Council's response.
- Following discussion, Councillor Brooks moved that the consultation response be re-drafted to oppose the introduction of Transient Visitor Taxes in Scotland.
- As an amendment, Councillor McCormick moved that the consultation response set out in the report be approved subject to amendment of the wording set out at paragraph 4.3 as follows:-
- (a) insert “and others” after “... on the potential to raise revenue from cruise ship passengers”; and
- (b) the last sentence to read “The tax would be agreed locally and administered by the Council.”
- 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: that the consultation response set out in the report be approved subject to amendment of the wording at paragraph 4.3 as follows:-

- (a) insert “and others” after “... on the potential to raise revenue from cruise ship passengers”; and
- (b) the last sentence to read “The tax would be agreed locally and administered by the Council.”

34 Cemetery Development Update

34

There was submitted a report by the Head of Environmental & Public Protection providing an update on progress with regard to the development of cemeteries and associated works throughout Inverclyde.

Following discussion, Councillor McKenzie moved:-

- (1) that the position with regard to the site investigations at Knocknairshill Cemetery be noted and that a further report be submitted to the Committee following SEPA's determination of the Site Investigation Report;
- (2) that the current policy in respect of the sale of lairs, in terms of which two lairs may be purchased, be maintained;
- (3) that the position in respect of the land adjacent to Kilmacolm Cemetery be noted and that the potential land purchase be progressed as soon as possible, with a report being submitted to the Committee prior to any decision to buy;
- (4) that agreement be given to develop Port Glasgow and Kilmacolm Garden of Remembrance in line with the costings identified in the report;
- (5) that the current position with regard to memorial inspections be noted and that a report be submitted to the Committee advising of the outcome of the proposed guidance on memorial inspections; and
- (6) that agreement be given to the siting of a Tree of Tranquillity at Gourock Walled Garden.

As an amendment to (2) above, Councillor McCabe moved that it be agreed that the sale of lairs only be granted for immediate use and that this policy be reviewed when sufficient interment capacity is developed.

On a vote, 3 Members, Councillors Ahlfeld, McKenzie and Nelson, voted in favour of the motion, and 7 Members, Councillors Brooks, Clocherty, Curley, Jackson, McCabe, McCormick and J McEleny voted in favour of the amendment which was declared carried. Councillor C McEleny abstained from voting.

Decided:

- (1) that the position with regard to the site investigations at Knocknairshill Cemetery be noted and that a further report be submitted to the Committee following SEPA's determination of the Site Investigation Report;
- (2) that the sale of lairs only be granted for immediate use and that this policy be reviewed when sufficient interment capacity is developed;
- (3) that the position in respect of the land adjacent to Kilmacolm Cemetery be noted and that the potential land purchase be progressed as soon as possible, with a report being submitted to the Committee prior to any decision to buy;
- (4) that agreement be given to develop Port Glasgow and Kilmacolm Garden of Remembrance in line with the costings identified in the report;
- (5) that the current position with regard to memorial inspections be noted and that a report be submitted to the Committee advising of the outcome of the proposed guidance on memorial inspections; and
- (6) that agreement be given to the siting of a Tree of Tranquillity at Gourock Walled Garden.

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- 35 Environmental and Public Protection (Roads) – Proposed RAMP/Capital Programme for Carriageway Protective Surface Treatments (2019/20) 35**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a proposed RAMP/Capital Programme for carriageway protective surface treatments for 2019/20.
- Decided:**
- (1) that approval be given to the proposed programme and spend profile for 2019/20 for carriageway protective surface treatments as outlined in paragraph 5.1 of the report; and
- (2) that a report with details of the most up-to-date Scottish Roads Maintenance Condition Survey and information on complaints from members of the public be submitted to the Committee.
- 36 RAMP/Capital Lighting – Progress Update 36**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the implementation of the Council's Street Lighting Investment Strategy.
- Decided:** that the progress with regard to the implementation of the Council's Street Lighting Investment Strategy be noted.
- 37 Flood Risk Management – Update Report 14 37**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the progress of the Council's Flood Risk Management Programme.
- Decided:**
- (1) that the current progress on the Central Greenock Flood Prevention Schemes be noted; and
- (2) that the current progress of the Flood Prevention Schemes outwith central Greenock be noted.
- 38 Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018 38**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018.
- Decided:** that the Inverclyde Council be recommended to make the Traffic Regulation Order - The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) 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.
- 39 Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018 39**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order – The Inverclyde

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Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order - The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) 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.

40 Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018 40

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order – The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order - The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) 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.

41 Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm and Quarrier’s Village) (Waiting Restrictions) (Variation No. 6) Order 2018 41

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order – The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm and Quarrier’s Village) (Waiting Restrictions) (Variation No. 6) Order 2018.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order - The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm and Quarrier’s Village) (Waiting Restrictions) (Variation No. 6) 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.

42 Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Gourock, Inverkip and Wemyss Bay) (Waiting Restrictions) (Variation No. 6) Order 2018 42

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the outcome of the consultation procedure undertaken for the proposed Traffic Regulation Order (TRO) associated with various requests for waiting restrictions in Gourock entitled Proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Gourock, Inverkip and Wemyss Bay) (Waiting Restrictions) (Variation No. 6) Order 2018 and (2) requesting the Committee to decide whether it wished to hear the maintained objections in relation to the TRO at a special meeting of the Committee or to appoint an independent Reporter.

Decided: that the requirement to hold a public hearing to consider the maintained objections in relation to The Inverclyde Council (Various Roads) (Gourock, Inverkip and Wemyss Bay) (Waiting Restrictions) (Variation No. 6) Order 2018 be noted and that it be remitted to the Head of Environmental & Public Protection and the Head of Legal &

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

Property Services to make the necessary arrangements for the public hearing at a special meeting of the Environment & Regeneration Committee to be held on Thursday 14 March 2019 at 3pm.

43 Rapid Rehousing Transition Plan

43

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the first iteration of the Rapid Rehousing Transition Plan (RRTP) and (2) seeking approval for the future reporting of the RRTP through the Strategic Housing Investment Plan (SHIP) and the Local Housing Strategy (LHS).

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

Decided:

- (1) that the RRTP be noted; and
- (2) that agreement be given to the future reporting of the RRTP through the SHIP and LHS.

44 Registration of Private Landlords – Progress Update

44

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) updating the Committee on the progress to date in relation to the approval of private landlords and agents onto the Scottish Government Private Landlord Register and (2) highlighting the protocols put in place to refuse or remove landlords, or agents, from the Private Landlord Register.

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: that the contents of the report be noted.

45 Riverside Inverclyde's Waterfront Land Holdings

45

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the extent of Riverside Inverclyde's waterfront land holdings and the background thereto, as requested by the Committee at its meeting on 25 October 2018.

Decided: that the position in relation to Riverside Inverclyde's waterfront land holdings as set out in the report be noted.

(Councillor Curley left the meeting at this juncture).

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 1 of Schedule 7(A) of the Act as are set opposite each item.

Item	Paragraphs(s)
Care and Repair Savings Update	6 & 8

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	Building Services Unit – Review and Business Plan	1 & 11	
	Clune Park Regeneration Plan Progress Report: Update on Current Actions	6, 9, 12 & 13	
	Clune Park Estate: Port Glasgow Training Initiative Properties	6, 9, 12 and 13	
	McLean’s Yard, Cove Road, Gourrock	2, 6 & 9	
	Upper Kirn Drive Development Proposal	2, 6 & 9	
	Property Asset Management Report	2, 6 & 9	
	Review of Riverside Inverclyde	1 & 12	
46	Care and Repair Savings Update		46
	<p>There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) providing an update on the implementation of the Council approved Care and Repair Service saving and (2) seeking approval to accept a tender for the provision of the Care and Repair and Small Repairs/Handyman Service. (Councillor Curley returned to the meeting during consideration of this item of business).</p> <p>Decided:</p> <p>(1) that the current progress on the implementation of the Care and Repair saving be noted; and</p> <p>(2) that approval be given to acceptance of the tender from Bridgewater Housing Association for the Care and Repair and Small Repairs/Handyman Service as set out in the report, in accordance with Contract Standing Order 17.3(ii).</p>		
47	Building Services Unit - Review and Business Plan		47
	<p>There was submitted a report by the Corporate Director Environment, Regeneration & Resources apprising the Committee of the review carried out on the Building Services Unit (BSU) and presenting a business case for its retention.</p> <p>Decided: that agreement be given to the recommendation from the review of the BSU by the Corporate Management Team that it be retained and that the 10 year Business Plan appended to the report be approved.</p>		
48	Clune Park Regeneration Plan Progress Report: Update on Current Actions		48
	<p>There was submitted a report by the Head of Environmental & Public Protection (1) advising the Committee of the current actions to implement the Council’s decisions on the Clune Park Estate and (2) providing a briefing on key, current items to ensure that the Committee is fully advised of progress.</p> <p>Councillors Brooks and Curley declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.</p>		

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

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

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

The Convener being of the opinion that the undernoted report by the Head of Legal & Property Services was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the action recommended, if approved, to be progressed at the earliest opportunity. This was agreed unanimously.

- 49 Clune Park Estate: Port Glasgow Training Initiative Properties 49**
- There was submitted a report by the Head of Legal & Property Services recommending action in relation to flats within Clune Park Estate.
Councillors Brooks and Curley declared a non-financial interest in this matter as Board Members of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision-making process.
(Councillor J McEleny returned to the meeting during consideration of this item of business).
Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.
- 50 McLean’s Yard, Cove Road, Gourock 50**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the outcome of further discussions with the Cardwell Bay Association of Small Boat Owners in relation to McLean’s Yard, Cove Road, Gourock.
Decided: that authority be delegated to the Corporate Director Environment, Regeneration & Resources to complete negotiations and thereafter conclude a lease of the site of the former McLean’s Boat Yard, Cove Road, Gourock to the Cardwell Bay Association of Small Boat Owners on the basis of the Heads of Terms detailed within the report, subject to obtaining planning permission for a change of use and otherwise on terms acceptable to the Head of Legal & Property Services and the Chief Financial Officer.
- 51 Upper Kirn Drive Development Proposal 51**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) updating the Committee on the ongoing negotiations regarding the disposal of land at Upper Kirn Drive, Gourock and (2) the widening of Kirn Drive.
Following consideration, the Committee (1) agreed to the action recommended in relation to the disposal of land at Upper Kirn Drive, Gourock and (2) noted that the Council’s Roads Officers are currently working on a feasibility study for widening part of Kirn Drive by one full lane and once completed a further report will be submitted to the Committee for consideration.
- 52 Property Asset Management Report 52**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources making recommendations in respect of a number of property assets.

ENVIRONMENT & REGENERATION COMMITTEE – 17 JANUARY 2019

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

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

53 Review of Riverside Inverclyde**53**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources providing an update on the outcome of a Board meeting of Riverside Inverclyde on 13 December 2018 at which proposals agreed by the Committee at its meeting on 27 November 2018 were considered.

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.

It was noted that earlier in the meeting the Committee had agreed (1) to note the consideration by the Board of Riverside Inverclyde of the proposals for the delivery of regeneration activities in Inverclyde as approved by the Committee on 27 November 2018; and (2) to approve a continuation of the matter to allow Riverside Inverclyde's Board to consider the proposals with a view to reverting to the Council and Scottish Enterprise for further discussion at the end of January/early February 2019.

Following consideration, the Committee agreed to the action recommended in relation to staffing matters, all as detailed in the appendix.

EDUCATION AND COMMUNITIES COMMITTEE – 22 JANUARY 2019

Education and Communities Committee

Tuesday 22 January 2019 at 2pm

Present: Provost Brennan, Councillors Clocherty, Curley, MacLeod, McCabe, C McEleny, McVey, Murphy, Quinn, Robertson and Wilson, Rev. F Donaldson, Rev. D Burt and Mrs F Gilpin, Church Representatives and Ms P McEwan, Teacher Representative.

Chair: Councillor Clocherty presided.

In attendance: Corporate Director Education, Communities & Organisational Development, Head of Inclusive Education, Culture & Communities, Service Manager (Community Learning & Development, Community Safety & Resilience and Sport), Mr I Cameron (for Chief Financial Officer), Education & Exchequer Finance Manager, Ms G Murphy (for Head of Legal & Property Services), Ms S Lang (Legal & Property Services), Acting Head of Education, Property Services Manager and Corporate Policy, Performance & Partnership Manager.

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

- | | | |
|-----------|---|-----------|
| 54 | Apologies, Substitutions and Declarations of Interest | 54 |
| | An apology for absence was intimated on behalf of Ms A McMillan. | |
| | No declarations of interest were intimated. | |
| 55 | Communities 2018/19 Revenue Budget – Period 7 to 31 October 2018 | 55 |
| | There was submitted a report by the Chief Financial Officer and Corporate Director Education, Communities & Organisational Development on the position of the 2018/19 Communities Revenue Budget as at Period 7 to 31 October 2018. | |
| | Decided: | |
| | (1) that the current projected overspend of £21,000 in the 2018/19 Communities Revenue Budget as at Period 7 be noted; and | |
| | (2) that it be noted that the projected overspend in the Communities Revenue Budget is being contained within the overall Education & Communities Directorate. | |
| 56 | Communities Capital Programme 2018 – 2021 - Progress | 56 |
| | There was submitted a report by the Head of Inclusive Education, Culture & Communities and Chief Financial Officer (1) on the status of the projects forming the Communities Capital Programme and (2) highlighting the overall financial position. | |
| | Decided: that the progress of the specific projects detailed in Appendix 1 of the report be noted. | |
| 57 | LGBT Youth Charter Award | 57 |
| | There was submitted a report by the Corporate Director Education, Communities & | |

EDUCATION AND COMMUNITIES COMMITTEE – 22 JANUARY 2019

Organisational Development providing an update on the progress made by Community Learning & Development (CLD) in achieving the LGBT Youth Charter Award.

Decided: that the decision of LGBT Youth Scotland to award a Youth Scotland Charter Award at bronze level to CLD Youth Work Services be noted.

58 Grants to Voluntary Organisations

58

There was submitted a report by the Corporate Director Education, Communities & Organisational Development informing the Committee of (1) the current playscheme service and funding requirements for future delivery of summer activity service provision from 2019 onwards and (2) an increase in rental for Samaritans third sector organisation and the funding requirements for the future delivery of service provision from 2 January 2019 onwards.

Decided:

- (1) that approval be given to the funding for summer playschemes for the duration of the Grants to Voluntary Organisations (GTVO) funding; and
- (2) that approval be given to the funding for the rental by Samaritans as detailed in the report for the period 2019/20.

The Communities business concluded at 2.40pm. The Committee commenced consideration of the Education items of business at 4pm with Rev. Donaldson, Rev. Burt, Mrs Gilpin and Ms McEwan joining the meeting.

59 Education 2018/19 Revenue Budget – Period 7 to 31 October 2018

59

There was submitted a report by the Chief Financial Officer and Corporate Director Education, Communities & Organisational Development on the position of the 2018/19 Education Revenue Budget as at Period 7 to 31 October 2018.

Decided:

- (1) that the current projected underspend of £217,000 in the 2018/19 Education Revenue Budget as at Period 7 be noted;
- (2) that it be noted that Officers are currently reviewing virement proposals which will address the number of overspends and underspends contained in the report and that these will be included in the report to the next meeting of the Committee; and
- (3) that a report be submitted to the Committee on the various services provided under the remit of Facilities Management.

60 Education Capital Programme 2018 – 2021 - Progress

60

There was submitted a report by the Corporate Director Education, Communities & Organisational Development and Chief Financial Officer (1) on the status of the projects forming the Education Capital Programme and (2) highlighting the overall financial position.

Decided:

- (1) that the progress of the specific projects detailed in Appendix 1 of the report be noted;
- (2) that approval be given to the following proposals in respect of the Hillend Children's Centre refurbishment project:
 - (a) the revised budget allocation and utilisation of the overall Capital Programme contingency/lifecycle fund allocation as outlined in section 7.2;
 - (b) the issue of tenders for the project and the granting of delegated authority to the

EDUCATION AND COMMUNITIES COMMITTEE – 22 JANUARY 2019

Head of Legal & Property Services to accept the most economically advantageous tender, provided the cost is within the revised budget allocation for the project; and (3) that the over-expenditure in the Lady Alice Primary School refurbishment extension project and the intention to submit a more detailed report to a future meeting, as outlined in section 5.4, be noted.

61 Inspection of Local Authorities – ‘How well is Inverclyde Council improving, learning, raising attainment and closing the poverty-related attainment gap?’ 61

There was submitted a report by the Corporate Director Education, Communities & Organisational Development informing the Committee of the recent Education Scotland Inspection which focused on progress being made within Inverclyde relative to improving learning, raising attainment and closing the poverty-related attainment gap. The report advised that the report, which was published in October 2018, outlined the many sector-leading practices and interventions which were having a significant impact on improving outcomes for young people.

Decided:

- (1) that the Education Scotland report be noted; and
- (2) that the Committee’s appreciation be conveyed to all those involved in the service provision.

62 Education and Communities Corporate Directorate Improvement Plan 2016/19 – Progress Report 62

There was submitted a report by the Head of Organisational Development, Policy & Communications providing an update on the achievement of key objectives in the Education, Communities & Organisational Development Corporate Directorate Improvement Plan (CDIP) 2016/19, focusing on improvement actions which sit within the Education and Inclusive Education, Culture & Communities Services. (Councillor Curley left the meeting during consideration of this item of business).

Decided:

- (1) that the progress made in delivering the Year 3 improvement actions outlined in the Education, Communities & Organisational Development CDIP be noted; and
- (2) that a second progress report be submitted to the meeting of the Committee on 7 May 2019.

63 Clyde Conversations 63

There was submitted a report by the Corporate Director Education, Communities & Organisational Development providing an update on the recent Clyde Conversations 3 event.

(Councillor Curley returned to the meeting during consideration of this item of business).

Decided: that the success of the Clyde Conversations 3 event be noted.

64 Inverclyde’s Autism Strategy – Progress to Implementation 64

There was submitted a report by the Head of Inclusive Education, Culture & Communities informing the Committee of the progress made in the implementation of Inverclyde’s Autism Strategy 2014/24 and the need to move from the previously agreed Grants to Voluntary Organisations (GTVO) grant-funded approach to a strategy of

direct contract award in order to deliver the strategy outcomes.

Decided:

- (1) that the progress made to date in the implementation of Inverclyde's Autism Strategy be noted; and
- (2) that it be agreed to change the strategy from the previously agreed allocation of funding through the GTVO process to a negotiation and direct contract commissioning approach in order to achieve the stated autism strategy outcomes.

65 Primary 1 School Day

65

There was submitted a report by the Corporate Director Education, Communities & Organisational Development informing the Committee of arrangements in place for Primary 1 pupils on their entry to school which will involve attendance for the full day on entry from the first day of term in August 2019.

Decided: that it be noted that pupils starting in Inverclyde Council primary schools in Primary 1 will attend for the full day on entry to school from the first day of term in August 2019.

Policy and Resources Executive Sub-Committee**Monday 28 January 2019 at 1pm**

Present: Councillors Ahlfeld, Clocherty, McCabe, C McEleny and Wilson.

Chair: Councillor McCabe presided.

In attendance: Chief Executive, Corporate Director Environment, Regeneration & Resources, Head of Legal & Property Services, Ms S Lang (Legal & Property Services), Chief Financial Officer and Corporate Communications Manager.

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

66 Apologies, Substitutions and Declarations of Interest 66

No apologies for absence or 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 I of Schedule 7(A) of the Act.

67 Strategic Investment Development Project 67

There was submitted a report by the Corporate Director Environment, Regeneration & Resources making a number of recommendations in relation to a Strategic Investment Development Project which were agreed, all as detailed in the appendix.

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

Policy & Resources Committee

5 February 2019 at 3pm

Present: Councillors McKenzie (for Ahlfeld), Clocherty, Curley (for MacLeod), McCabe, McCormick, C McEleny, McVey, Moran, Rebecchi, Robertson and Wilson.

Chair: Councillor McCabe presided.

In attendance: Chief Executive, Corporate Director Education, Communities & Organisational Development, Corporate Director Environment, Regeneration & Resources, Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership, Head of Strategy & Support Services, Head of Administration, Health & Social Care Partnership, Head of Legal & Property Services, Ms R McGhee (Legal & Property Services), Chief Financial Officer, Revenues and Customer Services Manager, Head of Organisational Development, Policy & Communications, Ms P Ramsay (Organisational Development, Policy & Communications), Corporate Policy, Performance & Partnership Manager and Corporate Communications Manager.

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

68 Apologies, Substitutions and Declarations of Interest 68

Apologies for absence were intimated on behalf of Councillor Ahlfeld, with Councillor McKenzie substituting, and Councillor MacLeod, with Councillor Curley substituting.

Declarations of interest were intimated as follows:

Agenda Item 6 (Welfare Reform Update) – Councillor Robertson;
 Agenda Item 14 (Proposed Increase to the Long Term Empty Council Tax Levy) – Councillor Curley; and
 Agenda Item 18 (River Clyde Homes: Reduction in Board Membership) – Councillor Curley.

69 Policy & Resources Capital Programme 2018/2021 – Progress Report 69

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

Decided: that the current position of the 2018/21 Capital Programme, the reported net advancement and the progress on the specific projects detailed in the report and Appendix 1 be noted.

70 2018/21 Capital Programme 70

There was submitted a report by the Chief Financial Officer on the latest position of the 2018/21 Capital Programme.

Decided: that it be agreed to note the current position of the 2018/21 Capital Programme and that Officers continue to examine ways to minimise any further

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

slippage.

71 Policy & Resources Committee 2018/19 Revenue Budget – Period 8 to 30 November 2018 71

There was submitted a report by the Chief Executive, Corporate Director Environment, Regeneration & Resources, Corporate Director Education, Communities & Organisational Development and Chief Financial Officer on the 2018/19 projected outturn for the Policy & Resources Committee as at Period 8 to 30 November 2018.

Decided:

- (1) that the 2018/19 projected underspend of £705,000 for the Policy & Resources Committee as at Period 8 to 30 November 2018 be noted;
- (2) that approval be given to the transfer of £50,000 from the projected Finance Services underspend to the Digital Strategy Earmarked Reserve to fund specific investments in Purchase to Pay and FMS to meet new legislative requirements and to improve services to customers; and
- (3) that the projected 2018/19 surplus of £19,240 for the Common Good Fund be noted.

72 2018/19 General Fund Revenue Budget as at 30 November 2018 72

There was submitted a report by the Chief Financial Officer (1) on the position of the General Fund Revenue Budget as at 30 November 2018 and (2) providing an update in respect of the position of the General Fund Reserves and Earmarked Reserves.

Decided:

- (1) that the latest position of the 2018/19 Revenue Budget and General Fund Reserves be noted; and
- (2) that it be noted that the use of any Free Reserves will be considered as part of the 2019/20 budget process.

73 Welfare Reform Update 73

There was submitted a report by the Chief Financial Officer providing an update on the latest developments in relation to Welfare Reform.

Councillor Robertson declared a financial interest in this matter as a Financial Fitness Board Member and left the meeting.

Decided:

- (1) that the latest update regarding the impact of Welfare Reform within Inverclyde be noted; and
- (2) that approval be given to the allocations from the Anti-Poverty Fund as set out in section 6 of the report.

Councillor Robertson returned to the meeting at this juncture.

74 Inverclyde's Best Value Assurance Report Improvement Plan Progress Report 74

There was submitted a report by the Chief Executive providing an update on the Inverclyde Best Value Assurance Report (BVAR) Improvement Plan.

Decided: that the progress made in relation to the BVAR improvement actions, set out in Appendix 1, be noted.

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

- 75 Corporate Services Progress Report 2018/19 75**
- There was submitted a report by the Head of Organisational Development, Policy & Communications providing an update on the achievement of key objectives during 2018/19 by the Council's corporate services, as detailed in the Education, Communities & Organisational Development and the Environment, Regeneration & Resources Corporate Directorate Improvement Plans (CDIPs) for 2016/19, focusing on improvement actions in (a) Finance and ICT, (b) Legal & Property Services, (c) Procurement and (d) Organisational Development, Policy & Communications.
- Decided:**
- (1) that the progress made by the Council's Corporate Services during 2018/19 in delivering the three year improvement actions outlined in their respective CDIPs 2016/19 be noted; and
- (2) that it be agreed to consider a second progress report at the meeting of the Committee on 21 May 2019.
- 76 Audit Scotland Reports on Fife, East Ayrshire, West Dunbartonshire, Glasgow City, East Lothian and Dumfries and Galloway Councils 76**
- There was submitted a report by the Head of Organisational Development, Policy & Communications (1) summarising Audit Scotland's 2018 Best Value Assurance Reports (BVARs) on Fife, East Ayrshire, West Dunbartonshire, Glasgow City, East Lothian and Dumfries and Galloway Councils and (2) proposing improvement actions for implementation by Inverclyde Council.
- Decided:**
- (1) that it be agreed to note the content of Audit Scotland's BVARs on Fife, East Ayrshire, West Dunbartonshire, Glasgow City, East Lothian and Dumfries and Galloway Councils and to take cognisance of the recommendations made in respect of each Council; and
- (2) that it be noted that officers are considering implementing the proposed improvement actions, as appropriate.
- 77 Accounts Commission Report - Local Government Financial Overview 2017/18 77**
- There was submitted a report by the Chief Financial Officer (1) on the main issues raised in the recent Local Government Financial Overview report by the Accounts Commission and (2) highlighting actions proposed by Officers.
- Decided:** that it be agreed to note the contents of the Accounts Commission report and to approve the Officer assessment of where the Council is placed against the matters raised in Appendix 1.
- 78 2019/20 Budget Update 78**
- There was submitted a report together with addendum by the Chief Financial Officer (1) updating the Committee on the latest position of the 2019/20 budget and (2) seeking approval of proposals which will assist the Council in setting a legally balanced budget for 2019/20.
- Decided:**
- (1) that it be agreed to note the Draft Local Government Settlement announced in December 2018 and the resultant impact of this and the latest pay offer to Council employees on the estimated 2019/20 funding gap;

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

(2) that it be agreed that the Corporate Management Team and Members' Budget Working Group continue to review savings options as part of the development of proposals to deliver a legally balanced 2019/20 budget and progress engagement with potentially impacted employees in consultation with Trades Unions via the Joint Budget Group;

(3) that agreement be given to the proposed adjustments set out in Appendix 3;

(4) that the proposals elsewhere on the agenda in relation to increasing the Long Term Empty Levy on Council Tax and for a 3% increase in all fees and charges from 2019/20 be noted;

(5) that approval be given to the proposed 2019/20 Common Good budget contained in Appendix 4; and

(6) that the intention to approve the Council Tax for 2019/20 on 21 February 2019 be noted and that the Provost be requested to agree to a special meeting of the Inverclyde Council on 21 March 2019 to approve the 2019/20 Revenue Budget.

79 Capital Strategy 2019/30

79

There was submitted a report by the Chief Financial Officer seeking approval of the Council's first Capital Strategy, a requirement of the Prudential Code from 2019/30.

Decided: that the contents of the Capital Strategy be noted and that the Council's first Capital Strategy covering the period 2019/30 be approved.

80 Treasury Management Strategy Statement and Annual Investment Strategy 2019/20 – 2022/23

80

There was submitted a report by Chief Financial Officer seeking approval of the Treasury Management Strategy Statement and Annual Investment Strategy for 2019/23, Treasury Policy Limits, a policy on the repayment of Loans Fund advances, the Council's Prudential and Treasury Management Indicators for the next four years and the List of Permitted Investments.

Decided:

(1) that the following, as outlined in the report, be remitted to the Inverclyde Council for approval:-

(a) Treasury Management Strategy and Annual Investment Strategy;

(b) Authorised Limits for 2019/23;

(c) Treasury Management Policy Statement set out in paragraph 5.2 of the report;

(d) Policy on repayment of Loans Fund advances set out in paragraph 8.2 of the report;

(e) Treasury Policy Limits;

(f) Prudential Indicators and Treasury Management Indicators;

(g) List of Permitted Investments (including those for the Common Good Fund); and

(2) that delegated authority be granted to the Head of Legal & Property Services and the Chief Financial Officer to accept the successful bank tender for the period from 1 April 2019 to 31 March 2024 with an option to extend for a further three one year periods until 31 March 2027.

81 Proposed Increase to the Long Term Empty Council Tax Levy

81

There was submitted a report by the Chief Financial Officer seeking approval to increase the Long Term Empty Property Council Tax Levy to the maximum allowed of 100%.

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

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

Decided: that the contents of the report and the proposed additional change to the Policy set out in paragraph 7.2 of the report be noted and that it be agreed to increase the Long Term Empty Property Council Tax Levy to 100% from 2019/20.

82 Corporate Charging Policy

82

There was submitted a report by the Chief Financial Officer appending the updated Corporate Charging Policy and seeking approval to set a standard inflation uplift for all discretionary charges as part of the 2019/20 Revenue Budget process.

Decided:

- (1) that the revised Charging Policy at Appendix 1 to the report be approved; and
- (2) that the proposal to uplift discretionary charges by 3% from 1 April 2019 be approved and that the opportunity for Members to agree further increases as part of the 2019/20 Revenue Budget be noted.

83 Audit Scotland: Housing Benefit Performance

83

There was submitted a report by the Chief Financial Officer updating the Committee on Audit Scotland's Annual Housing Benefit Performance Audit, a copy of which was attached to the report.

Decided:

- (1) that Inverclyde's strong performance in the areas of risk identified by Audit Scotland be noted; and
- (2) that it be noted that the 5.5 posts lost as part of the 2018/19 budget savings are likely to have an impact on processing performance.

84 Scottish Government Consultation: Prisoner Voting

84

There was submitted a report by the Head of Legal & Property Services (1) advising that CoSLA had requested the Council's view on the Scottish Government Consultation on Prisoner Voting, its intention being to develop a co-ordinated local government response on the consultation, and (2) seeking approval of the Council's response.

After discussion, Councillor McCabe moved (1) that the terms of the Scottish Government Consultation on Prisoner Voting be noted; and (2) that approval be given to the Council's response to the consultation as set out in Appendix 2 to the report for onward transmission to CoSLA.

As an amendment, Councillor Wilson moved (1) that the terms of the Scottish Government Consultation on Prisoner Voting be noted; and (2) that the Council's response for onward transmission to CoSLA be that the Council does not support prisoners' right to vote.

On a vote, two Members, Councillors McKenzie and Wilson, voted for the amendment and eight Members, Councillors Clocherty, Curley, McCabe, McCormick, C McEleny, McVey, Moran and Robertson, voted for the motion which was declared carried. Councillor Rebecchi abstained from voting.

Decided:

- (1) that the terms of the Scottish Government Consultation on Prisoner Voting be noted; and

POLICY & RESOURCES COMMITTEE – 5 FEBRUARY 2019

(2) that approval be given to the Council's response to the consultation as set out in Appendix 2 to the report for onward transmission to CoSLA.

85 River Clyde Homes: Reduction in Board Membership

85

There was submitted a report by the Head of Legal & Property Services on (1) the implications of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 and (2) the effect on the number of Council nominees to the Board of River Clyde Homes.

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

Decided:

(1) that the implementation of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 be noted; and

(2) that it be remitted to the February 2019 meeting of the Inverclyde Council to determine the two Council nominees to the Board of River Clyde Homes.

86 Women's Forum

86

There was submitted a report by the Corporate Director Education, Communities & Organisational Development updating the Committee on the progress of the Women's Forum.

Decided:

(1) that the progress made by the Women's Forum be noted;

(2) that the terms of reference for the group set out in Appendix 1 to the report be agreed;

(3) that it be agreed to continue the Forum in the current format;

(4) that the proposed remit of a Women's Champion as set out in Appendix 2 to the report be agreed; and

(5) that the appointment of a Women's Champion be remitted to the Inverclyde Council.

87 Earmarked Reserves: Inverclyde Events

87

There was submitted a report by the Head of Organisational Development, Policy & Communications (1) on the opportunity to host a major pipe band championships, it being noted that the Royal Scottish Pipe Band Association has decided not to award the event to another west coast location, and (2) highlighting a range of additional event opportunities considered by the Corporate Management Team as alternatives in light of the current budget position and ongoing review of reserves.

After discussion, Councillor McCabe moved:

(1) that the recommendations contained in paragraph 6.4 of the report to support the delivery of a James Watt celebration in 2019 be approved up to a funding level from Earmarked Reserves for events and repopulation of £35,000;

(2) that the recommendations set out at paragraphs 7.5 and 7.6 of the report to support negotiations in partnership with Event Scotland to host a sailing event in 2020 as part of the Year of Coast and Water be approved up to £135,000 from event Earmarked Reserves;

(3) that the creation of a new fledgling Inverclyde Comedy Festival in 2019 and 2020

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as set out in paragraph 9.4 of the report be supported up to a total of £30,000 from repopulation Earmarked Reserves;

(4) that the development of a launch event at the new Greenock Ocean Terminal facility set out at paragraph 10.3 of the report be supported up to £30,000 using funding through the Glasgow City Region; and

(5) that £195,000 be removed from the existing Earmarked Reserve for events.

As an amendment to (2) above, Councillor McVey moved that the recommendations set out at paragraphs 7.5 and 7.6 of the report to support negotiations in partnership with Event Scotland to host a sailing event in 2020 as part of the Year of Coast and Water up to £135,000 from event Earmarked Reserves not be supported and that £135,000 be returned to Reserves.

On a vote, three Members, Councillors McKenzie, McVey and Wilson, voted for the amendment and eight Members, Councillors Clocherty, Curley, McCabe, McCormick, C McEleny, Moran, Rebecchi and Robertson, voted for the motion which was declared carried.

Decided:

(1) that the recommendations contained in paragraph 6.4 of the report to support the delivery of a James Watt celebration in 2019 be approved up to a funding level from Earmarked Reserves for events and repopulation of £35,000;

(2) that the recommendations set out at paragraphs 7.5 and 7.6 of the report to support negotiations in partnership with Event Scotland to host a sailing event in 2020 as part of the Year of Coast and Water be approved up to £135,000 from event Earmarked Reserves;

(3) that the creation of a new fledgling Inverclyde Comedy Festival in 2019 and 2020 as set out in paragraph 9.4 of the report be supported up to a total of £30,000 from repopulation Earmarked Reserves;

(4) that the development of a launch event at the new Greenock Ocean Terminal facility set out at paragraph 10.3 of the report be supported up to £30,000 using funding through the Glasgow City Region; and

(5) that £195,000 be removed from the existing Earmarked Reserve for events.

88 People and Organisational Development Strategy 2017-2020 - Update

88

There was submitted a report by the Head of Organisational Development, Policy & Communications providing an update on the key actions completed during 2018 and setting out targets for 2019 to support the Council's People and Organisational Development Strategy 2017-2020.

Decided: that the key workforce planning actions outlined in section 5 of the report, which will support the Council to manage the workforce implications required to address the projected funding gap and also to support employees through the next period of significant change, be noted.

89 Corporate Health & Safety Report

89

There was submitted a report by the Head of Organisational Development, Policy & Communications seeking approval of the Corporate Health & Safety report for 2017/18, a copy of which was appended to the report.

Decided:

(1) that the Corporate Health & Safety report be approved; and

(2) that the report be supported by active promotion and support of Health and Safety.

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90 Externally Commissioned Review of Advice Provision 90

There was submitted a report by the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership on the findings and recommendations from the externally commissioned review of advice provision.

Decided:

- (1) that the analysis, findings and recommendation from the external review of advice provision be noted;
- (2) that Officers progress recommendation numbers 2, 3, 4, 5, 7, 8, 9 and 10 contained within the report; and
- (3) that the Corporate Director (Chief Officer), Inverclyde Health & Social Care Partnership take a lead on the further discussion required in relation to recommendations 1, 6 and 11 and provide an update to a future meeting of the Committee.

91 Equal Pay 91

It was noted that with the agreement of the relevant Elected Members consideration of this item of business would be deferred to a future meeting of the Committee.

92 Implementation of Pay and Grading Model and Consolidation of Living Wage 92

There was submitted a report by the Head of Organisational Development, Policy & Communications (1) advising of the positive outcome of the Trades Unions consultative ballots regarding the revised pay and grading model and (2) confirming that arrangements are now being made to implement the revised model with effect from 1 April 2019.

Decided: that the Committee note the positive outcome of the Trades Unions consultative ballots and that it be agreed to consider implementation of the revised pay and grading model as part of the 2019/20 budget process.

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)
Education & Community Services - Management Restructure	1
PPP Contract – Conclusion of Review	6, 8 and 9

93 Education & Community Services - Management Restructure 93

There was submitted a report by the Corporate Director Education, Communities & Organisational Development proposing changes to the Heads of Service remits within Education & Communities Services.

Decided:

- (1) that approval be given to change the remit and title of the current Head of

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Inclusive Education, Culture & Communities to Head of Culture, Communities & Educational Resources;

(2) that approval be given to the change of remit of the current Head of Education as outlined in the report; and

(3) that it be noted that a more comprehensive report on roles and remits sitting within the Education Services restructure will be submitted to the March 2019 Education & Communities Committee.

94 PPP Contract – Conclusion of Review**94**

There was submitted a report by the Chief Financial Officer (1) updating the Committee on the conclusion of the recent PPP Contract review and (2) confirming the savings achieved.

Decided: that the conclusion of the PPP Contract review exercise be noted.

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Planning Board

Wednesday 6 February 2019 at 3pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McVey, Jackson (for Murphy), Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration and Planning, Mr D Ashman (Regeneration & Planning Services), Head of Service – Roads and Transportation, Ms E Provan (Roads and Transportation), Mr J Kerr (for Head of Legal and Property Services) and Ms R McGhee (Legal and Property Services).

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

95 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

95

Apologies for absence were intimated on behalf of Councillors McKenzie, Moran and Murphy, with Councillor Jackson substituting for Councillor Murphy.

Declarations of interest were intimated as follows:-

Agenda Item 2(b) (Submission of Travel Plan in accordance with condition 14 of Planning Permission 18/0043/IC (construction of a four storey health and care centre and formation of an associated car park) at former Wellington Academy, Wellington Street, Greenock (18/0043/IC)) – Councillor Clocherty; and

Agenda Item 2(c) (Erection of a new build housing and flatted development at former St Stephen's High – Old Campus, Southfield Avenue, Port Glasgow (18/0213/IC, 18/0214/IC, 18/0215/IC, 18/0216/IC and 18/0291/IC)) – Councillor Crowther.

96 PLANNING APPLICATIONS

96

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Proposed residential development of 32 units on vacant land north of Langhouse Road in Inverkip with associated roads, footpaths and open space:
Langhouse Road, Inverkip (18/0294/IC)**

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor Rebecchi moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Property Services in consultation with the Chair.

As an amendment, Councillor Clocherty moved that planning permission be granted subject to the conditions detailed in the report.

As a further amendment, Councillor Nelson moved that planning permission be refused for the following reasons:

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(1) as the proposed development of 32 residential units does not comply with the adopted Local Development Plan policy RES4 and the proposed Local Plan which identify the site as having the capacity of 25 residential units. The A78 is already over capacity and non-compliance to the Local Development Plan numbers would only exacerbate this; and

(2) as the proposed play area of 0.01ha falls short of the 0.04ha per 1,000 population required to comply with Planning Application Note 3 for public and open space provision.

On a vote between the two amendments, four Members, Councillors Crowther, Dorrian, J McEleny and Nelson, voted for the amendment by Councillor Nelson and four Members, Councillors Clocherty, Jackson, McVey and Wilson, voted in favour of the amendment by Councillor Clocherty. Councillor Rebecchi abstained from voting. There being equality in voting, the Convener exercised his casting vote in favour of the amendment by Councillor Clocherty. Councillor Nelson's amendment, having received fewer votes, then fell.

On a vote between the motion and the amendment by Councillor Clocherty, four Members, Councillors Crowther, J McEleny, Nelson and Rebecchi, voted for the motion and four Members, Councillors Clocherty, Jackson, McVey and Wilson, voted for the amendment. Councillor Dorrian abstained from voting. There being equality in voting, the Convener exercised his casting vote in favour of the amendment, which was declared carried.

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

(1) that prior to their use, samples of all facing materials to the dwellinghouses and garden walls and hard surfaces shall be submitted to and approved in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity;

(2) that the Landscaping Scheme, drawings 489.10.01C Rev C, shall proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;

(3) that all soft landscaping shall be completed within 4 weeks of the last of the dwellinghouses hereby permitted being occupied, to ensure the provision of a visually acceptable environment;

(4) that any trees, shrubs, hedges or areas of grass which die, are removed, damaged or become diseased within five years of completion of the approved Landscaping Scheme shall be replaced within the following year with others of similar size and shape, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity;

(5) that details of maintenance and management for the landscaping and the play area shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance and management of the approved landscaping scheme and play area in the interests of visual amenity;

(6) that visibility splays of 2.4 m by 43.0 m by 1.05 m shall be provided at the main access onto Langhouse Road and at the junctions to the private access roads within the site and shall be maintained at all times thereafter, in the interest of traffic safety;

(7) that driveways shall be a minimum of 3.0 metres by 5.5 metres and the gradient shall not exceed 10%. Driveways shall be paved for a minimum distance of 2 metres to prevent loose driveway material being spilled onto the road, to ensure suitable parking provision for residents, in the interests of road safety;

(8) that the visitor parking spaces shall be a minimum of 2.5m by 5.5m, to ensure suitable parking provision for residents, in the interests of road safety;

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- (9) that all footways and footpaths within the site shall be a minimum of 2.0m wide, to ensure safe footpath access in the interests of road safety;
- (10) that all roads within the site shall be a minimum of 5.5m wide and have a gradient of 8% or less, to ensure suitable vehicular access and road safety;
- (11) that traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit. The traffic calming shall be agreed with the Planning Authority, in the interests of road safety;
- (12) that the play area provision provided shall cover a minimum area of 430 square metres, to accord with the guidance within both adopted and proposed Planning Application Advice Notes (PAAN) 3 on “Private and Public Open Space Provision within New Residential Development”;
- (13) that prior to the commencement of development, full details of the play equipment, surfacing, boundary treatments and access provision to the play area be submitted to and approved in writing by the Planning Authority, to ensure the provision of adequate play facilities in the interests of future residents;
- (14) that the play area shall be implemented in full prior to the occupation of the 21st house hereby permitted, to ensure the provision of adequate play facilities in the interests of future residents;
- (15) that prior to construction works commencing at the site, the existence of a culverted watercourse through the site should be investigated. Should a culverted watercourse flow through the site, an additional survey should be undertaken to confirm the route, dimensions and condition of the culvert, in order to avoid locating built development on top of the watercourse;
- (16) that all surface water during and after development is to be maintained within the site boundary, a field drain should be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road, to avoid surface run-off from the site;
- (17) that confirmation of connection to the Scottish Water Network should be submitted for approval, to ensure Scottish Water’s acceptance of the drainage regime for the application site;
- (18) that confirmation of SEPA acceptance of all flooding and drainage matters should be submitted for approval, to ensure that all flooding and drainage issues are dealt with appropriately;
- (19) 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, 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;
- (20) 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 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;

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(21) 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 be 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 interests of human health and environmental safety;

(22) 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 the 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;

(23) that 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, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(24) that the applicant must consult or arrange for their main contractor to consult with the Council's Environmental & Public Protection service prior to the commencement of works to agree times and methods to minimise noise disruption from the site, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels; and

(25) that the houses shall be designed to ensure that at least 15% 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, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the first house on site, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

**(b) Submission of Travel Plan in accordance with condition 14 of Planning Permission 18/0043/IC (construction of a 4 storey health and care centre and formation of an associated car park):
Former Wellington Academy, Wellington Street, Greenock (18/0043/IC)**

The report recommended that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

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

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After discussion, Councillor J McEleny moved that consideration of the matter be continued to the next meeting of the Planning Board to allow Members the opportunity to review the Travel Plan document, the Travel Plan to be included with the papers for the next meeting.

As an amendment, Councillor Jackson moved that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

On a vote, four Members, Councillors Crowther, J McEleny, Nelson and Wilson, voted for the motion and five Members, Councillors Clocherty, Dorrian, Jackson, McVey and Rebecchi voted for the amendment, which was declared carried.

Decided: that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

**(c) Erection of a new build housing and flatted development:
Former St Stephen's High – Old Campus, Southfield Avenue, Port Glasgow
(18/0213/IC, 18/0214/IC, 18/0215/IC, 18/0216/IC and 18/0291/IC)**

Councillor Crowther declared a non-financial interest in this matter as a Board Member of River Clyde Homes and left the meeting.

Decided: that planning permission in relation to planning applications 18/0213/IC, 18/0214/IC, 18/0215/IC, 18/0216/IC and 18/0219/IC be granted subject to the following conditions:-

Planning application 18/0213/IC

(1) that prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority, in the interests of visual amenity;

(2) that prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority, to ensure the suitability of these materials;

(3) that prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(4) that the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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 the provision of an adequate landscaping scheme in the interests of visual amenity;

(5) that prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/IC, including details of management and maintenance arrangements, shall be 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 provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(6) that prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junction of Roads 1, 2 and 3, to provide clarification in the interests of traffic safety;

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- (7) that no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (8) that prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0214/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (9) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (10) that all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (12) 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;
- (13) 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 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;
- (14) 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 be 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

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(15) 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 the 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.

Planning application 18/0214/IC

(1) that prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority, in the interests of visual amenity;

(2) that prior to their use samples of all hard landscaping materials including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority, to ensure the suitability of these materials;

(3) that prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(4) that the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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 the provision of an adequate landscaping scheme in the interests of visual amenity;

(5) that prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/IC, including details of management and maintenance arrangements, shall be 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 provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(6) that no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level, to ensure the provision of adequate traffic and pedestrian facilities;

(7) that prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level, to ensure the provision of adequate traffic and pedestrian facilities;

(8) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;

(9) that all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, to prevent surface water runoff from the site to reduce the risk of flooding;

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(10) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;

(11) 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;

(12) 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 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;

(13) 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 be 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;

(14) 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 the 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; and

(15) that for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided, in the interest of visual amenity.

Planning application 18/0215/IC

(1) that prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority, in the interests of visual amenity;

(2) that prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority, to ensure the suitability of these materials;

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- (3) that prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;
- (4) that the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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 the provision of an adequate landscaping scheme in the interests of visual amenity;
- (5) that prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0216/IC, including details of management and maintenance arrangements, shall be 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 provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;
- (6) that prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6, to provide clarification in the interests of traffic safety;
- (7) that no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (8) that prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (9) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of detailed structural design and the maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (10) that all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (12) 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;

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(13) 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 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;

(14) 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 be 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;

(15) 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 the 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; and

(16) that for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided, in the interest of visual amenity.

Planning application 18/0216/IC

(1) that prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority, in the interests of visual amenity;

(2) that prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority, to ensure the suitability of these materials;

(3) that prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(4) that the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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 the provision of an adequate landscaping scheme in the interests of visual amenity;

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- (5) that prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0215/IC, including details of management and maintenance arrangements, shall be 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 provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;
- (6) that prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6, to provide clarification in the interests of traffic safety;
- (7) that no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (8) that prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (9) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (10) that all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (12) 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;
- (13) 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 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;

PLANNING BOARD – 6 FEBRUARY 2019

(14) 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 be 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;

(15) 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 the 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;

(16) that for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided, in the interest of visual amenity; and

(17) that permission is not hereby given for the bin stores to the west of block 7. Full elevational details, including a facing brick, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, these bin stores have higher visibility from the public road and an alternative elevational treatment would be appropriate.

Planning application 18/0291/IC

(1) that prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority, in the interests of visual amenity;

(2) that prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority, to ensure the suitability of these materials;

(3) that prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(4) that the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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 the provision of an adequate landscaping scheme in the interests of visual amenity;

PLANNING BOARD – 6 FEBRUARY 2019

- (5) that prior to the commencement of development, full details of the equipped play area identified under planning permission 18/0215/IC and planning permission 18/0216/IC, including details of management and maintenance arrangements, shall be 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 provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;
- (6) that prior to the commencement of development the applicant shall submit to and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 5, to provide clarification in the interests of traffic safety;
- (7) that no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (8) that prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0216/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level, to ensure the provision of adequate traffic and pedestrian facilities;
- (9) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (10) that all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (12) 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;
- (13) 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 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;

PLANNING BOARD – 6 FEBRUARY 2019

(14) 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 be 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;

(15) 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 the 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; and

(16) that for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided, in the interest of visual amenity

Councillor Crowther returned to the meeting at this juncture.

97

PLANNING APPEAL – LAND AT KNAPPS AND NORTH DENNISTON, BRIDGE OF WEIR ROAD, KILMACOLM

97

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Council in June 2018 to refuse planning permission for a proposed residential development with access, open space, landscaping and associated works (in principle) at land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm (17/0403/IC) and the subsequent appeal by the applicant to the Scottish Ministers against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

Decided: that it be noted the appeal to the Scottish Ministers had been dismissed.

Report To:	The Inverclyde Council	Date:	21 February 2019
Report By:	Chief Financial Officer	Report No:	FIN/23/19/AP/LA
Contact Officer:	Alan Puckrin	Contact No:	01475 712223
Subject:	Approval of the Band D Council Tax for 2019/20		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide information to the Council on the latest position of the 2019/20 Revenue Budget to allow the level of Band D Council Tax for 2019/20 to be determined.

2.0 SUMMARY

- 2.1 At its meeting on 5 February 2019 the Policy & Resources Committee agreed that the date for setting the Band D Council Tax for 2019/20 be 21 February 2019. This would allow Council Tax bills for the forthcoming year to be issued in an appropriate timescale. At the same meeting it was agreed to request that The Provost agrees that the 2019/20 Revenue Budget be approved at a special meeting of the Council on 21 March 2019 to allow sufficient time for the consideration of the 2019/20 grant settlement for the Council which is due to be approved by the Scottish Parliament on 21 February, 2019.
- 2.2 The Local Government Finance Act (The Act) 1992 Section 93 states that the Council Tax set should be sufficient to meet the total estimated expenses including contingencies for the forthcoming year. Given the current Council Tax increase limit advised by the Scottish Government then the maximum Council Tax increase will still leave a sizeable funding gap to be closed by the Council when it meets on 21 March.
- 2.3 At the time of preparing the report the estimated funding gap in 2019/20 prior to the consideration of any increase in Council Tax is estimated to be £3.259 million as illustrated in Appendix 1. The maximum Council Tax increase in 2019/20 is estimated to raise £1,403,000. In addition there are savings proposals which total £4.145 million once fully implemented and unallocated Free Reserves currently estimated to total £2.2 million. Officers will continue to identify opportunities to reduce the funding gap further up to the 21 March budget meeting.
- 2.4 Based on the above there is enough flexibility for the Council to set the Council Tax at today's meeting and balance the 2019/20 Budget on 21 March. As such the Council can satisfy the requirements of the Local Government Finance Act 1992.
- 2.5 Appendix 2 contains examples of the impact of a 3% or 4.79% increase in Council Tax in 2019/20.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Council:
- Approves the budget reduction adjustments totalling £330,000 in Appendix 1.
 - Notes the advice from the Chief Financial Officer and the Head of Legal & Property Services regarding setting the Band D Council Tax for 2019/20 in advance of confirmation of the 2019/20 Revenue Budget.
 - Confirms the level of Band D Council Tax for 2019/20.

- d) Formally agrees the resolution that the level of Band D Council Tax for the year commencing 1 April.
- e) Meets on 21 March 2019 to consider the 2019/20 Budget which will include the finalised Local Government Finance Settlement for Inverclyde Council.

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 The Council requires to formally approve the level of Band D Council Tax for the forthcoming year as part of the Budget process and prior to Council Tax bills being issued. The Local Government Finance Act 1992 sets a deadline of 11 March for Councils to set their Council Tax.
- 4.2 Most Councils however set their Council Tax before the end of February in order that Council Tax bills can be issued in sufficient time to start collecting Council Tax from 1 April. Inverclyde Council is one such Council and at the 5 February, 2019 Policy & Resources Committee it was agreed to set Council Tax for 2019/20 on 21 February whilst asking The Provost to agree to a special Council Meeting to set the 2019/20 Budget on 21 March.
- 4.3 The Council undertook a similar process in 2016 and 2018 and at the time received advice from the Head of Legal & Property Services who confirmed that in separating the approval of the Council Tax from final approval of the budget, the Council still fulfilled its legal requirements provided this could be clearly demonstrated.
- 4.4 The Scottish Parliament is due to confirm the Budget for 2019/20 on 21 February and in the event that there is anything within this final decision which materially impacts on the overall budget then Council will be updated by the Chief Financial Officer at today's meeting.
- 4.5 The Scottish Government advised Councils on 31 January that Council Tax could be increased by a maximum of 4.79% in 2019/20 and the increased flexibility is to be welcomed.

5.0 CURRENT POSITION & PROPOSALS

- 5.1 At the time of preparing the report the estimated funding gap in 2019/20 prior to the consideration of any increase in Council Tax is estimated to be £3.259 million as illustrated in Appendix 1. The maximum Council Tax increase in 2019/20 is estimated to raise £1,403,000.
- 5.2 The Local Government Finance Act (The Act) 1992 Section 93 states that the Council Tax set should be sufficient to meet the total estimated expenses including contingencies for the forthcoming year. Given the current Council Tax increase limit set by the Scottish Government then the maximum Council Tax increase will still leave a sizeable funding gap to be closed by the Council when it meets on 21 March.
- 5.3 However, there are savings proposals which are currently being considered by the MBWG which total £4.145 million plus an estimated sum of £2.2 million of Free Reserves. Therefore there are sufficient options available to the Council to set a legally balanced budget for 2019/20 irrespective of the level of Council Tax agreed at the meeting today.
- 5.4 Officers will also continue to identify opportunities to further reduce the funding gap up until the 21 March budget meeting.

7.0 IMPLICATIONS

7.1 Finance

Based on the budgeted 96.8% Council Tax collection rate then the projected amounts raised from differing levels of Council Tax are as follows:

	<u>£m</u>
1%	0.293
2%	0.587
3%	0.880
4%	1.173
4.79%	1.403

Appendix 2 illustrates the annual and weekly increases based on a 3% and 4.79% increase in Council Tax.

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
Council Tax	Income	2019/20	tbc		Based on a 96.8% collection rate.
Various	Various	2019/20	(330)		Adjustments per Appendix 1

7.2 Legal

There is a legal requirement of the Council arising from the Local Government Finance Act 1992 Paragraph 93 for the Council to determine its level of Council Tax for the following financial year no later than 11 March. Approval of this report will fulfil that legal requirement. Council Tax must be set in relation to the total estimated expenses to be incurred by the Council for the relevant year and Appendix 1 specifies the key financial information for 2019/20 in terms of the 1992 Act. The report specifies the relevant current issues affecting the timescales for the Council's financial planning and the information which is awaited and reasonable provision has been made to deal with these circumstances.

7.3 Human Resources

There are no HR issues arising from this report.

7.4 Equalities

Has an Equality Impact Assessment been carried out?

Yes See attached appendix

No This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

7.5 Repopulation

There are no repopulation issues arising from this report albeit the level of Council Tax can be a factor which is considered when moving to, from or within an area.

8.0 CONSULTATIONS

8.1 The contents of this report are supported by the Members' Budget Working Group.

9.0 LIST OF BACKGROUND PAPERS

9.1 None

2019/20 Revenue Budget - Current Position

	<u>£m</u>	
Funding Gap as at 05.02.19 P&R Committee	4.944	
Extra Funding Agreed at Stage 1 of the Budget Bill	(1.355)	
Further Adjustments (Note 1)	(0.330)	
2019/20 Funding Gap as at 08.02.19	<u>3.259</u>	
 <u>Funding Options - 2019/20</u>		
Savings (Full Year Savings)	4.145	(Note 2)
Council Tax - 4.79% Increase	1.403	
	<u>5.548</u>	

Reserves - At the February Policy & Resources Committee it was reported that there is projected to be £2.2 million of unallocated Reserves at 31.03.19

<u>Note 1</u>	<u>£000</u>	<u>Comment</u>
Recyclates Tender Saving	(120)	Saving against estimate
Market Loan - Early Redemption	(30)	-
Increased Teachers Pay Cost	40	Based on latest offer
Housing Grant Management Recharge	(20)	
Reduction in Teachers Superann Provision	(200)	Based on 21% Provision
	<u>(330)</u>	

Note 2

Will require funding from Reserves to fund the 2019/20 saving shortfall arising from the delay in the saving implementation.

AP/CM
08/02/2019

Council Tax Impact of a 3% Increase in 2019/20

Band	Chargeable Properties*	Band Value	Multiplier	Annual Increase	Weekly Increase	2019/20 Council Tax
A*			200/360	£20.57	£0.40	£706.09
A	17640 (47.59%)	£0 - £27,000	240/360	£24.68	£0.47	£847.31
B	5705 (15.39%)	£27,001 - £35,000	280/360	£28.79	£0.55	£988.52
C	3441 (9.28%)	£35,001 - £45,000	320/360	£32.90	£0.63	£1,129.74
D	3282 (8.85%)	£45,001 - £58,000	360/360	£37.02	£0.71	£1,270.96
E	3485 (9.4%)	£58,001 - £80,000	473/360	£48.64	£0.94	£1,669.90
F	1881 (5.08%)	£80,001 - £106,000	585/360	£60.16	£1.16	£2,065.31
G	1420 (3.83%)	£106,001 - £212,000	705/360	£72.49	£1.39	£2,488.96
H	213 (0.58%)	£212,0001 +	882/360	£90.70	£1.74	£3,113.85

Note - Estimated to be 37,067 Chargeable Properties

AP/CM
5/2/19

Impact of a 4.79% increase in Council Tax in 2019/20

Band	Chargeable Properties*	Band Value	Multiplier	Annual Increase	Weekly Increase	2019/20 Council Tax
A*			200/360	£32.84	£0.63	£718.36
A	17640 (47.59%)	£0 - £27,000	240/360	£39.40	£0.76	£862.03
B	5705 (15.39%)	£27,001 - £35,000	280/360	£45.98	£0.88	£1,005.71
C	3441 (9.28%)	£35,001 - £45,000	320/360	£52.54	£1.01	£1,149.38
D	3282 (8.85%)	£45,001 - £58,000	360/360	£59.11	£1.14	£1,293.05
E	3485 (9.4%)	£58,001 - £80,000	473/360	£77.66	£1.49	£1,698.92
F	1881 (5.08%)	£80,001 - £106,000	585/360	£96.06	£1.85	£2,101.21
G	1420 (3.83%)	£106,001 - £212,000	705/360	£115.75	£2.23	£2,532.22
H	213 (0.58%)	£212,0001 +	882/360	£144.82	£2.79	£3,167.97

Note - Estimated to be 37,067 Chargeable Properties

AP/CM
05/2/19

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/029/19
Contact Officer:	Sharon Lang	Contact No:	01475 712112
Subject:	Creating a Scottish Jewish Heritage Centre Incorporating a Scottish Holocaust-era Study Centre – Request from Councillor McCabe		

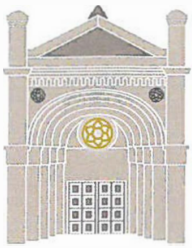
1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Council of a request received from Councillor McCabe that consideration be given to the attached letter received from the Scottish Jewish Heritage Centre.
- 1.2 The letter provides information on the creation of a Scottish Jewish Heritage Centre incorporating a Scottish Holocaust-era Study Centre based at Garnethill Synagogue, Glasgow and requests an annual grant of £2,000-£5,000 from year 2019/2020 to help deliver the project.

2.0 RECOMMENDATION

- 2.1 The Council is asked to consider the request from Councillor McCabe.

Gerard Malone
Head of Legal & Property Services



**Stephen McCabe-Council Leader
Inverclyde Council**

27th January 2019

Dear Mr. McCabe

Creating a Scottish Jewish Heritage Centre incorporating a Scottish Holocaust-era Study Centre

Following a four-year development period, we are delighted to advise you that a unique Scottish Jewish Heritage Centre incorporating a Scottish Holocaust-era Study Centre, is now being created through a partnership between two charitable trusts- the Scottish Jewish Archives Centre (SJAC) and Garnethill Synagogue Preservation Trust (GSPT)

We believe this national Centre will greatly enhance resources available to teachers and lecturers in schools and colleges within your Authority's jurisdiction, and we are requesting financial support to help us fund the ongoing revenue costs for the new Centre.

The new Centre, scheduled to open in late 2019, or early 2020, is based in Garnethill Synagogue - the oldest purpose built synagogue in Scotland, a grade A listed building, opened in 1879 and located in the heart of the city of Glasgow.

The new Centre will build on the achievements of SJAC, which for over thirty years has been gathering and caring for Scotland's Jewish archive collections and developing a range of research and public services helping schools and students, academics, family history researchers and tourists from all parts of Scotland and beyond.

Jewish communities developed in Glasgow, Edinburgh, Dundee and Aberdeen and formerly in Ayr, Dunfermline, Inverness, Greenock and Falkirk. During the Second World War, Jewish refugee adults and children were looked after and assisted in many places in Scotland.

Now we can significantly expand access to these unique and inspiring collections and offer a regular trained volunteer led weekday-guiding service, an expanded school visit service and a new weekend events and activities programme

In the coming year, we will be creating the new resources, including the Scottish Holocaust-era Study Centre equipped with digital and hands on

learning materials and library, giving access for the first time to unique collections revealing the experiences of refugees, fleeing Nazi Europe before,



during and after the Second World War, who found refuge here in Scotland, and have gone on to contribute to Scottish life and society.

We will also install new displays on Glasgow, Edinburgh and Ayrshire and on the architecture and history of the Synagogue and present information about the early Jews who came to Scotland, charting their progress over 200 years.

We are grateful to the Heritage Lottery Fund, the Association of Jewish Refugees, The Federal Republic of Germany, and The Wolfson Family Charitable Trust, whose grants are funding the capital works to create the Centre.

In recent years, we have worked with a wide range of organisations including the Holocaust Education Trust (HET), the Anne Frank Trust, Glasgow and Edinburgh Universities, primary and secondary schools, colleges and community organisations, who all welcome and support this Centre.

However, as neither the SJAC nor GSPT are in receipt of regular public funding, the partners must now actively seek the funds to meet the annual operational costs of the Centre once it is up and running.

We estimate for the first five years an annual net operating cost of £55,000. This includes a permanent new post of a Centre manager to coordinate and promote activity, for recruitment and training of volunteers, for cleaning, caretaking, IT and communication and appropriate security arrangements. Alongside the project activity, the partners will maintain the Archive collections (SJAC) and the historic building (GSPT).

We hope you will see from this brief letter just how much our Centre will offer Scotland on a national basis and locally to your Authority, most especially in the vital areas of Heritage, Education, Judaism, the Holocaust period, Community Cohesion and Tourism.

Accordingly, we would be most grateful if you could assist us with an annual grant of £2,000-£5,000 from year 2019/2020 to help us deliver our Scottish Jewish Heritage Centre project.

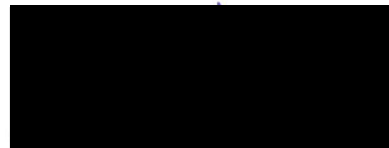
Grants are payable to the Scottish Jewish Archives Centre.

We would be happy to meet with you to provide fuller information and answer your questions, and look forward to hearing from you in the near future.

Yours sincerely



Deborah Haase MA (Hons) AMA
Project Co-ordinator and Lead



Harvey M. Livingston C.A.
Chair- Project fundraising Team

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Head of Legal & Property Services	Report No:	RMcG/LP/035/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Flying the Pride Flag for LGBT History Month – Request from Councillor McCabe		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Council of a request received from Councillor McCabe that consideration be given to the attached letter received from LGBT Labour Scotland.
- 1.2 The letter provides background to LGBT History Month and requests that the Council display the Pride Flag in recognition of LGBT History Month.
- 1.3 The request is that the Council flies the Pride Flag at the Municipal Buildings, Greenock from Friday 22 to Thursday 28 February 2019 and for the whole of the month of February in future years in support and recognition.

2.0 RECOMMENDATION

- 2.1 The Council is asked to consider the request from Councillor McCabe.

Gerard Malone
Head of Legal & Property Services

Councillor Stephen McCabe
Ward 1 – Inverclyde East
Municipal Buildings
Greenock
PA15 1LX

Inverclyde
council

Leader of the Council

Mr. G Malone
Head of Legal & Property Services

Direct Line: 01475 712727
Email: stephen.mccabe@inverclyde.gov.uk
Our Ref: SMCc/sc
Your Ref:
Date: 11 February 2019

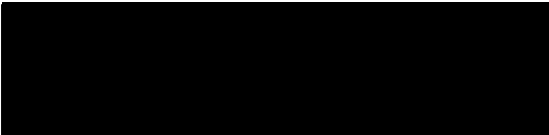
Dear Gerard

Flying the Pride Flag for LGBT History Month

I write to propose that Inverclyde Council recognises and supports February 2019 as LGBT History Month in order to recognise and reflect on the history of LGBT and civil rights movements across the world.

I move that the Council flies the Pride Flag at the Municipal Buildings, Greenock from Friday 22 to Thursday 28 February 2019 and for the whole of the month of February in future years in support and recognition of the above.

Yours sincerely


Stephen McCabe
Leader of the Council





To: Scottish Labour Group Leaders

Date: 31 January 2019

Dear Comrades

Flying the Pride Flag for LGBT History Month

We are writing to you as the committee of LGBT Labour Scotland, the Scottish Labour campaign for lesbian, gay, bisexual and transgender rights.

As you will already know February is LGBT History Month which is an opportunity to recognise and reflect on the history of the LGBT+ and civil rights movements across the world. It provides an opportunity to build our community and make a statement about the contribution of LGBT+ people to our society.

The Scottish Labour Party and our movement has a proud tradition of protecting and improving the rights of LGBT+ people especially in local government. We believe it to be vital that our elected members continue to stand up for LGBT+ people and support LGBT History Month.

We would be grateful if you would consider proposing a motion at a council meeting to ensure that your Council supports LGBT History Month and flies the Pride Flag from the municipal buildings of your Council. We believe this would be a powerful gesture of support from Labour Councillors to LGBT+ constituents and would be welcomed across the political spectrum.

In Solidarity

Andrew Wilson
Elsie Greenwood
Keiran O'Neill
Connor Cunningham
Georgie Harris
John McKee
Kirsten Muat

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Head of Legal & Property Services	Report No:	LP/019/19
Contact Officer:	Gerard Malone	Contact No:	01475 712710
Subject:	Charter against Modern Slavery		

1.0 PURPOSE

- 1.1 The purpose of this report is to ask the Council whether it would wish to become a signatory to the Charter against Modern Slavery initiated by the Co-operative Party.

2.0 SUMMARY

- 2.1 The Charter against Modern Slavery, which has been signed by over 80 Councils across Britain, proposes action which goes further than existing laws and guidance, committing Councils proactively to vet their own supply chain to ensure no instances of modern slavery are taking place.

- 2.2 Each Council is asked to :

1. Train its corporate procurement team to understand modern slavery through the Chartered Institute of Procurement and Supply's (CIPS) online course on Ethical Procurement and Supply.
2. Require its contractors to comply fully with the Modern Slavery Act 2015, wherever it applies, with contract termination as a potential sanction for non-compliance.
3. Challenge any abnormally low-cost tenders to ensure they do not rely upon the potential contractor practising modern slavery.
4. Highlight to its suppliers that contracted workers are free to join a trade union and are not to be treated unfairly for belonging to one.
5. Publicise its whistle-blowing system for staff to blow the whistle on any suspected examples of modern slavery.
6. Require its tendered contractors to adopt a whistle-blowing policy which enables their staff to blow the whistle on any suspected examples of modern slavery.
7. Review its contractual spending regularly to identify any potential issues with modern slavery.
8. Highlight for its suppliers any risks identified concerning modern slavery and refer them to the relevant agencies to be addressed.
9. Refer for investigation via the National Crime Agency's national referral mechanism any of its contractors identified as a cause for concern regarding modern slavery.
10. Report publicly on the implementation of this policy annually.

3.0 RECOMMENDATIONS

- 3.1 That the Council considers whether it would wish to become a signatory to the Charter against Modern Slavery.

4.0 BACKGROUND

- 4.1 The term 'modern slavery' covers a whole range of types of exploitation, many of which occur together. These include, but are not limited to, sexual exploitation, domestic servitude, forced labour and criminal exploitation.
- 4.2 Councils are being asked to ensure that their procurement processes encourage good work place practices and prevent exploitation in the supply chain through adoption of the measures at 2.2
- 4.3 The Modern Slavery Act 2015 sets out obligations for commercial organisations with an annual turnover of, currently, £36m. These organisations are required to:
- (a) prepare a statement on slavery and human trafficking for each financial year of the organisation;
 - (b) include the steps that the organisation will take to ensure that slavery and human trafficking are not taking place either in its supply chains or its own business. If it has taken no such steps, this must also be stated; and
 - (c) approve and sign the statement and publish the statement on the organisation's website if it has one, or, if not, provide a copy to anyone who requests one in writing, within 30 days.
- 4.4 Procurement legislation imposes a duty on the Council to investigate abnormally low price or cost tenders to ensure that social and labour laws are complied with. The Scottish Government issued further guidance on fair work practices which addresses low pay and potentially poor employment practices which are taken into account where appropriate.

5.0 CONSULTATION

- 5.1 The Corporate Procurement Manager has been consulted in the preparation of this report.

6.0 IMPLICATIONS

6.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

The legal implications are set out in the report.

6.3 Human Resources

There are no HR implications arising from this report.

6.4 Equalities

Equalities

(a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

6.5 Repopulation

There are no repopulation implications arising from this report.

7.0 BACKGROUND PAPERS

7.1 None.

Report To:	INVERCLYDE COUNCIL	Date:	21 FEBRUARY 2019
Report By:	CORPORATE DIRECTOR, ENVIRONMENT, REGENERATION AND RESOURCES	Report No:	LP/025/19
Contact Officer:	JOANNA DALGLEISH	Contact No:	01475 712123
Subject:	PROPOSED TRAFFIC REGULATION ORDER – THE INVERCLYDE COUNCIL DISABLED PERSONS’ PARKING PLACE (ON-STREET) ORDER 2A 2018 - THE LOCAL AUTHORITIES’ TRAFFIC ORDERS (PROCEDURE) (SCOTLAND) REGULATIONS 1999		

1.0 PURPOSE

1.1 The purpose of this report is to request the Council to consider a remit from the Environment and Regeneration Committee.

2.0 SUMMARY

2.1 The Environment and Regeneration Committee held a special meeting on 10 January 2019 at which it:-

- (a) Conducted a Hearing, in accordance with the Rules of Procedure recommended by Officers for the same, to allow the objectors who maintained their objections to be heard, and considered the representation of the objectors; and
- (b) Considered a report by the Corporate Director, Environment, Regeneration and Resources:
 - (i) advising of the outcome of the statutory public consultation, including the objections not withdrawn, and discussions with the objectors undertaken by officers; and
 - (ii) asking the Committee, having considered the objections received and the representations made at the special meeting, to decide either to dismiss the maintained objections and recommend approval of the proposed Traffic Regulation Order (“TRO”) or uphold the outstanding objections and seek modifications to the proposed TRO.

2.2 At the Special Meeting, following the conduct of the Hearing in consideration of the report in terms of 2.1 above, the Committee decided that the maintained objections be dismissed and that the proposed TRO as detailed in said report be approved and referred to the next meeting of the Inverclyde Council with a recommendation that it approve formally the proposed TRO and authorise the Head of Legal and Property Services and the Head of Service – Roads and Transportation to take all necessary action in accordance with the statutory procedure.

3.0 RECOMMENDATION

3.1 That the Council approves the making of the TRO – The Inverclyde Council Disabled Persons’ Parking Place (On-Street) Order No. 2A 2018 and that the Head of Legal and Property Services and the Head of Service – Roads and Transportation be authorised to take all necessary action in connection therewith.

Appendix
1

4.0 BACKGROUND

- 4.1 The Committee, at its meeting of 25 October 2018, considered the terms of the report by the Corporate Director Environment, Regeneration and Resources advising the Committee of the progress of the statutory consultation process on the proposed TRO and authorised officers to make arrangements for the holding of a public hearing in the form of a Special Meeting into the maintained objections as part of that process.
- 4.2 The reports to the Committee of 25 October 2018 and 10 January 2019 (which together form Appendix 2) provided background information on and details of the implications of the recommendations, and details of the consultations undertaken.
- 4.3 The Council is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

5.0 IMPLICATIONS

Finance

- 5.1 There will be a cost for introducing the signs and road markings for the new restrictions.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Disabled Persons' Parking Place	Traffic Sign	2018/19	£500	N/a	Contained within overall DPPP budget

Legal

- 5.2 There are no legal implications arising from this report.

Human Resources

- 5.3 There are no HR implications arising from this report.

Equalities

- 5.4 There are no equalities implications arising from this report.

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 The proposed TRO has been advertised in the Greenock Telegraph and full details of the proposals have been made available for public consultation during normal office hours at the offices of the Head of Service – Roads and Transportation, Inverclyde Council Customer Service Centre, Central Library and Port Glasgow Library.

7.0 LIST OF BACKGROUND PAPERS

- 7.1 See paragraph 4.2 above and Appendix 2 attached.

APPENDIX 1

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACE
(ON-STREET) ORDER NO. 2A 2018
TRAFFIC REGULATION ORDER

THE INVERCLYDE COUNCIL
DISABLED PERSONS' PARKING PLACE (ON-STREET)
ORDER NO. 2A 2018

The Inverclyde Council in exercise of the powers conferred on them by Section 32(1) of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers and after consultation with the Chief Constable of Police Scotland in accordance with Part III of Schedule 9 to the Act hereby make the following Order.

1. This Order may be cited as "The Inverclyde Council Disabled Persons' Parking Place (On-Street) Order No. 2A 2018" and shall come into operation on ??????????????, 2018.
2. In this Order the following expressions have the meanings hereby assigned to them:-

"Council" means The Inverclyde Council or its successors as Roads Authority;

"disabled person's badge" means:

 - (a) a badge issued under Section 21 of the Chronically Sick and Disabled Persons Act 1970 (as amended);
 - (b) a badge issued under a provision of the law of Northern Ireland corresponding to that section; or
 - (c) a badge issued by any member State other than the United Kingdom for purposes corresponding to the purposes for which badges under that section are issued;

and which has not ceased to be in force;

"disabled person's vehicle" means a vehicle lawfully displaying a disabled person's badge;

"parking attendant" means a person employed in accordance with Section 63A of the Act to carry out the functions therein;

"parking place" means the area of land specified by number and name in Columns 1 and 2 in the Schedule to this Order;

"traffic sign" means a sign prescribed or authorised under Section 64 of the Act; and

"vehicle" unless the context otherwise requires, means a vehicle of any description and includes a machine or implement of any kind drawn or propelled along roads whether or not by mechanical power.
3. The Schedule titled "Disabled Persons' Parking Place (On Street) Order No. 2A 2018" forms the Schedule to this Order.
4. The area of road which is described in the Schedule to this Order and the plan relative to this Order is hereby designated as a parking place.
5. The parking place shall only be used for the leaving of disabled persons' vehicles displaying a valid disabled person's badge.

6. The limits of the parking place shall be indicated on the carriageway as prescribed by The Traffic Signs Regulations and General Directions 2016, as amended.
7. Every vehicle left in the parking place shall stand such that the parking place is not occupied by more than one vehicle and that every part of the vehicle is within the limits of the parking place provided that, where the length of a vehicle precludes compliance with this paragraph, such vehicle shall be deemed to be within the limits of the parking place if:-
 - the extreme front portion or, as the case may be, the extreme rear portion of the vehicle is within 300mm of an indication on the carriageway provided under this Order in relation to the parking place; and
 - the vehicle, or any part thereof, is not within the limits of any adjoining parking place.
8. Any person duly authorised by the Council or a police officer in uniform or a traffic warden or parking attendant may move or cause to be moved in case of any emergency, to any place they think fit, vehicles left in the parking place.
9. Any person duly authorised by the Council may suspend the use of the parking place or any part thereof whenever such suspension is considered reasonably necessary:-
 - for the purpose of facilitating the movement of traffic or promoting its safety;
 - for the purpose of any building operation, demolition, or excavation in or adjacent to the parking place or the laying, erection, alteration, removal or repair in or adjacent to the parking place of any sewer or of any main, pipe, apparatus for the supply of gas, water electricity or of any telecommunications apparatus, traffic sign or parking meter;
 - for the convenience of occupiers of premises adjacent to the parking place on any occasion of the removal of furniture from one office or dwellinghouse to another or the removal of furniture from such premises to a depository or to such premises from a depository;
 - on any occasion on which it is likely by reason of some special attraction that any street will be thronged or obstructed; or
 - for the convenience of occupiers of premises adjacent to the parking place at times of weddings or funerals or on other special occasions.
10. A police officer in uniform may suspend for not longer than twenty four hours the use of the parking place or part thereof whenever such suspension is considered reasonably necessary for the purpose of facilitating the movement of traffic or promoting its safety.

Sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by #####, Proper Officer, on the ##### day of #####, Two Thousand and Eighteen.

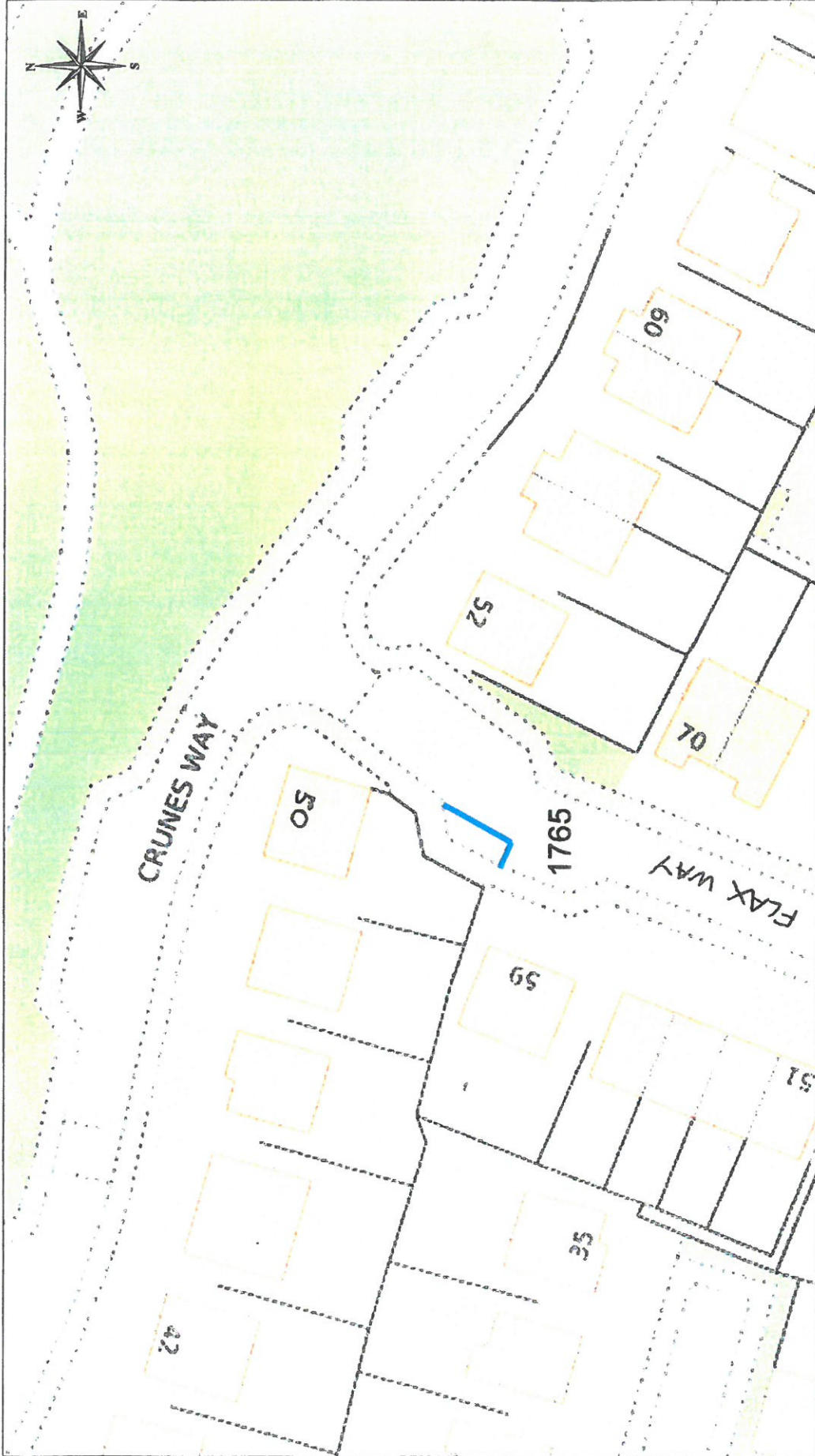
INVERCLYDE COUNCIL

**DISABLED PERSONS' PARKING PLACE (ON-STREET)
ORDER No. 2A 2018**

SCHEDULE

All and whole that area of ground as described in Column 2 in the table below:

Column 1	Column 2
<u>Ref No.</u>	<u>Address of Disabled Persons' Parking Place to be created "ex-adverso"</u>
1765	59 Flax Way, Greenock



DISABLED PERSONS' PARKING PLACE
59 FLAX WAY, GREENOCK
PLACE No. 1765

Inverclyde
 council
 Environmental Services

Regeneration & Environment
 Corporate Director: Aubrey Favest
 Municipal Buildings
 Clyde Square
 Greenock
 Argyll and Bute
 Tel: 01475 712712
 Fax: 01475 712731
 aubrey.favest@inverclyde.gov.uk

Report To: ENVIRONMENT & REGENERATION COMMITTEE **Date:** 25 October 2018

Report By: CORPORATE DIRECTOR, ENVIRONMENT, REGENERATION & RESOURCES **Report No:** LP/0108/18

Contact Officer: CAROLINE ROSS **Contact No:** 01475 712115

Subject: PROPOSED TRAFFIC REGULATION ORDER – DISABLED PERSONS' PARKING PLACE (ON STREET) ORDER NO. 2A 2018

1.0 PURPOSE

- 1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 as amended and, under the Council's Scheme of Administration, the Head of Environmental and Public Protection is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 1.2 The purpose of this report is to inform the Committee of the outcome of the consultation procedure undertaken for 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. The report also seeks a decision on whether the Committee will hear the objections relating to the TRO themselves or appoint an independent Reporter.
- 1.3 The timescales and process associated with hearing these objections are set out in legislation and in order for the TRO to be heard by the Inverclyde Council on 29 November, 2018 and minimise delay to the introduction of the TRO, the Council has to commence this process at the earliest opportunity.

Appendix 1

2.0 SUMMARY

- 2.1 The Inverclyde Council Disabled Person's Parking Place (On Street) Order No. 2A 2018 was advertised for public consultation on 10 August, 2018 with a closing date for objections of 31 August, 2018. During this time 3 objections were received.
- 2.2 As the objections were maintained after Officers corresponded with the objectors, these must now be heard. The objections can be heard at a public hearing either before a special meeting of the Environment and Regeneration Committee or by an independent Reporter.

3.0 RECOMMENDATION

3.1 It is recommended that the Committee:

- a) notes the requirement to hold a public hearing to consider the maintained objections, and decides either to hear these before a special meeting of the Environment and Regeneration Committee or by an independent Reporter, remitting it to the Head of Environmental and Public Protection and the Head of Legal and Property Services to make the necessary arrangements for the public hearing; and
- b) notes that, if the Committee decides to appoint an independent Reporter, the cost associated with this is approximately £10,000 which would come from the Decriminalised Parking Enforcement Revenue Budget.

Gerard Malone
Head of Legal & Property Services

4.0 BACKGROUND

- 4.1 The Inverclyde Council Disabled Person's Parking Place (On Street) Order No. 2A 2018 was promoted and was issued for public consultation on 10 August, 2018 with responses invited by 31 August, 2018.
- 4.2 During the public consultation, 3 objections were received. Officers wrote to the 3 objectors and the objectors maintained their objections.

5.0 IMPLICATIONS

Finance

- 5.1 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	18/19	£10,000		Independent Hearing

Legal

- 5.2 There are no legal implications arising from this report.

Human Resources

- 5.3 There are no HR implications arising from this report.

Equalities

- 5.4 There are no equality issues arising from this report.

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 The Head of Legal and Property Services and the Chief Financial Officer have been consulted on this report.

7.0 LIST OF BACKGROUND PAPERS

- 7.1 None

Report To:	Environment & Regeneration Committee	Date:	10 January 2019
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	
Contact Officer:	Peter MacDonald	Contact No:	01475 712618
Subject:	Proposed Traffic Regulation Order – Disabled Persons’ Parking Place (On Street) Order No. 2A 2018The Local Authorities’ Traffic Orders (Procedure) (Scotland) Regulations 1999		

1.0 PURPOSE

1.1 Further to the statutory consultation process undertaken in terms of the Road Traffic Regulation Act 1984 and the Local Authorities’ Traffic Orders (Procedure) (Scotland) Regulations 1999 on the Disabled Persons’ Parking Place (On Street) Order No. 2A (the Proposed TRO), the purpose of this report is to:-

- Request that the Committee adopt the Rules of Procedure for the purposes of the special meeting;
- Advise the Committee in relation to the Proposed TRO of the discussion between Council Officers and the persons who have, as part of the public consultation, objected to the Proposed TRO (the Objectors); and
- Facilitate the effective fair and proper hearing by the Committee of the Objectors who have not withdrawn their objections in order that the Committee can consider their objections (the Objections) and come to a formal recommendation on the Proposed TRO.

2.0 SUMMARY

2.1 Local authorities are empowered to make orders under the Road Traffic Regulation Act 1984 as amended and under the Council’s Scheme of Administration the Head of Environmental and Public Protection is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

2.2 Officers have undertaken a public consultation process in relation to the Proposed TRO as a result of which three Objections were received and maintained.

2.3 It is necessary that the Objectors be given an opportunity to be heard before the Committee before it reaches a decision and whether or not to recommend the Proposed TRO for formal approval of The Inverclyde Council. The special meeting has been convened to provide such an opportunity.

2.4 Because of the requirements of the statutory process and the formal nature of the special meeting, it is vital that the Objectors have a fair and impartial hearing and the Rules of Procedure provide for this.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

3.1 Approve the Rules of Procedure as detailed in Appendix 1.

3.2 Consider the terms of Appendix 2 in relation to the Objections.

- 3.3 Allow the Objectors an opportunity to be heard at the special meeting in accordance with the Rules of Procedure.
- 3.4 Consider the Objections and such oral representations on it made by the Objectors and officers at the special meeting and thereafter **either**:
- 3.4.1 Dismiss the Objections, approve the Proposed TRO as detailed in Appendix 3 and refer it to the next meeting of The Inverclyde Council recommending that The Inverclyde Council formally approve the Proposed TRO and remit it to the Head of Environmental and Public Protection and the Head of Legal and Property Services to arrange for its implementation in accordance with the statutory procedure;
- or**
- 3.4.2 Uphold in whole or in part the Objections and remit it to the Head of Environmental and Public Protection and the Head of Legal and Property Services to amend the terms of the Proposed TRO to deal with the part or parts of the Objections so upheld in accordance with the decision of the Committee and to report to a future meeting of the Committee with the Proposed TRO as further amended for approval.

all in accordance with the Rules of Procedure.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 Local authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 and the Roads (Scotland) Act 1984. Under the Council's Scheme of Administration the Head of Environmental and Public Protection is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 4.2 Officers proceeded with a public consultation process in accordance with the legislation. At its meeting of 25 October 2018 the Policy and Resources Committee was updated as to the consultation process and it authorised officers to make arrangements for the holding of a public hearing in the form of this special meeting.
- 4.3 Officers have continued to engage with the Objectors since that date to advise them of the arrangements for and proposed procedure at this special meeting. Officers have provided the Objectors with a statement of case which sets out the position of the Head of Environmental and Public Protection as regards the Proposed TRO; the statement of case is in Appendix 4.
- 4.4 Appendix 2 provides the full text of both the Objections and the correspondence with officers.
- 4.5 Before making a proposed TRO, the Council is, in terms of the Act and the Regulations, required to take into consideration any Objections timeously received by them and to give any Objectors an opportunity to be heard by them. This special meeting is therefore necessary to permit the Objectors to be heard by the Committee in terms of the recommendations above.
- 4.6 As the hearing of Objections is a statutory entitlement for Objectors, the Committee will be discharging legal responsibilities at the special meeting effectively as if it were a formal tribunal or board with the obligations which are already familiar to Elected Members as regards hearing and continuity of attendance.

5.0 PROPOSALS

- 5.1 The form of the Proposed TRO which officers are recommending for approval is included at Appendix 3 of this report.
- 5.2 The special meeting will proceed effectively as if a formal tribunal or board. In the interests of fairness, openness and transparency it is therefore necessary that the basis on which the hearing element of the meeting will proceed be formalised. Officers have therefore prepared draft Rules of Procedure of this meeting per Appendix 1. These have been circulated to the Objectors prior to this meeting and are recommended for approval by the Committee.
- 5.3 Because of the formality of the hearing process and the statutory process for making Management Rules, only certain decisions of the Committee in this matter are competent. Further it is vital that the Objectors have a fair and impartial hearing and the Rules of Procedure provide for this. The decisions which the Committee can competently make are: to dismiss the Objections; to uphold the Objections; or to uphold part of the Objections and dismiss other parts of the Objections. If the Objections are upheld in part, it will be necessary for officers to report back to the Committee at a future date with detailed wording. These eventualities are addressed in the possible Committee outcomes specified in paragraph 3.4.
- 5.4 The Committee is asked to note that, if approved, the Proposed TRO may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

6.0 IMPLICATIONS

Finance

6.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
N/A					

Legal

- 6.2 As a local authority, The Inverclyde Council has power in terms of the Road Traffic Regulation Act 1984 and the Local Authorities Traffic Orders Procedure (Scotland) Regulations 1999 to make Traffic Regulation Orders. In accordance with the statutory procedure, the Proposed TRO has been publicised and three Objections have been received and maintained. Before making the TRO, the Council must take into consideration any Objections timeously received and give the Objectors who maintain their Objections an opportunity to be heard by them.

Human Resources

- 6.3 There are no Human Resources implications associated with the making of the Proposed TRO.

Equalities

- 6.4 There are no Equalities implications associated with the making of the Proposed TRO.

Repopulation

- 6.5 There are no Repopulation implications associated with the making of the Proposed TRO.

7.0 CONSULTATIONS

- 7.1 The Head of Environmental and Public Protection has been consulted on the terms of this report.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 None.

Report To: INVERCLYDE COUNCIL **Date:** 21 FEBRUARY 2019

Report By: CORPORATE DIRECTOR,
ENVIRONMENT, REGENERATION &
RESOURCES **Report No:** LP/021/19

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – THE
INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER
GREENOCK) (WAITING RESTRICTIONS) (VARIATION NO. 9)
ORDER 2018

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Council to consider a remit from the Environment & Regeneration Committee.

2.0 SUMMARY

- 2.1 The Environment & Regeneration Committee held on 17 January 2019 after consideration of a report by the Corporate Director Environment, Regeneration & Resources on the proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018 recommended that the Inverclyde Council be asked to make the Traffic Regulation Order and remit it to the Head of Service – Roads and Transportation and the Head of Legal and Property Services to arrange for its implementation.

3.0 RECOMMENDATION

- 3.1 That the Council approves the making of the Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018 and that the Head of Service – Roads and Transportation and the Head of Legal and Property Services be authorised to take all necessary action in connection therewith. Appendix 1

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

4.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Service – Roads and Transportation is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

4.2 The proposed Traffic Regulation Order (TRO) will:-

- Provide an exemption to allow Disabled Person's Badge holders to park in Residents' Parking Permit Zones GR2, GR3 and GR4 during Permit holder only parking times in Ann Street, Bearhope Street, Buccleugh Street, Crown Street, Duncan Street, East Shaw Street, Houston Street, Kelly Street, King Street, Mearns Street, Shaw Place, Sir Michael Place, Sir Michael Street, Smith Street and Trafalgar Street;
- Introduce a "No waiting at any time, no loading at any time" restriction on parts of the unnamed road giving access to/from Aileymill Primary School, Bridgend Road, Brisbane Street, Castle Road, Drumfrochar Road, East Breast, East Crawford Street, Grosvenor Road, Norfolk Road, Old Largs Road, Papermill Road, Patrick Street and Peat Road, all in Greenock;
- Introduce a "No waiting at any time" restriction on parts of Campbell Street, Customhouse Place, Earnhill Road, Finnart Street, Ker Street, the unnamed link road from Customhouse Place to Greenock Police Station, Lynedoch Street, Newark Street, Newton Street, Octavia Terrace, Regent Street, Robertson Street, Virginia Street and the unnamed road accessing Victoria Harbour, all in Greenock;
- Introduce 8 Disabled Persons' Parking Places on Open Shore, Greenock;
- Introduce an Ambulance Parking Place on Regent Street, Greenock;
- Introduce a Limited Waiting restriction "Monday to Sunday 8am – 10pm, 2 hours no return within 30 minutes" with a requirement to display a Parking Disc on part of the unnamed road accessing Victoria Harbour, Greenock;
- Introduce a Disc Zone for the regulation of the proposed 2 hours Limited Waiting restriction on part of the unnamed road accessing Victoria Harbour, Greenock;
- Vary the existing Limited Waiting restriction to "Monday to Friday 8am - 6pm, 2 hours, no return within 30 minutes" with a requirement to display a Parking Disc on part of Newton Street, Greenock;
- Introduce a Disc Zone for the regulation of the proposed 2 hours Limited Waiting restriction on part of Newton Street, Greenock; and
- Revoke a section of "No waiting at any time" restriction on Belville Street, Greenock.

4.3 The Council is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

4.4 No objection has been received to the proposed TRO.

5.0 IMPLICATIONS

Finance

- 5.1 There will be a cost for introducing the signs and road markings for the new restrictions.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	19/20	£10,000		New signs and lines

Legal

- 5.2 There are no legal implications arising from this report.

Human Resources

- 5.3 There are no HR implications arising from this report.

Equalities

- 5.4 There are no equalities implications arising from this report.

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Service – Roads and Transportation, the Customer Service Centre and at Central Library.

7.0 LIST OF BACKGROUND PAPERS

- 7.1 None

**THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (OUTER GREENOCK)
(WAITING RESTRICTIONS)
(VARIATION NO. 9) ORDER 2018**

TRAFFIC REGULATION ORDER

**THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION NO. 9) ORDER 2018**

We, The Inverclyde Council in exercise of the powers conferred on us by Sections 1(1), 2(1) to (3), 4(2), 32(1), 35(1), 45, 46, 49, 53, 101 and 102 of the Road Traffic Regulation Act 1984 (as amended) ("the Act") and of Part IV of Schedule 9 to the Act and of all other enabling powers and after consulting the Chief Constable of the Police Service of Scotland (Seirbheis Phoilis na h-Alba) in accordance with Part III of Schedule 9 to the Act hereby make the following Order:

1.0 Commencement and citation

1.1 This Order shall come into operation on the ** day of **, Two Thousand and ** and may be cited as "The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018".

2.0 Interpretation

2.1 Except where otherwise stated, any reference in this Order to a numbered Article or Schedule is a reference to the Article or Schedule bearing that number in this Order.

2.2 Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, modified, re-enacted, replaced or supplemented by any subsequent enactment.

2.3 The prohibitions and restrictions imposed by this Order shall be in addition to and not in derogation from any restriction or requirement imposed by any regulation made or having effect as if made under the Act or by or under any other enactment provided that where a prohibition or restriction which is imposed, varied or revoked by this Order is in conflict with a prohibition or restriction imposed by a previous Order, then the provision of this Order shall prevail.

2.4 The On-Street Plans forming Schedule 1 to this Order and titled "The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 9) Order 2018 On-Street Plans" are hereby incorporated into "The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) Order 2013" and recorded in "The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) Order 2013 Plan Index".

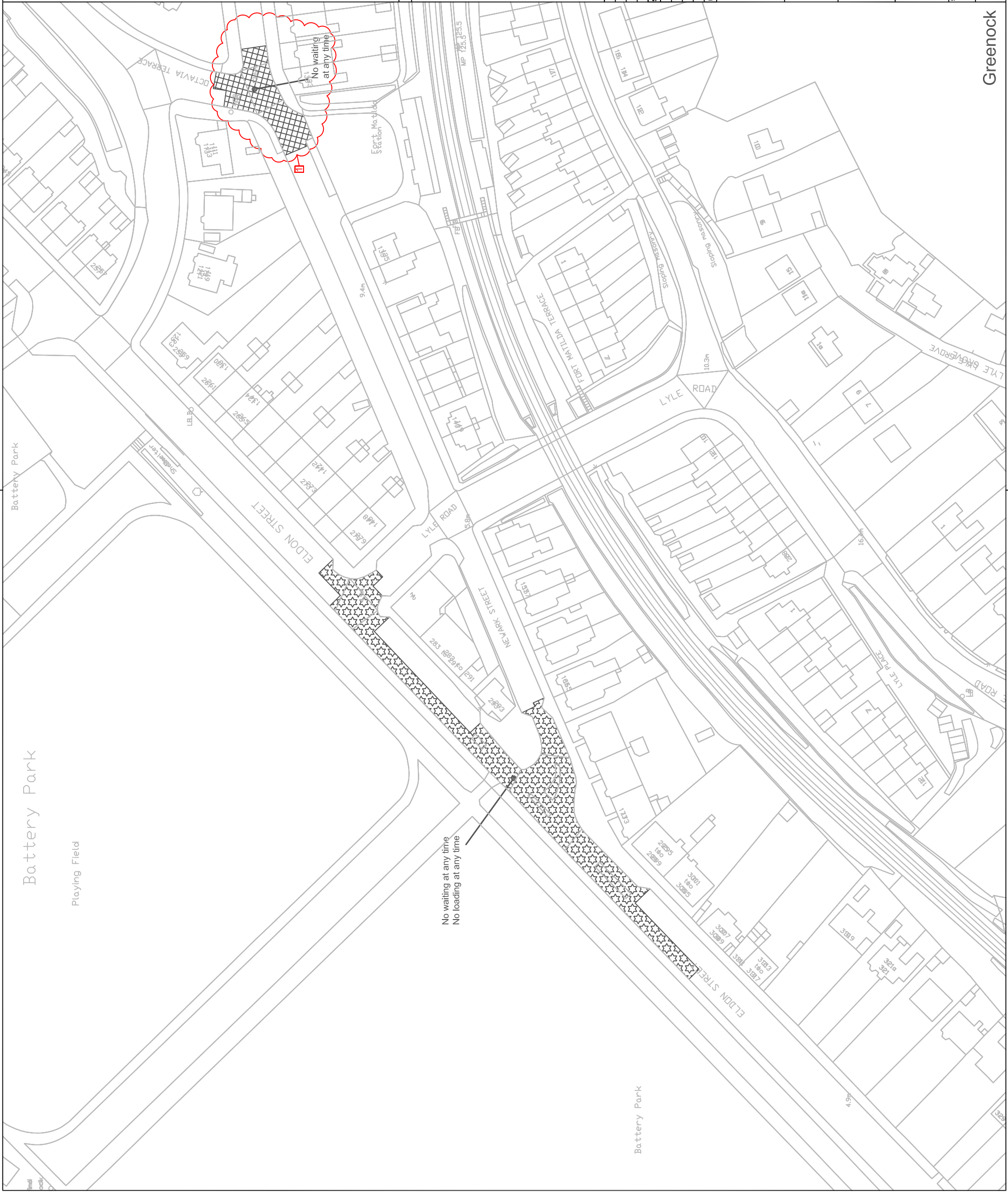
2.5 The Plan Index forms Schedule 2.

2.6 The Interpretation Act 1978 (as amended) shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament

This Order and the two Schedules annexed hereto are sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by ##.

SCHEDULE 1

**The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions)
(Variation No. 9) Order 2018 On-Street Plans**



Key

	No waiting at any time
	No loading at any time
	No waiting at times shown
	No loading at times shown
	No waiting except taxis
	Limited waiting <small>(see below for types of limited waiting referred to)</small>
	Permitted waiting <small>(see below for types of limited waiting referred to)</small>
	Disabled person's parking place <small>(subject to restrictions shown)</small>
	Ambulance parking place <small>(subject to restrictions shown)</small>
	Loading bay

Outer Greenock Resident Parking

Permit Area
 Parking Disc Area

Limited Waiting

Type A: Mon-Fri 8am-6pm, Saturday 8am-10pm, 30 mins. No return within 1 hour

Type B: Mon-Fri 8am-6pm, Saturday 8am-10pm, 30 mins. No return within 1 hour

Type C: Mon-Sat 8am-6pm, 30 mins. No return within 1 hour

Type D: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins

Type E: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins

Type F: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins

Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins

Type H: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins

Type I: Mon-Fri 8am to 6pm, 2 hours. No return within 1 hour

Type J: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders

Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders

Type L: Mon-Sat 11am to 6pm, 1 hour. No return within 1 hour

Type M: Mon-Sat 8am to 6pm, 3 hours. No return within 1 hour

Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except permit holders

Permit Holders

Type P: Permitted waiting to 10pm, 30 mins. No return within 30 mins except permit holders

Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins

Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders

Type S: 8am to 10pm, 2 hours. No return within 30 mins

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Stat Purpose of Issue

Stat	Purpose of Issue	Date	Auth
1	NWAT NEWARK ST & DCTAVIA TER	EP	AUG '18 EP GL

Rev Description

Rev	Description	By	Date	Chk'd Auth
1				

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk

THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION 9)
 ORDER 2018

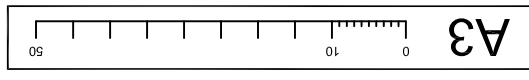
EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	MJH	MR

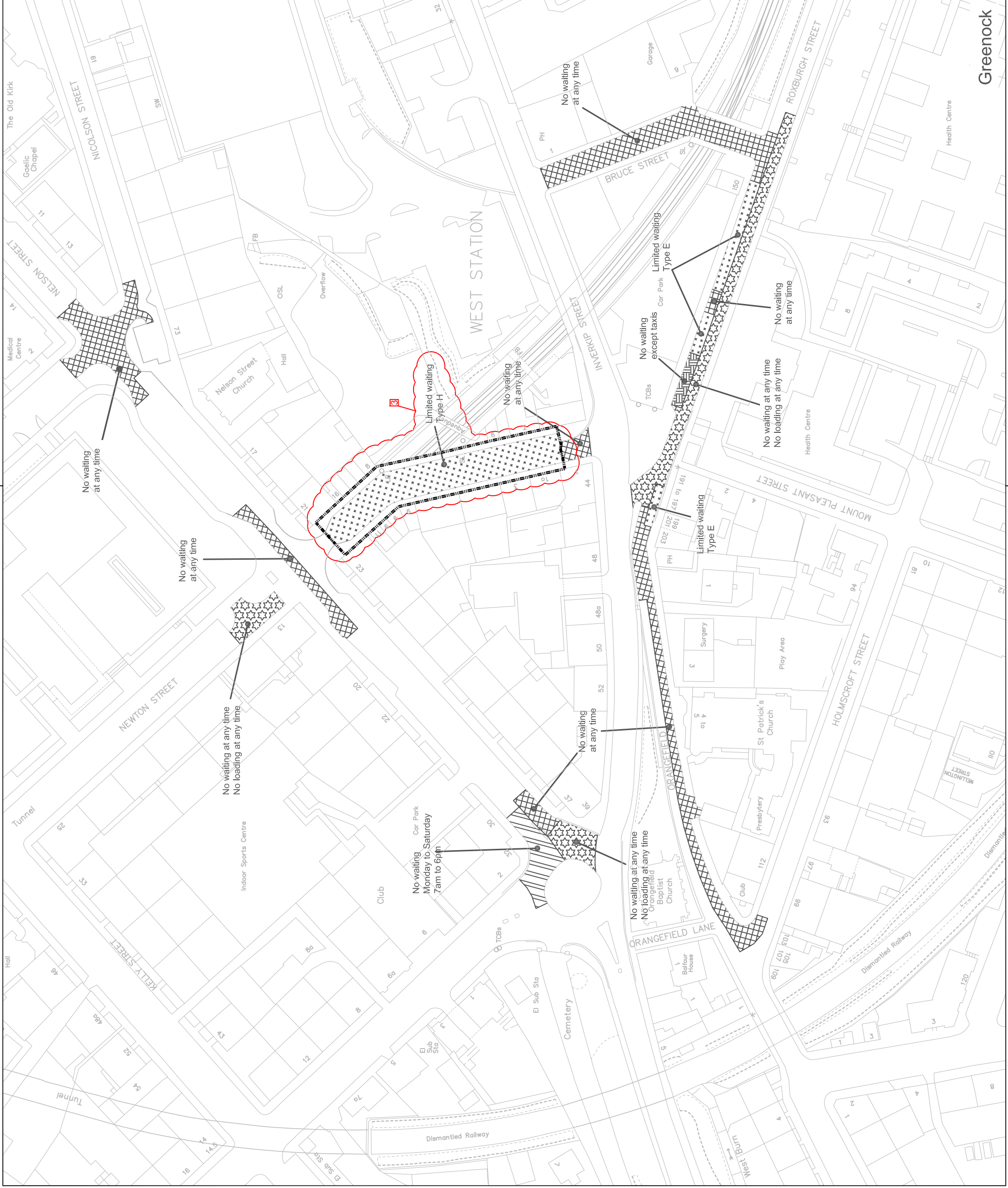
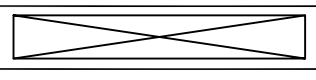
Date	Date	Date	Date	Rev
FEB 13	FEB 13	FEB 13	FEB 13	1

Status P
 Drawing Number TR/TRO/C131-001

DO NOT SCALE



A3



Key

[Symbol]	No waiting at any time
[Symbol]	No waiting at any time
[Symbol]	No loading at any time
[Symbol]	No waiting at times shown
[Symbol]	No waiting at any time
[Symbol]	No loading at times shown
[Symbol]	No waiting except taxis
[Symbol]	Limited waiting (see below for types of limited waiting referred to on these drawings)
[Symbol]	Permitted persons parking place (subject to restrictions shown)
[Symbol]	Articulate parking place (subject to restrictions shown)
[Symbol]	Loading bay
[Symbol]	Outer Greenock Resident Parking
[Symbol]	Permit Area
[Symbol]	Parking Disc Area

- Limited Waiting**
- Type A: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins
 - Type B: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins
 - Type C: Mon-Fri 8am-6pm, 30 mins, No return within 1 hour
 - Type D: Mon-Fri 8am-6pm, 30 mins, No return within 1 hour
 - Type E: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins
 - Type F: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins
 - Type G: Mon-Fri 8am-6pm, 2 hours, No return within 30 mins
 - Type H: Mon-Fri 8am-6pm, 2 hours, No return within 1 hour
 - Type I: Mon-Fri 8am-6pm, 2 hours, No return within 1 hour
 - Type J: Mon-Fri 8am-6pm, 2 hours, No return within 30 mins except
 - Type K: Mon-Fri 8am-6pm, 2 hours, No return within 30 mins except
 - Type L: Mon-Fri 8am-6pm, 1 hour, No return within 1 hour
 - Type M: Mon-Fri 8am-6pm, 3 hours, No return within 1 hour
 - Type N: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins except
 - Type O: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins except
 - Type P: Mon-Fri 8am-6pm, 30 mins, No return within 30 mins except
 - Type Q: Mon-Fri 8am-6pm, 10pm, 30 mins, No return within 30 mins except
 - Type R: Mon-Fri 8am-6pm, 10pm, 1 hour, No return within 30 mins except
 - Type S: Mon-Fri 8am-6pm, 2 hours, No return within 30 mins

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Scale

Stat	Purpose of Issue	Date	Auth
3	2 HR ON NEWTON ST	EP AUG 18	EP GB
2	NELSON ST/NICOLSON ST AMENDED	EP JUN 15	EP MH
1	NEWTON ST N/WAT REVISED	MH NOV 13	MH MR

INVERCLYDE COUNCIL
Vehicle Maintenance Facility
6 Pottery Street
Greenock
PA15 2UH
Tel: 01475 717171
Email: roads@inverclyde.gov.uk
www.inverclyde.gov.uk

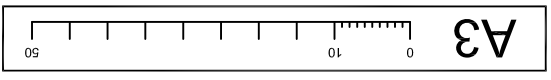


THE INVERCLYDE COUNCIL (VARIOUS ROADS)
(OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION No. 9)
ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	LM	MR
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C131-010	FEB '13	FEB '13	FEB '13
Rev				Rev
				3

DO NOT SCALE



A3

Key

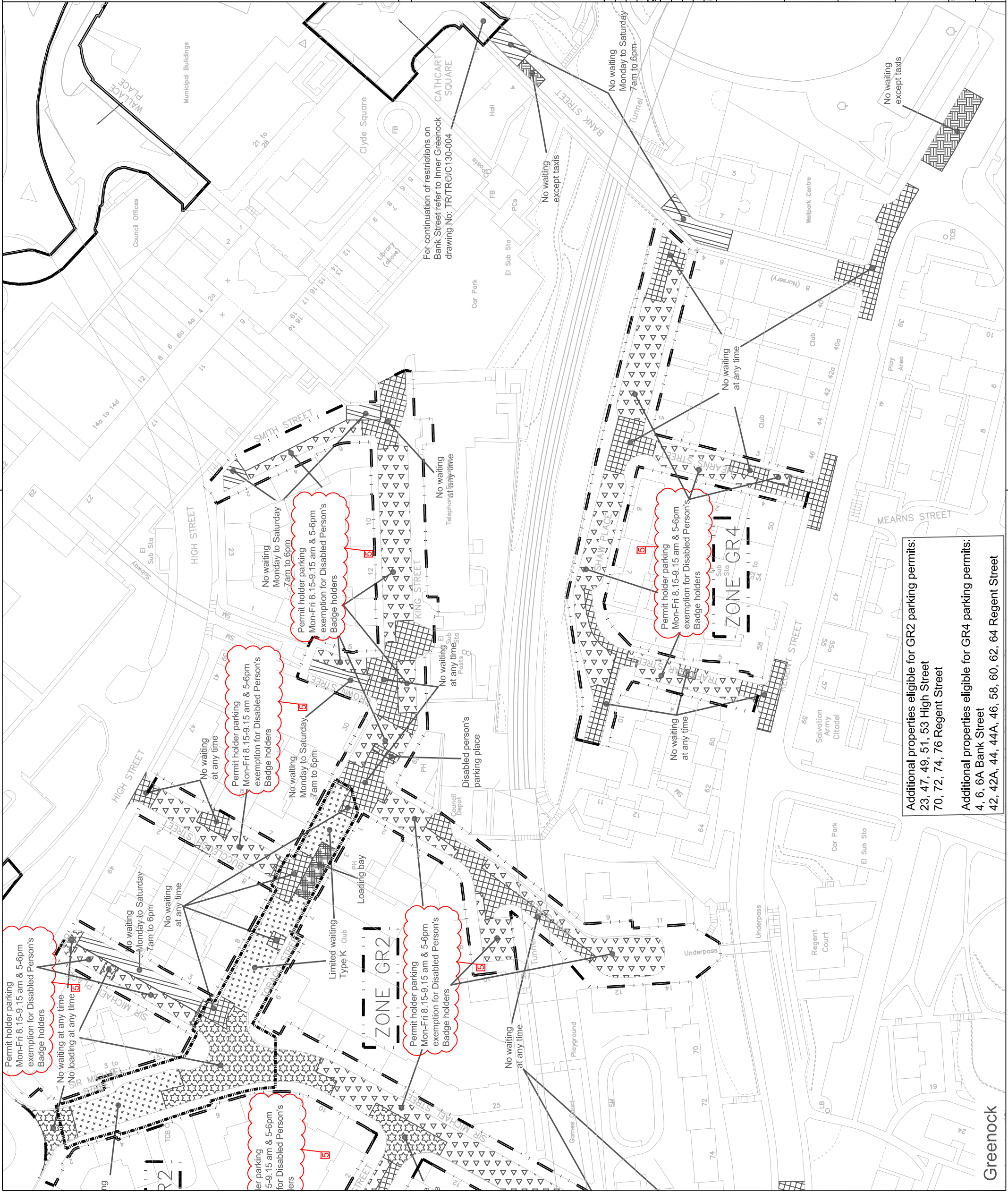
- No waiting at any time
- No waiting at times shown
- No loading at times shown
- No loading at times shown
- No loading at times shown
- Limited waiting (see below for types of limited waiting referred to)
- Permitted person's parking place
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

Outer Greenock Resident Parking

- Permit Area
- Parking Disc Area

Limited Waiting

- Type A: Mon-Fri 8am-6pm, 30mins. No return within 30mins.
- Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins. No return within 1 hour.
- Type C: Mon-Sat 8am-6pm, 30mins. No return within 1 hour.
- Type D: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins.
- Type E: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins.
- Type F: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins.
- Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins.
- Type H: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
- Type I: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
- Type J: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins except permit holders.
- Type K: Mon-Fri 8am to 6pm, 1 hour. No return within 1 hour.
- Type L: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
- Type M: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
- Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except permit holders.
- Type O: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins except permit holders.
- Type P: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders.
- Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins except permit holders.
- Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders.



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Stat Purpose of Issue Date Auth

- DISABLED BADGE HOLDER EXEMPTION EP OCT '18 EP GL
- LOADING BAY TORO ST EP APR '18 EP GL
- MMAT REGENT ST/BANK ST/DPPP KING ST EP OCT '17 EP GB
- NEW RESIDENTS PP ZONE GR4 EP OCT '17 EP GB

Rev Description By Date Chkd Auth

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottary Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk



THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION No. 9)
 ORDER 2018

EFFECTIVE DATE:

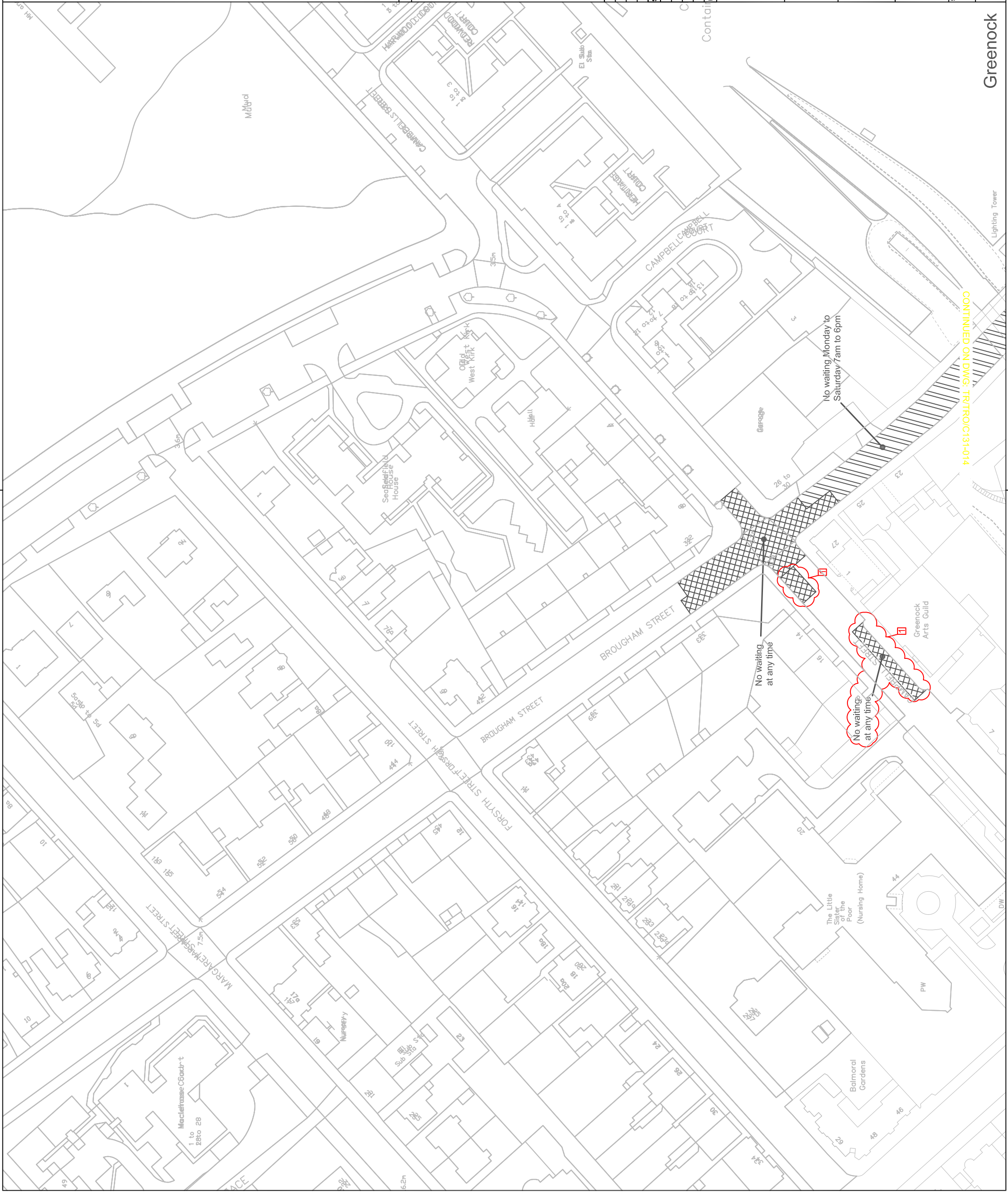
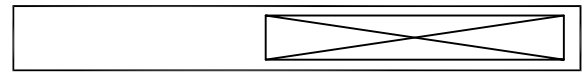
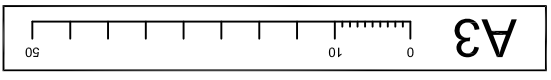
Sheet Size Original Scale
A3 1:1250

Designed/Drawn MJK/LM
 Date FEB '13 Date FEB '13

Authorised MR
 Date FEB '13 Date FEB '13

Status Drawing Number
 P TR/TRO/C131-012 Rev 5

DO NOT SCALE



Key

- No waiting at any time
- No loading at any time
- No waiting at times shown
- No loading at times shown
- No waiting except taxis
- Limited waiting
- Limited waiting (see below for types of limited waiting referred to on these drawings)
- Disabled person's parking place
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

Outer Greenock Resident Parking
Permit Area
Parking Disc Area

Limited Waiting
 Type A: Mon-Fri 8am-6pm, 30mins. No return within 30mins
 Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins. No return within 1 hour
 Type C: Mon-Sat 8am-6pm, 30mins. No return within 1 hour
 Type D: Mon-Sat 8am-6pm, 2 hours. No return within 1 hour
 Type E: Mon-Sat 8am-6pm, 2 hours. No return within 30 mins
 Type F: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
 Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
 Type H: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
 Type I: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
 Type J: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
 Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except Permit Holders
 Type L: Mon-Sat 8am to 6pm, 1 hour. No return within 1 hour
 Type M: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
 Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except Permit Holders
 Type O: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins except Permit Holders
 Type P: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins except Permit Holders
 Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins except Permit Holders
 Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except Permit Holders
 Type S: 8am to 10pm, 2 hours. No return within 30 mins

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Scale

Stat	Purpose of Issue	Date	Auth
1	INVAIT CAMPBELL ST	EP	AUG '18 EP GL

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pattery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk

THE INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER GREENOCK) (WAITING RESTRICTIONS) (VARIATION 9) ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	LM	LM	MR

Date	Date	Date	Date	Date
FEB '13	FEB '13	FEB '13	FEB '13	FEB '13

Status **P** Drawing Number **TR/TRO/C131-013** Rev **1**

Key

- No waiting at any time
- No waiting at any time
- No loading at any time
- No waiting at times shown
- No waiting at any time
- No loading at times shown
- No waiting except taxis
- Limited waiting (see below for types of limited waiting referred to)
- Parking place for permit holders
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

Outer Greenock Resident Parking
Permit Area
Parking Disc Area

Limited Waiting
Type A: Mon-Fri 8am-6pm, 30mins. No return within 30mins.
Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins. No return within 1 hour.
Type C: Mon-Sat 8am-6pm, 30mins. No return within 1 hour.
Type D: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins.
Type E: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins.
Type F: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins.
Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins.
Type H: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
Type J: Mon-Sat 8am to 6pm, 2 hours. No return within 1 hour.
Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except for permit holders.
Type L: Mon-Sat 11am to 6pm, 1 hour. No return within 1 hour.
Type M: Mon-Sat 8am to 6pm, 3 hours. No return within 1 hour.
Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except for permit holders.
Type P: P: Mon-Sat 10pm to 10pm, 30 mins. No return within 30 mins except for permit holders.
Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins.
Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except for permit holders.
Type S: 8am to 10pm, 2 hours. No return within 30 mins.

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Scale

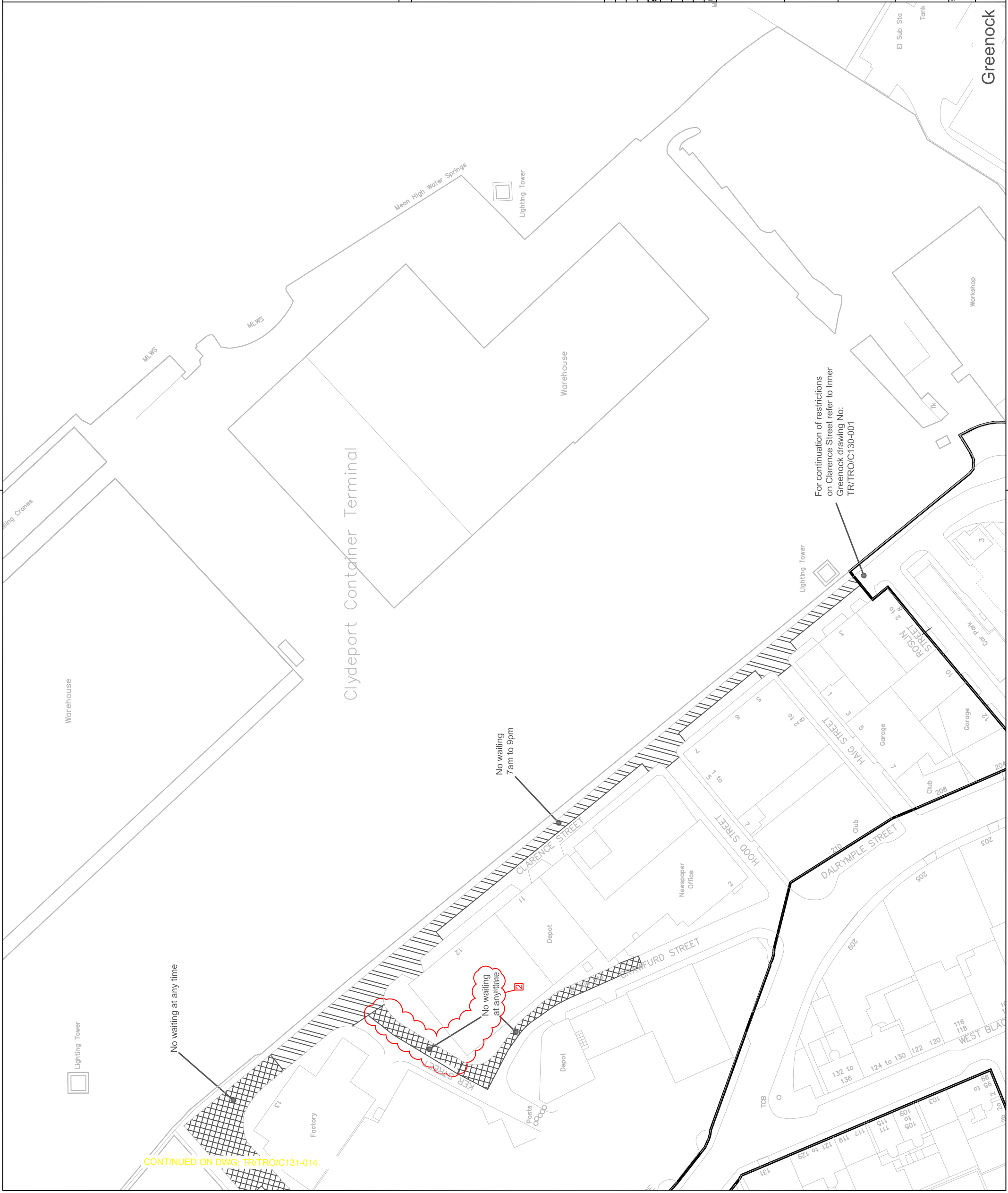
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2	NWAT KER STREET	EP AUG '18	EP GL
1	NEW RESTRICTIONS ON CRAWFURD ST	EP JUN '15	EP MH
A	STL TIMES UPDATED	MJH JUNE '13	MJH MR

INVERCLYDE COUNCIL
Vehicle Maintenance Facility
8 Pottery Street
Greenock
PA15 2UH
Tel: 01475 717171
Email: roads@inverclyde.gov.uk
www.inverclyde.gov.uk

EFFECTIVE DATE:

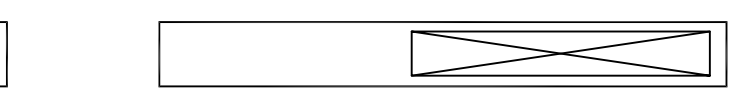
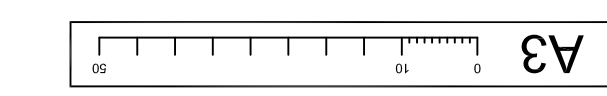
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Date	Date	Date	Date	Date
FEB '13	FEB '13	FEB '13	FEB '13	FEB '13

Status: P
Drawing Number: TR/TRO/C131-015
Rev: 2



2	TR/TRO/C131-015	P
Rev	Drawing Number	Status

DO NOT SCALE



Greenock

CONTINUED ON DWG: TR/TRO/C131-014

Key

- No waiting at any time
- No waiting at any time
- No loading at any time
- No waiting at times shown
- No waiting at any time
- No loading at times shown
- No waiting except taxis
- Limited waiting
- Parking place for permit holders
- Disabled person's parking place
- Ambulance parking place
- Loading bay

Outer Greenock Resident Parking

Permit Area

Parking Disc Area

Limited Waiting

Type A: Mon-Fri 8am-6pm, No return within 30mins

Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins

No return within 1 hour

Type C: Mon-Sat 8am-6pm, 30mins, No return within 1 hour

Type D: Mon-Sat 8am-6pm, 30mins, No return within 30 mins

Type E: Mon-Sat 8am-6pm, 30mins, No return within 30 mins

Type F: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins

Type G: Mon-Sat 8am to 6pm, 2 hours, No return within 30 mins

Type H: Mon-Sat 8am to 6pm, 1 hour, No return within 1 hour

Type I: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except Permit holders

Type J: Mon-Sat 8am to 6pm, 3 hours, No return within 1 hour

Type K: Mon-Fri 8am to 6pm, 3 hours, No return within 30 mins except Permit holders

Type L: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins except Permit holders

Type M: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except Permit holders

Type N: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except Permit holders

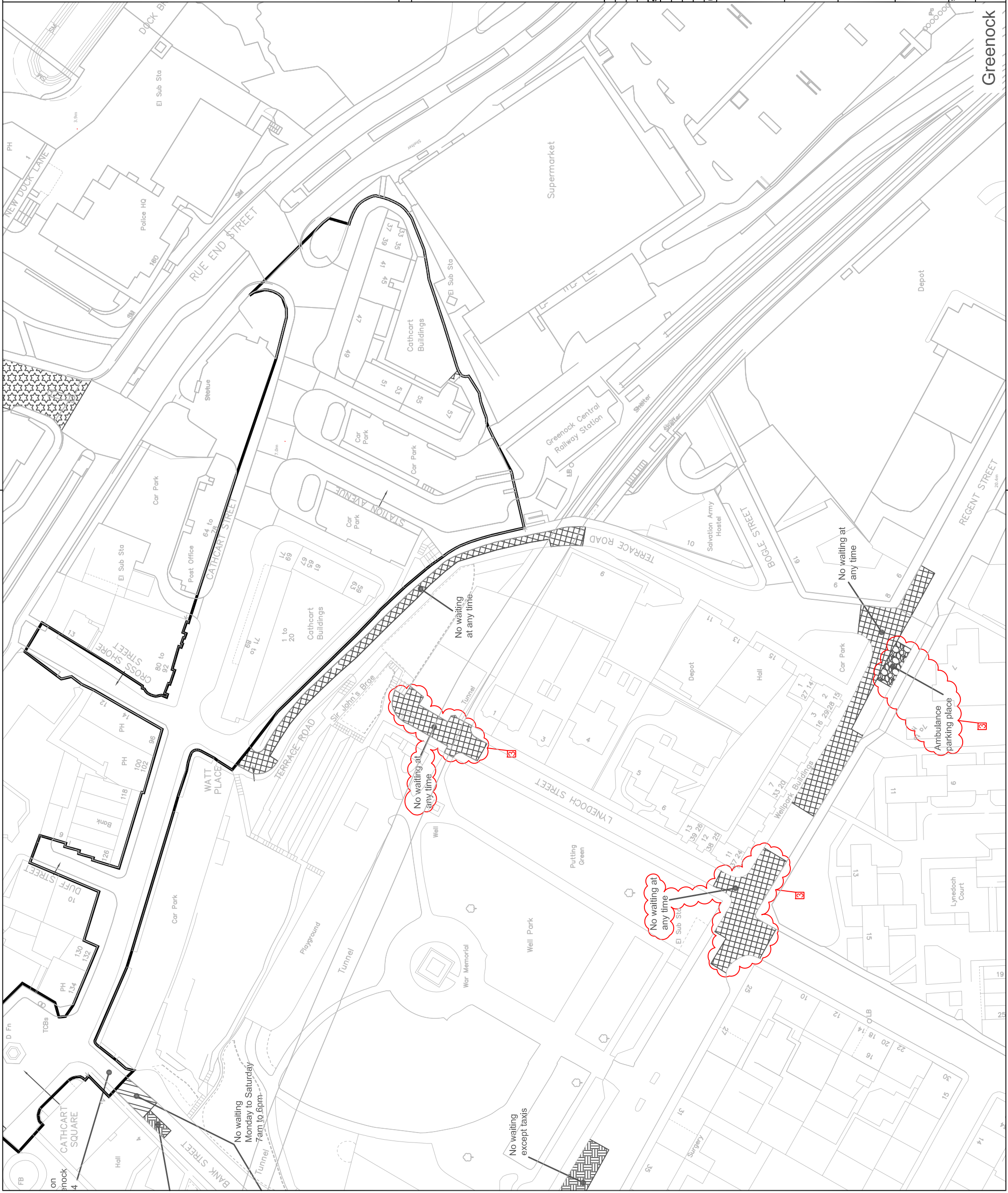
Type O: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins except Permit holders

Type P: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except Permit holders

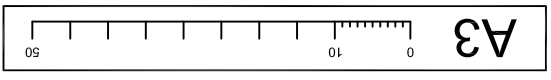
Type Q: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins except Permit holders

Type R: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except Permit holders

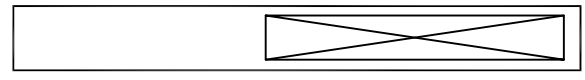
Type S: 8am to 10pm, 2 hours, No return within 30 mins



DO NOT SCALE



A3



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Stat	Purpose of Issue	Date	Auth		
3	INWAIT REGENT ST & LYNDOCH ST	EP AUG '18 EP GL			
3	AMBULANCE BAY REGENT ST	EP AUG '18 EP GL			
2	NEW RESTRICTIONS ADDED TO REGENT ST	EP JUN '15 EP MH			
1	REMOVED FROM OUTER GREENOCK	EP JUN '15 EP MH			
Rev	Description	By	Date	Chk'd	Auth

INVERCLYDE COUNCIL
Vehicle Maintenance Facility
8 Pottary Street
Greenock
PA15 2UH
Tel: 01475 717171
Email: roads@inverclyde.gov.uk
www.inverclyde.gov.uk

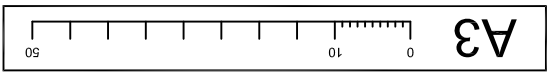
THE INVERCLYDE COUNCIL (VARIOUS ROADS)
(OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION No. 9)
ORDER 2018

EFFECTIVE DATE:

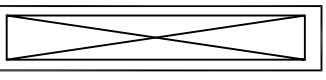
Sheet Size	Original Scale	Designed/Drawn	Checked	GD	Authorised	MH
A3	1:1250	Date: OCT '14	Date: OCT '14	Date: OCT '14	Date: OCT '14	Date: OCT '14

Status: P Drawing Number: TR/TR/O/C131-023 Rev: 3

DO NOT SCALE



A3



Key

	No waiting at any time
	No loading at any time
	No waiting at times shown
	No loading at times shown
	No waiting except taxis
	Limited waiting (see below for types of limited waiting referred to)
	Permit holders
	Disabled person's parking place (subject to restrictions shown)
	Ambulance parking place (subject to restrictions shown)
	Loading bay

Outer Greenock Resident Parking

	Type A: Mon-Fri 8am-6pm, 30mins. No return within 30mins
	Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins. No return within 1 hour
	Type C: Mon-Sat 8am-6pm, 30mins. No return within 1 hour
	Type D: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
	Type E: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
	Type F: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
	Type G: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
	Type H: Mon-Fri 8am to 6pm, 1 hour. No return within 1 hour
	Type I: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders
	Type J: Mon-Fri 8am to 6pm, 1 hour. No return within 1 hour
	Type K: Mon-Fri 8am to 6pm, 3 hours. No return within 30 mins except permit holders
	Type L: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins except permit holders
	Type M: Mon-Sat 8am to 6pm, 3 hours. No return within 1 hour
	Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except permit holders
	Type O: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins except permit holders
	Type P: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders
	Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins except permit holders
	Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders
	Type S: Sun to 10pm, 2 hours. No return within 30 mins

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Stat Purpose of Issue

Stat	Purpose of Issue	Date	Auth

Rev	Description	By	Date	Chk'd Auth
1	NWAT FINMART ST	EP	AUG '18	EP GL

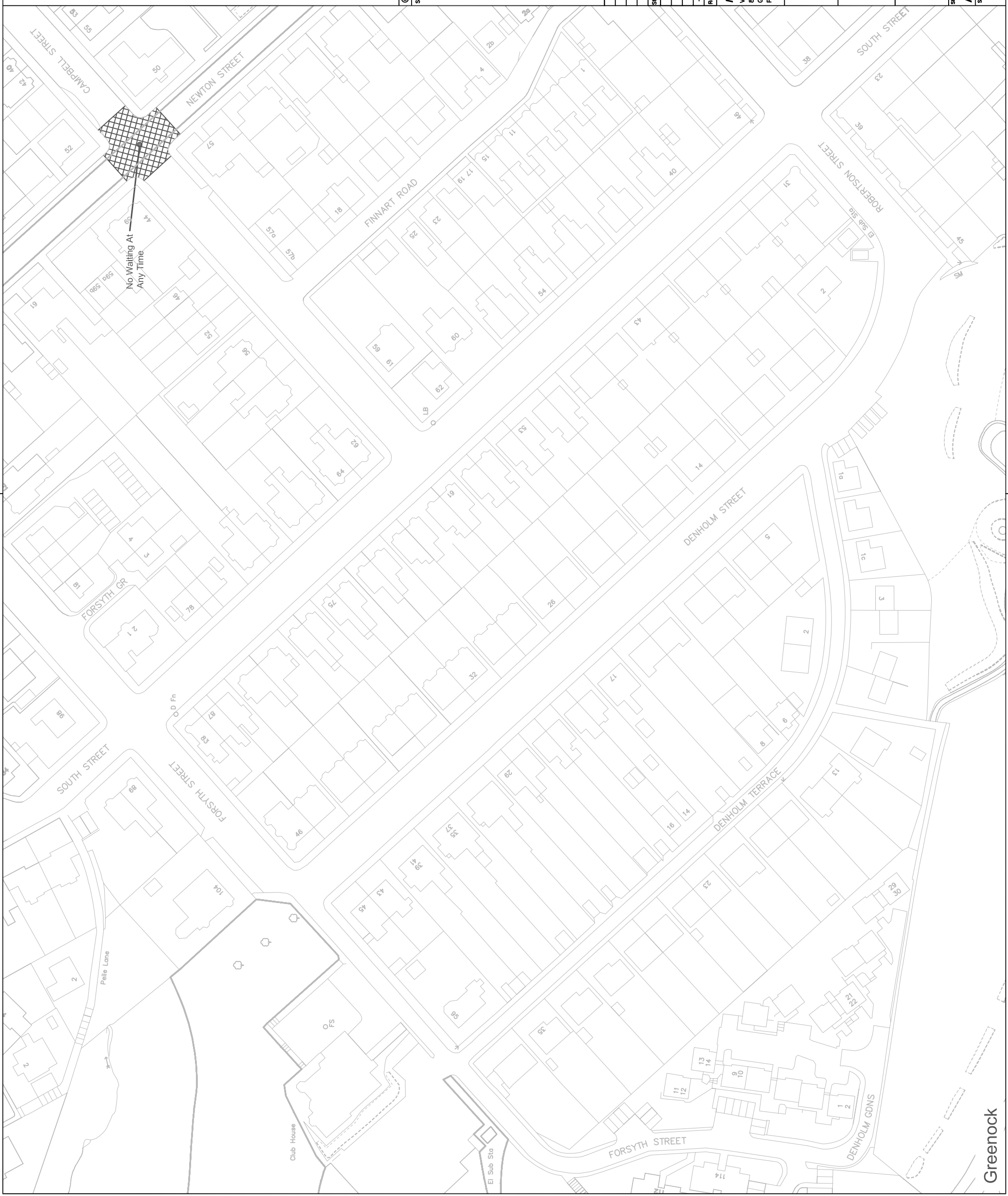
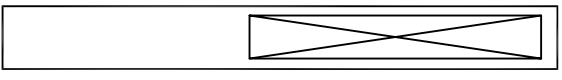
INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk

THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION 9)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	MJH	MJR
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C131-027	FEB '13	FEB '13	FEB '13
				Rev
				-

Greenock



Key

- No waiting at any time
- No waiting at any time
- No loading at any time
- No waiting at times shown
- No loading at times shown
- No waiting at any time
- No loading at times shown
- No waiting except taxis
- Limited waiting (see below for types of limited waiting referred to)
- Parking places for permit holders
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

- Outer Greenock Resident Parking
 - Permit Area
 - Parking Disc Area
- Limited Waiting**
- Type A: Mon-Fri, 8am-6pm, 30mins. No return within 30mins
 - Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins.
 - No return within 1 hour
 - Type C: Mon-Fri 8am-6pm, 2 hours. No return within 1 hour
 - Type D: Mon-Sat 8am-6pm, 2 hours. No return within 30 mins
 - Type E: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
 - Type F: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
 - Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
 - Type H: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
 - Type I: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
 - Type J: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
 - Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
 - Type L: Mon-Sat 11am to 6pm, 1 hour. No return within 1 hour
 - Type M: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
 - Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins
 - Type O: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins
 - Type P: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins except
 - Permit Holders
 - Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins
 - Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins
 - Permit Holders
 - Type S: 8am to 10pm, 2 hours. No return within 30 mins

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Stat	Purpose of Issue	Date	Auth

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 PA15 2UH
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 www.inverclyde.gov.uk

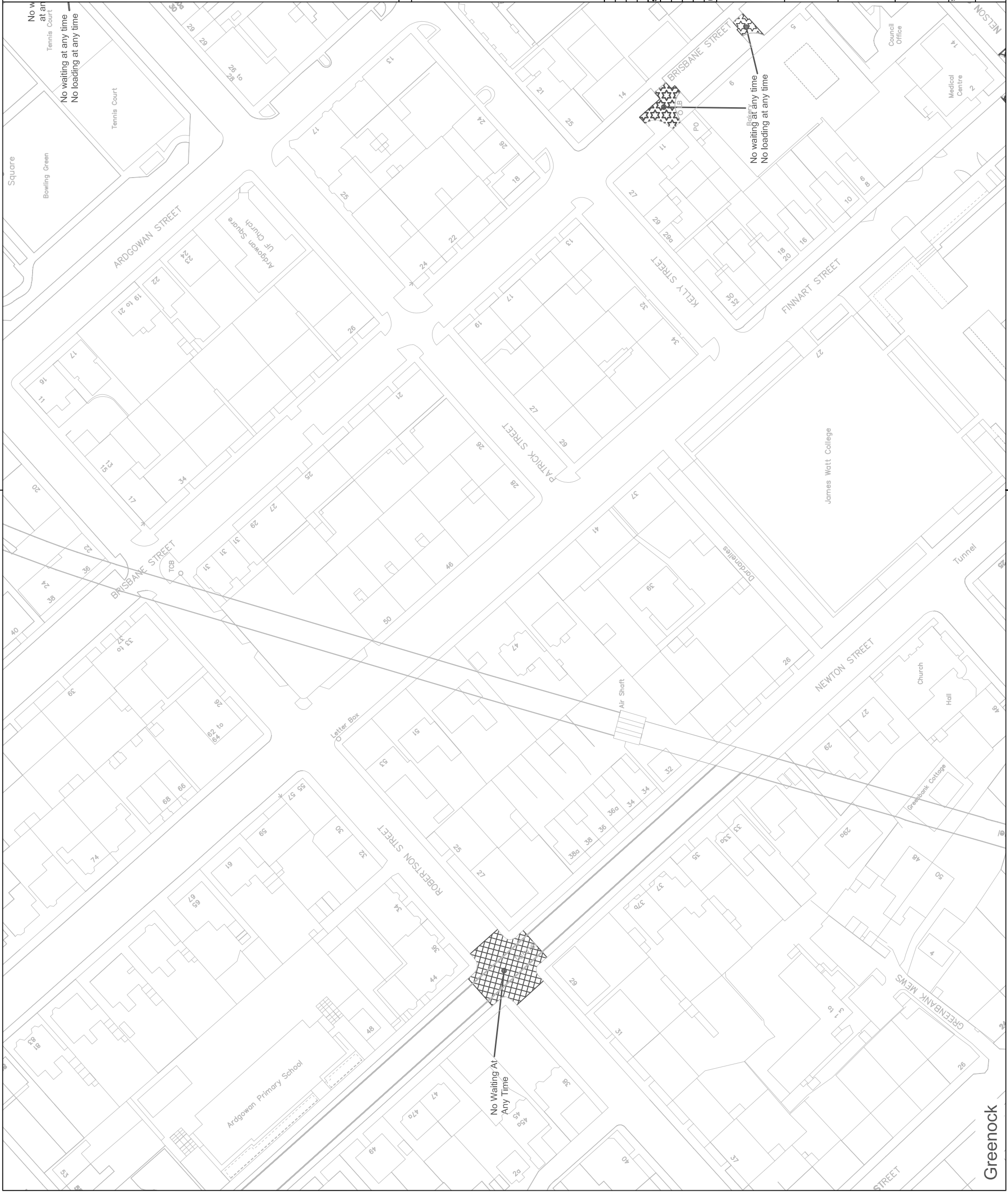
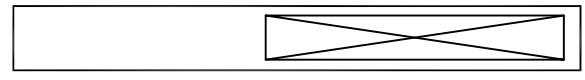
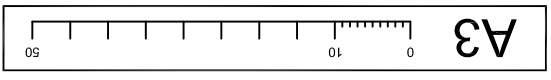


THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION No. 9)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	EP	GL	GL
Status	Drawing Number	Date	AUG '18	Date
P	TR/TRO/C131-028	AUG '18		

DO NOT SCALE



Key

	No waiting at any time
	No loading at any time
	No waiting at times shown
	No loading at times shown
	No waiting except taxis
	Limited waiting <small>(see below for types of times waiting referred to)</small>
	Parking place for permit holders
	Disabled person's parking place <small>(subject to restrictions shown)</small>
	Ambulance parking place <small>(subject to restrictions shown)</small>
	Loading bay

Outer Greenock Resident Parking
 Permit Area
Parking Dfsc Area
Limited Waiting
 Type A: Mon-Fri 8am-6pm, 30mins. No return within 30mins
 Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins.
 No return within 1 hour
 Type C: Mon-Sat 8am-6pm, 30mins. No return within 1 hour
 Type D: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
 Type E: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
 Type F: Mon-Sat 8am to 6pm, 1 hour. No return within 30 mins
 Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
 Type H: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
 Type I: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders
 Type J: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders
 Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins except permit holders
 Type L: Mon-Sat 11am to 6pm, 1 hour. No return within 1 hour
 Type M: Mon-Sat 8am to 6pm, 3 hours. No return within 1 hour
 Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins except permit holders
 Type O: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins
 Type P: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders
 Type Q: Mon-Sun 8am to 10pm, 2 hours. No return within 30 mins
 Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins except permit holders
 Type S: Sun to 10pm, 2 hours. No return within 30 mins

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Stat Purpose of Issue Date Auth

-	INMAT NEWTON ST & ROBERTSON ST	EP	AUG '18	EP	GL
-	INMAT & INMAT BRISBANE ST	EP	AUG '18	EP	GL

Rev Description By Date Chk'd Auth

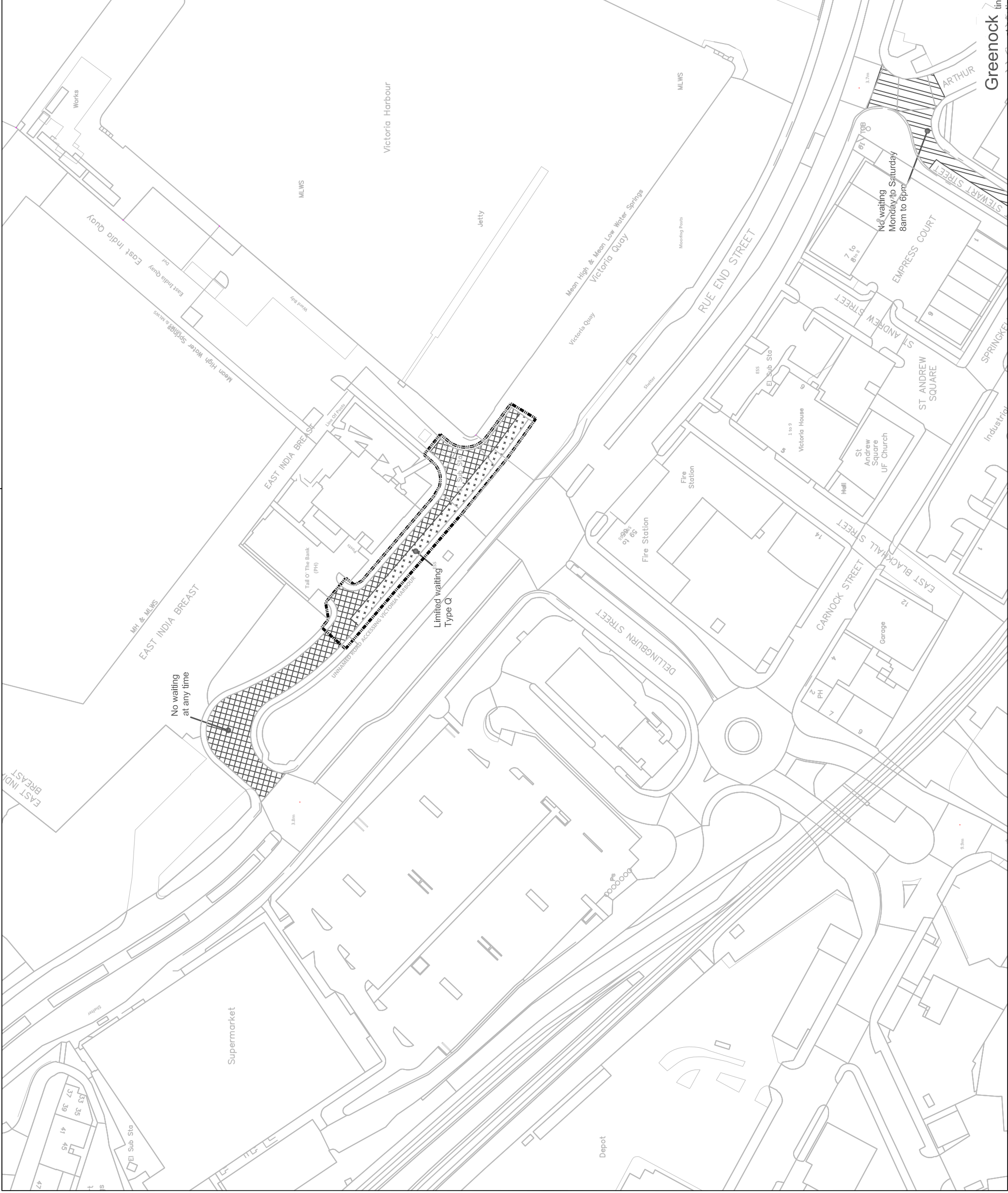
1					
2					

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THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION No. 9)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	GL	Authorised	GL	
A3	1:1250	EP	EP	GL	GL	GL	
Status	Drawing Number	Date	AUG '18	Date	AUG '18	Date	AUG '18
P		Rev					



Key

- No waiting at any time
- No waiting at any time
- No loading at any time
- No waiting at times shown
- No loading at times shown
- No waiting at any time
- No loading at times shown
- No waiting except taxis
- Limited waiting (see below for types of limited waiting referred to)
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

Limited Waiting

- Type A: Mon-Fri, 8am-6pm, 30mins. No return within 30mins
- Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins. No return within 1 hour
- Type C: Mon-Fri 8am-6pm, 2 hours. No return within 1 hour
- Type D: Mon-Fri 8am-6pm, 2 hours. No return within 1 hour
- Type E: Mon-Sat 8am to 6pm, 30 mins. No return within 30 mins
- Type F: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
- Type G: Mon-Sat 8am to 6pm, 2 hours. No return within 30 mins
- Type H: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
- Type I: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
- Type J: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
- Type K: Mon-Fri 8am to 6pm, 2 hours. No return within 30 mins
- Type L: Mon-Sat 11am to 6pm, 1 hour. No return within 1 hour
- Type M: Mon-Sat 8am to 6pm, 3 hours. No return within 1 hour
- Type N: Mon-Fri 8am to 6pm, 30 mins. No return within 30 mins
- Type O: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins
- Type P: Mon-Sun 8am to 10pm, 30 mins. No return within 30 mins
- Type Q: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins
- Type R: Mon-Sun 8am to 10pm, 1 hour. No return within 30 mins

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Sheet

Start	Purpose of Issue	Date	Auth

Rev	Description	By	Date	Chk'd	Auth
-	NIWAT & LIMITED WAITING RULE END ST	EP	SEP '18	EP	GL

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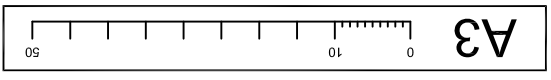
THE INVERCLYDE COUNCIL (VARIOUS ROADS)
(OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION No. 9)
ORDER 2018

EFFECTIVE DATE:

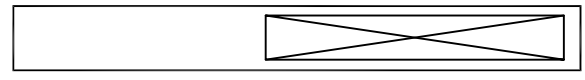
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A3	1:1250	EP	EP	GL

Status	Drawing Number	Date	SEP '18	Date	SEP '18	Date	SEP '18	Rev
P	TR/TR/C131-030							-

DO NOT SCALE



A3



Key

	No waiting at any time
	No loading at any time
	No waiting at times shown
	No loading at times shown
	No waiting except taxis
	Limited waiting (see below for types of limited waiting referred to)
	Permitted person's parking place
	Disabled person's parking place (subject to restrictions shown)
	Ambulance parking place (subject to restrictions shown)
	Loading bay

- Outer Greenock Resident Parking**
- Permit Area**
- Parking Disc Area**
- Limited Waiting**
- Type A: Mon-Fri 8am-6pm, 30mins, No return within 30mins
 - Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins, No return within 1 hour
 - Type C: Mon-Sat 8am-6pm, 30mins, No return within 1 hour
 - Type D: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
 - Type E: Mon-Sat 8am to 6pm, 30 mins, No return within 30 mins
 - Type F: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
 - Type G: Mon-Sat 8am to 6pm, 2 hours, No return within 30 mins
 - Type H: Mon-Sat 8am to 6pm, 1 hour, No return within 1 hour
 - Type I: Mon-Sat 8am to 6pm, 2 hours, No return within 1 hour
 - Type J: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins except permit holders
 - Type K: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except permit holders
 - Type L: Mon-Sat 8am to 6pm, 1 hour, No return within 1 hour
 - Type M: Mon-Sat 8am to 6pm, 3 hours, No return within 1 hour
 - Type N: Mon-Fri 8am to 6pm, 30 mins, No return within 30 mins except permit holders
 - Type O: Mon-Fri 8am to 10pm, 30 mins, No return within 30 mins except permit holders
 - Type P: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins except permit holders
 - Type Q: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins
 - Type R: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except permit holders
 - Type S: Sun to 10pm, 2 hours, No return within 30 mins

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Stat Purpose of Issue Date Auth

-	NWAT&JAT DRUMROCHAR ROAD/PEAT RD	EP	SEP '18	EP	GL
-	NWAT&JAT OLD LARGS ROAD/PAPERMILL RD	EP	SEP '18	EP	GL

Rev Description By Date Chk'd Auth

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THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (OUTER GREENOCK)
 (WAITING RESTRICTIONS) (VARIATION No. 9)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	EP	EP	GL
Status	Drawing Number	Date	SEP '18	Date
P	TR/TRO/C131-031	SEP '18	SEP '18	SEP '18
Rev				

Greenock

Key

No waiting at any time
No waiting at times shown
No loading at any time
No loading at times shown
No waiting except taxis
Limited waiting
Parking place for permit holders
Disabled person's parking place
Ambulance parking place
Loading bay

- Outer Greenock Resident Parking
Permit Area
Parking Disc Area
- Limited Waiting**
Type A: Mon-Fri 8am-6pm, No return within 30mins
Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins
Type C: Mon-Sat 8am-6pm, 30mins, No return within 1 hour
Type D: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
Type E: Mon-Sat 8am to 6pm, 30 mins, No return within 30 mins
Type F: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
Type G: Mon-Sat 8am to 6pm, 2 hours, No return within 30 mins
Type H: Mon-Sat 8am to 6pm, 1 hour, No return within 1 hour
Type I: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except permit holders
Type J: Mon-Fri 8am to 6pm, 1 hour, No return within 1 hour
Type K: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except permit holders
Type L: Mon-Sat 8am to 6pm, 1 hour, No return within 1 hour
Type M: Mon-Sat 8am to 6pm, 3 hours, No return within 1 hour
Type N: Mon-Fri 8am to 6pm, 30 mins, No return within 30 mins except permit holders
Type O: Mon-Fri 8am to 10pm, 30 mins, No return within 30 mins except permit holders
Type P: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins except permit holders
Type Q: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins
Type R: Mon-Sun 8am to 10pm, 1 hour, No return within 30 mins except permit holders
Type S: Sun to 10pm, 2 hours, No return within 30 mins

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Stat Purpose of Issue Date Auth

-	NWAT & NJAT BRIDGEND RD	EP	SEP '18	EP	GL
-	NWAT & NJAT EAST CRAWFORD ST	EP	SEP '18	EP	GL
-	NWAT & NJAT GROSVENOR RD	EP	SEP '18	EP	GL

Rev Description By Date Chk'd Auth

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(OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION No. 9)
ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	EP	EP	GL
Status	Drawing Number	Date	Date	Date
P	TR/TR0/C131-033	SEP '18	SEP '18	SEP '18
Rev				



SCHEDULE 2

SCHEDULE 3

THE INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER GREENOCK) (WAITING RESTRICTIONS) ORDER 2013 PLAN INDEX

Plan Reference	Effective date of original plan	Effective Date of Plan Revision													
		1	2	3	4	5	6	7	8	9	10	11			
TR/TRO/131-001	06/10/2014	#####													
TR/TRO/131-002	06/10/2014														
TR/TRO/131-003	06/10/2014	#####													
TR/TRO/131-004	06/10/2014														
TR/TRO/131-005	06/10/2014														
TR/TRO/131-006	06/10/2014														
TR/TRO/131-007	06/10/2014														
TR/TRO/131-008	06/10/2014														
TR/TRO/131-009	06/10/2014														
TR/TRO/131-010	06/10/2014	21/11/2014	25/04/2016	#####											
TR/TRO/131-011	06/10/2014	25/01/2015	25/04/2016	30/04/2018	#####										
TR/TRO/131-012	06/10/2014	21/11/2014	25/04/2016	30/04/2018	12/11/2018	#####									
TR/TRO/131-013	06/10/2014	#####													
TR/TRO/131-014	06/10/2014	23/04/2016	25/04/2016	#####											
TR/TRO/131-015	06/10/2014	25/04/2016	#####												
TR/TRO/131-016	06/10/2014														
TR/TRO/131-017	06/10/2014	23/04/2016	#####												
TR/TRO/131-018	06/10/2014														
TR/TRO/131-019	06/10/2014	#####													
TR/TRO/131-020	06/10/2014	21/11/2014	25/04/2016												
TR/TRO/131-021	06/10/2014	25/01/2015	25/04/2016												

TR/TRO/131-022	06/10/2014	25/04/016	25/04/2016	25/04/2016	#####	#####														
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TR/TRO/131-024	25/05/2015	26/05/2015	23/04/2016	23/04/2016	#####	#####														
TR/TRO/131-025	25/04/2016	30/04/2018	12/11/2018	12/11/2018	#####	#####														
TR/TRO/131-026	#####																			
TR/TRO/131-027	#####																			
TR/TRO/131-028	#####																			
TR/TRO/131-029	#####																			
TR/TRO/131-030	#####																			
TR/TRO/131-031	#####																			
TR/TRO/131-032	#####																			
TR/TRO/131-033	#####																			

Report To: INVERCLYDE COUNCIL **Date:** 21 FEBRUARY 2019

Report By: CORPORATE DIRECTOR,
ENVIRONMENT, REGENERATION &
RESOURCES **Report No:** LP/024/19

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – THE
INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER
GREENOCK) (WAITING RESTRICTIONS) (VARIATION NO. 10)
ORDER 2018

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Council to consider a remit from the Environment & Regeneration Committee.

2.0 SUMMARY

- 2.1 The Environment & Regeneration Committee held on 17 January 2019 after consideration of a report by the Corporate Director Environment, Regeneration & Resources on the proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018 recommended that the Inverclyde Council be asked to make the Traffic Regulation Order and to remit it to the Head of Service – Roads and Transportation and the Head of Legal and Property Services to arrange for its implementation.

3.0 RECOMMENDATION

- 3.1 That the Council approves the making of the Traffic Regulation Order – The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018 and that the Head of Service – Roads and Transportation and the Head of Legal and Property Services be authorised to take all necessary action in connection therewith. Appendix 1

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Service – Roads and Transportation is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 4.2 The proposed Traffic Regulation Order (TRO) will revoke the existing "No waiting except Taxis" restriction on a section of Bank Street in Greenock in accordance with the decision of the General Purposes Board under the Civic Government (Scotland) Act 1982.
- 4.3 The Council is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.
- 4.4 No objection has been received to the proposed TRO.

5.0 IMPLICATIONS

Finance

- 5.1 There will be a cost for introducing the signs and road markings for the new restrictions.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	19/20	£500		New signs and lines

Legal

- 5.2 There are no legal implications arising from this report.

Human Resources

- 5.3 There are no HR implications arising from this report.

Equalities

- 5.4 There are no equalities implications arising from this report.

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Service – Roads and Transportation, the Customer Service Centre and at Central Library.

7.0 LIST OF BACKGROUND PAPERS

7.1 None

**THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (OUTER GREENOCK)
(WAITING RESTRICTIONS)
(VARIATION NO. 10) ORDER 2018**

TRAFFIC REGULATION ORDER

**THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (OUTER GREENOCK)
(WAITING RESTRICTIONS) (VARIATION NO. 10) ORDER 2018**

We, The Inverclyde Council in exercise of the powers conferred on us by Sections 1(1), 2(1) to (3), 4(2), 32(1), 35(1), 45, 53, 101 and 102 of the Road Traffic Regulation Act 1984 (as amended) (“the Act”) and of Part IV of Schedule 9 to the Act and of all other enabling powers and after consulting the Chief Constable of the Police Service of Scotland (Seirbheis Phoilis na h-Alba) in accordance with Part III of Schedule 9 to the Act hereby make the following Order:

1.0 Commencement and citation

1.1 This Order shall come into operation on the ** day of **, Two Thousand and ** and may be cited as “The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018”.

2.0 Interpretation

2.1 Except where otherwise stated, any reference in this Order to a numbered Article or Schedule is a reference to the Article or Schedule bearing that number in this Order.

2.2 Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, modified, re-enacted, replaced or supplemented by any subsequent enactment.

2.3 The prohibitions and restrictions imposed by this Order shall be in addition to and not in derogation from any restriction or requirement imposed by any regulation made or having effect as if made under the Act or by or under any other enactment provided that where a prohibition or restriction which is imposed, varied or revoked by this Order is in conflict with a prohibition or restriction imposed by a previous Order, then the provision of this Order shall prevail.

2.4 The On-Street Plans forming Schedule 1 to this Order and titled “The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 10) Order 2018 On-Street Plans” are hereby incorporated into “The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) Order 2013” and recorded in “The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) Order 2013 Plan Index”.

2.5 The Plan Index forms Schedule 2.

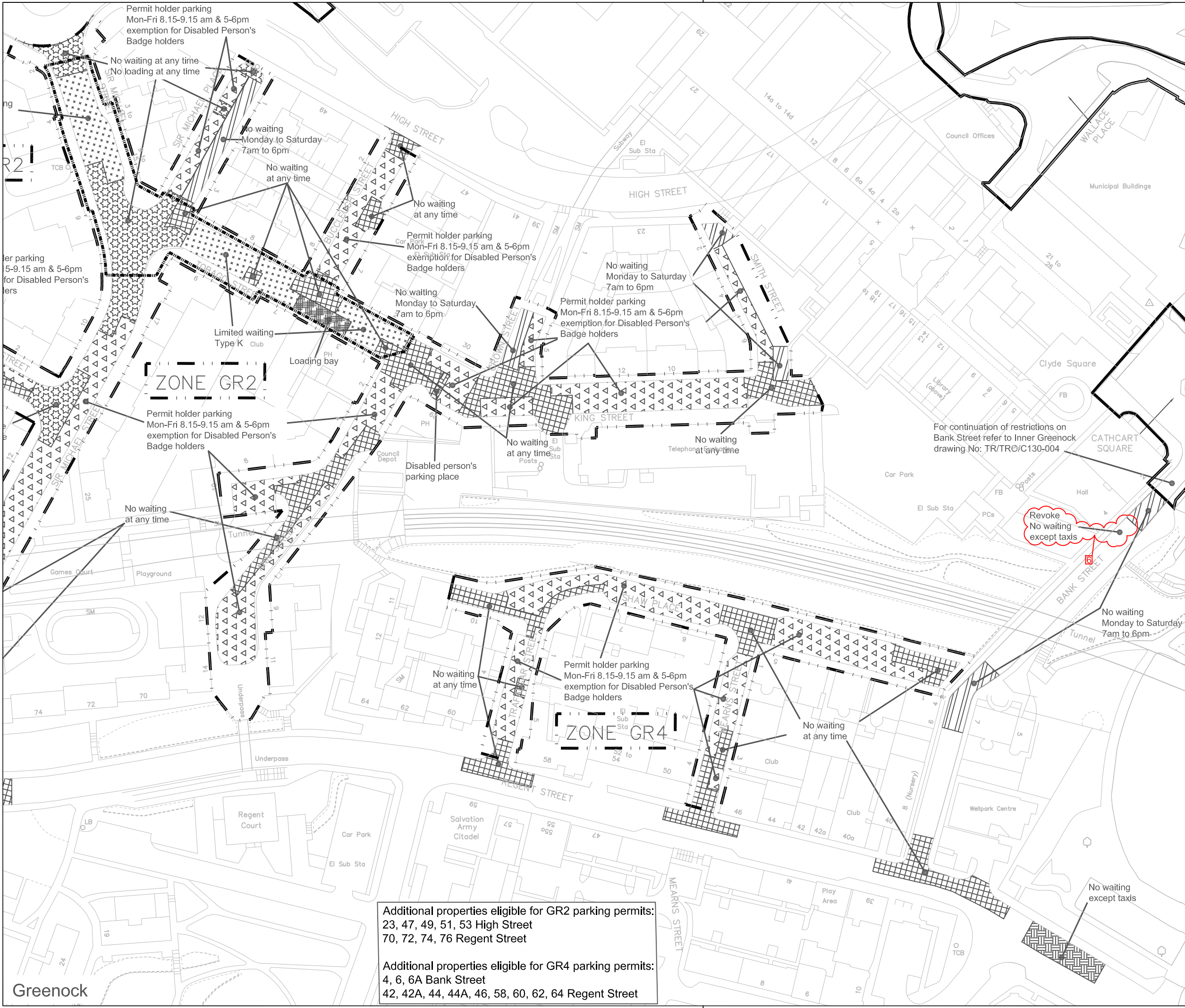
2.6 The Interpretation Act 1978 (as amended) shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament

This Order and the two Schedules annexed hereto are sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by ##.

SCHEDULE 1

**The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions)
(Variation No. 10) Order 2018 On-Street Plans**

DO NOT SCALE



Key

- No waiting at any time
- No waiting at any time
No loading at any time
- No waiting at times shown
- No waiting at times shown
No loading at times shown
- No waiting except taxis
- Limited waiting (see below for types of limited waiting referred to on these drawings)
- Parking place for permit holders at specified times
- Disabled person's parking place (subject to restrictions shown)
- Ambulance parking place (subject to restrictions shown)
- Loading bay

Outer Greenock Resident Parking Permit Area
 Parking Disc Area

Limited Waiting
 Type D: Mon-Sat 8am-6pm, 2 hours, No return within 1 hour
 Type E: Mon-Sat 8am to 6pm, 30 mins, No return within 30 mins
 Type K: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except Permit Holders
 Type N: Mon-Fri 8am to 6pm, 30 mins, No return within 30 mins except Permit Holders
 Type Q: Mon-Sun 8am to 10pm, 2 hours, No return within 30 mins

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Seal

For continuation of restrictions on Bank Street refer to Inner Greenock drawing No: TR/TRO/C130-004

Revoke No waiting except taxis

Stat	Purpose of Issue	Date	Auth
6	REVOKE TAXI RANK ON BANK ST	EP OCT '18	EP GL
5	DISABLED BADGE HOLDER EXEMPTION	EP OCT '18	EP GL
4	LOADING BAY TOBAGO ST	EP APR '18	EP GL
3	NWAAT REGENT ST&BANK ST/DPPP KING ST	EP OCT '17	EP GB

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THE INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER GREENOCK) (WAITING RESTRICTIONS) (VARIATION No. 10) ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	LM	MR
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C131-012	FEB '13	FEB '13	FEB '13
Rev				
				6

Additional properties eligible for GR2 parking permits:
 23, 47, 49, 51, 53 High Street
 70, 72, 74, 76 Regent Street

Additional properties eligible for GR4 parking permits:
 4, 6, 6A Bank Street
 42, 42A, 44, 44A, 46, 58, 60, 62, 64 Regent Street

SCHEDULE 2

SCHEDULE 3

THE INVERCLYDE COUNCIL (VARIOUS ROADS) (OUTER GREENOCK) (WAITING RESTRICTIONS) ORDER 2013 PLAN INDEX

Plan Reference	Effective date of original plan	Effective Date of Plan Revision										
		1	2	3	4	5	6	7	8	9	10	11
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TR/TRO/131-002	06/10/2014											
TR/TRO/131-003	06/10/2014	#####										
TR/TRO/131-004	06/10/2014											
TR/TRO/131-005	06/10/2014											
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TR/TRO/131-008	06/10/2014											
TR/TRO/131-009	06/10/2014											
TR/TRO/131-010	06/10/2014	21/11/2014	25/04/2016	#####								
TR/TRO/131-011	06/10/2014	25/01/2015	25/04/2016	30/04/2018	#####							
TR/TRO/131-012	06/10/2014	21/11/2014	25/04/2016	30/04/2018	12/11/2018	#####	#####					
TR/TRO/131-013	06/10/2014	#####										
TR/TRO/131-014	06/10/2014	23/04/2016	25/04/2016	#####								
TR/TRO/131-015	06/10/2014	25/04/2016	#####									
TR/TRO/131-016	06/10/2014											
TR/TRO/131-017	06/10/2014	23/04/2016	#####									
TR/TRO/131-018	06/10/2014											
TR/TRO/131-019	06/10/2014	#####										
TR/TRO/131-020	06/10/2014	21/11/2014	25/04/2016									
TR/TRO/131-021	06/10/2014	25/01/2015	25/04/2016									

TR/TRO/131-022	06/10/2014	25/04/016											
TR/TRO/131-023	25/05/2015	23/04/2016	25/04/2016	#####									
TR/TRO/131-024	25/05/2015	26/05/2015	23/04/2016	25/04/2016	#####								
TR/TRO/131-025	25/04/2016	30/04/2018	12/11/2018	#####									
TR/TRO/131-026	#####												
TR/TRO/131-027	#####												
TR/TRO/131-028	#####												
TR/TRO/131-029	#####												
TR/TRO/131-030	#####												
TR/TRO/131-031	#####												
TR/TRO/131-032	#####												
TR/TRO/131-033	#####												

DRAFT

Report To: INVERCLYDE COUNCIL **Date:** 21 FEBRUARY 2019

Report By: CORPORATE DIRECTOR,
ENVIRONMENT, REGENERATION &
RESOURCES **Report No:** LP/023/19

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – THE
INVERCLYDE COUNCIL (VARIOUS ROADS) (INNER
GREENOCK) (CONTROLLED PARKING ZONE) (VARIATION NO.
6) ORDER 2018

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Council to consider a remit from the Environment & Regeneration Committee.

2.0 SUMMARY

- 2.1 The Environment & Regeneration Committee held on 17 January 2019 after consideration of a report by the Corporate Director Environment, Regeneration & Resources on the proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018 recommended that the Inverclyde Council be asked to make the Traffic Regulation Order and remit it to the Head of Service – Roads and Transportation and the Head of Legal and Property Services to arrange for its implementation.

3.0 RECOMMENDATION

- 3.1 That the Council approves the making of the Traffic Regulation Order – The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018 and that the Head of Service – Roads and Transportation and the Head of Legal and Property Services be authorised to take all necessary action in connection therewith. Appendix 1

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

4.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Service – Roads and Transportation is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.

4.2 The proposed Traffic Regulation Order (TRO) will:-

- Revoke sections of 'No waiting at any time' on Cathcart Street, Greenock;
- Revoke a section of 'Limited waiting, Monday – Friday, 8am – 6pm, 2 hours, No return within 30 minutes except Zone GR1 Permit Holders' on Cathcart Street, Greenock;
- Introduce a section of 'Limited waiting, Monday – Friday, 8am – 6pm, 2 hours, No return within 30 minutes except Zone GR1 Permit Holders' on Cathcart Street, Greenock;
- Introduce a section of 'No waiting except Taxis' on Cathcart Street, Greenock in accordance with the decision of the General Purposes Board under the Civic Government (Scotland) Act 1982; and
- Vary a section of 'No waiting at any time, No loading at any time' to 'No waiting at any time' on Dalrymple Street, Greenock.

4.3 The Council is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.

4.4 No objection has been received to the proposed TRO.

5.0 IMPLICATIONS

Finance

5.1 There will be a cost for introducing the signs and road markings for the new restrictions.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	19/20	£1,000		New signs and lines

Legal

5.2 There are no legal implications arising from this report.

Human Resources

5.3 There are no HR implications arising from this report.

Equalities

5.4 There are no equalities implications arising from this report.

Repopulation

5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

6.1 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Service – Roads and Transportation, the Customer Service Centre and at Central Library.

7.0 LIST OF BACKGROUND PAPERS

7.1 None

THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (INNER GREENOCK)
(CONTROLLED PARKING ZONE)
(VARIATION NO. 6) ORDER 2018

TRAFFIC REGULATION ORDER

**THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (INNER GREENOCK)
(CONTROLLED PARKING ZONE) (VARIATION NO. 6) ORDER 2018**

We, The Inverclyde Council in exercise of the powers conferred on us by Sections 1(1), 2(1) to (3), 4(2), 32(1), 35(1), 45, 53, 101 and 102 of the Road Traffic Regulation Act 1984 (as amended) (“the Act”) and of Part IV of Schedule 9 to the Act and of all other enabling powers and after consulting the Chief Constable of the Police Service of Scotland (Seirbheis Phoilis na h-Alba) in accordance with Part III of Schedule 9 to the Act hereby make the following Order:

1.0 Commencement and citation

1.1 This Order shall come into operation on the ** day of **, Two thousand and ** and may be cited as “The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018”.

2.0 Interpretation

2.1 In this Order, except where the context otherwise requires, the following expression has the meaning hereby respectively assigned to it:

“No Return” in relation to a Limited Waiting Parking Place, where waiting is limited by time and day of the week, means no return within the stated time and day of the week to a Limited Waiting Parking Place in the same road as the Limited Waiting Parking Place vacated.

2.2 Except where otherwise stated, any reference in this Order to a numbered Article or Schedule is a reference to the Article or Schedule bearing that number in this Order.

2.3 Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, modified, re-enacted, replaced or supplemented by any subsequent enactment.

2.4 The prohibitions and restrictions imposed by this Order shall be in addition to and not in derogation from any restriction or requirement imposed by any regulation made or having effect as if made under the Act or by or under any other enactment provided that where a prohibition or restriction which is imposed, varied or revoked by this Order is in conflict with a prohibition or restriction imposed by a previous Order, then the provision of this Order shall prevail.

2.5 The On-Street Plans forming Schedule 1 to this Order and titled “The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018 On-Street Plans” are hereby incorporated into The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) Order 2013 (“the Principal Order”) and recorded in the “Plan Index” to the Principal Order.

2.6 The Plan Index forms Schedule 2.

2.7 The Interpretation Act 1978 (as amended) shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.

3.0 Revocation and substitution of Article contained within existing Traffic Regulation Order

Article 5.1.1 of the Principal Order is hereby revoked and the following Article (which is incorporated into the Principal Order) substituted therefor:-

5.1.1 No person shall, except upon the direction of a police constable in uniform, a Parking Attendant or an Authorised Person, cause or permit any Motor Vehicle to wait during that period in that part of the Road:

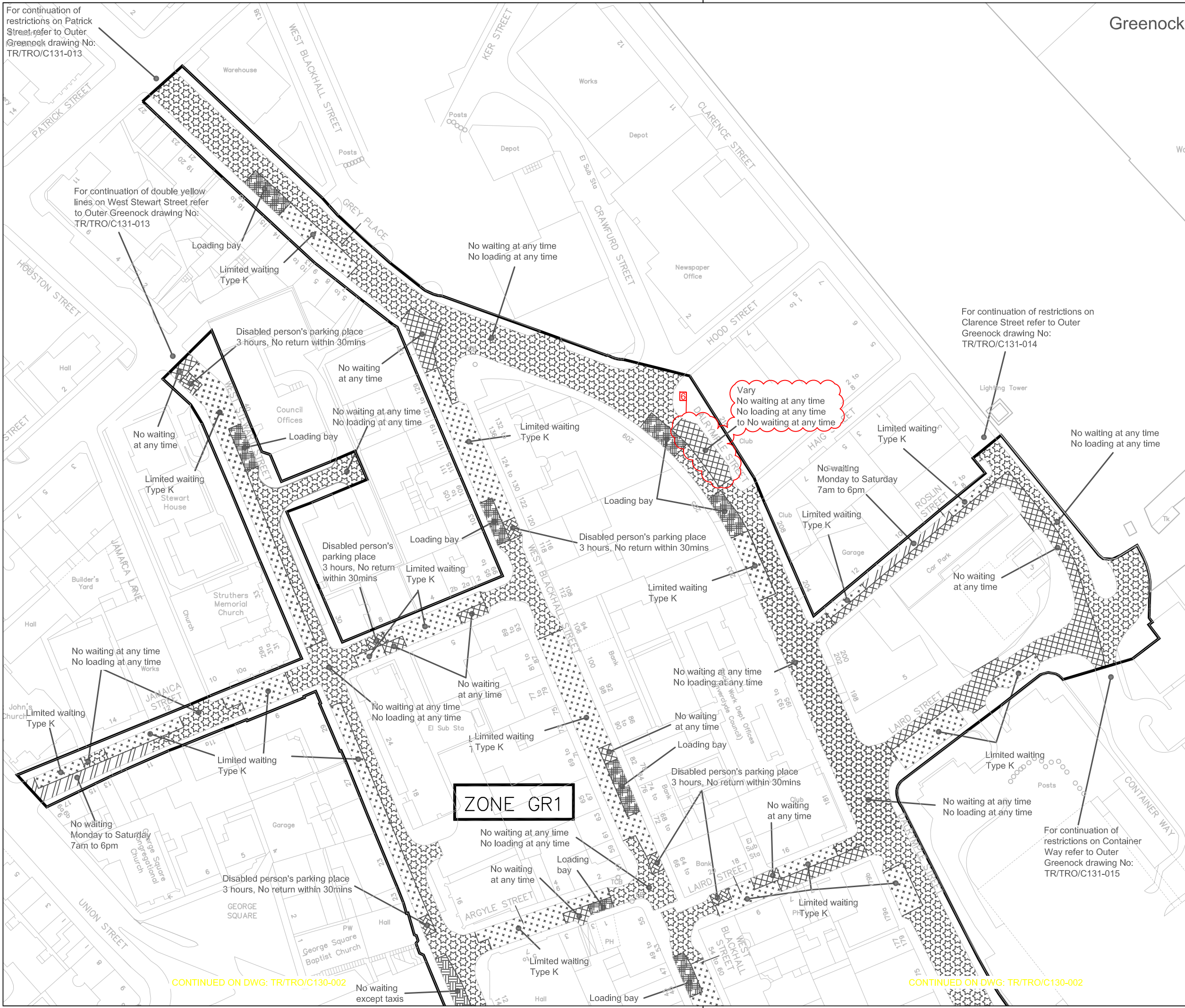
- (a) for longer than the maximum period of waiting specified for that part of the Road; or
- (b) if a period of less than the No Return interval specified for that part of the Road has elapsed since the termination of the last period of waiting of the Motor Vehicle in that part of the Road.

This Order and the two Schedules annexed hereto are sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by

SCHEDULE 1

The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 6) Order 2018 On-Street Plans

DO NOT SCALE



Greenock

Key

- No waiting at any time
- No waiting at any time
No loading at any time
- No waiting at times shown
- No waiting at any time
No loading at times shown
- No waiting except taxis
- Limited waiting
(see below for types of limited waiting referred to on these drawings)
- Disabled person's parking place
(subject to restrictions shown)
- Loading bay

- - - - - Controlled Zone boundary
 - - - - - Restricted Zone boundary
 ■■■■■■■■ Parking Disc Area

Limited Waiting

Type E: Mon-Sat 8am to 6pm, 30 mins, No return within 30 mins
 Type F: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
 Type G: Mon-Sat 8am to 6pm, 2 hours, No return within 30 mins
 Type H: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins
 Type K: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except Permit Holders



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Stat

Stat	Purpose of Issue	Date	Auth
6	VARY NW/EAAT TO NW/EAAT DALRYMPLE ST	EP OCT '18	EP GL
5	PARKING PERMITS/DALRYMPLE ST CHANGE	EP JUN '15	EP MH
4	INNER GREENOCK BOUNDARY AMENDED	EP JUN '15	EP MH
3	JAMAICA ST INCLUDED IN INNER ZONE	GS DEC '14	GS MH

Rev Description By Date Chk'd Auth

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk



THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (INNER GREENOCK)
 (CONTROLLED PARKING ZONE) (VARIATION No.6)
 ORDER 2018

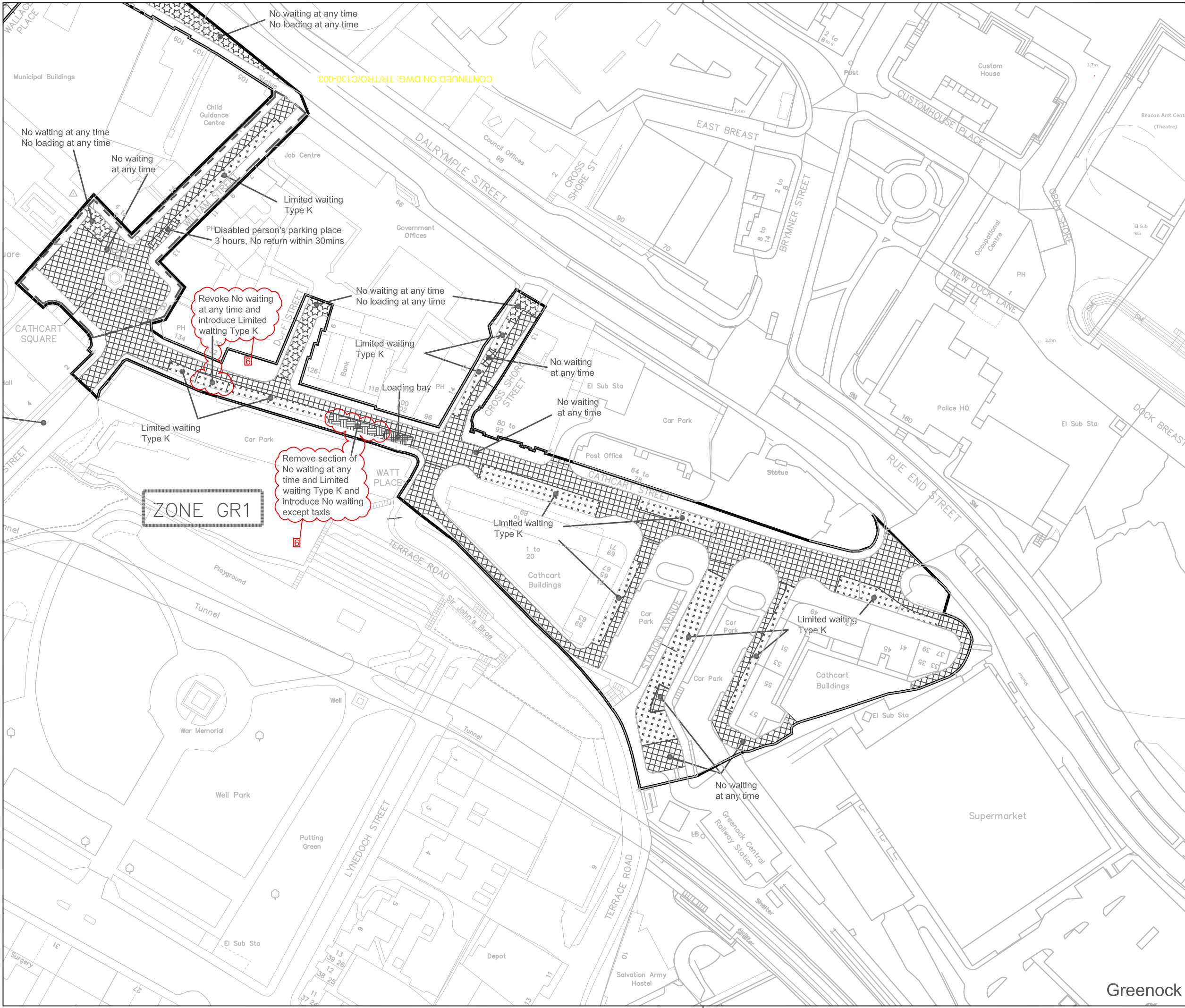
EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	LM	MR
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C130-001	FEB '13	FEB '13	FEB '13
				Rev
				6

CONTINUED ON DWG: TR/TRO/C130-002

CONTINUED ON DWG: TR/TRO/C130-002

DO NOT SCALE



Key

- No waiting at any time
- No waiting at any time
No loading at any time
- No waiting at times shown
- No waiting at any time
No loading at times shown
- No waiting except taxis
- Limited waiting
(see below for types of limited waiting referred to on these drawings)
Disabled person's parking place
(subject to restrictions shown)
- Loading bay

Controlled Zone boundary
 Restricted Zone boundary
 Parking Disc Area

Limited Waiting
 Type E: Mon-Sat 8am to 6pm, 30 mins, No return within 30 mins
 Type F: Mon-Sat 8am to 6pm, 1 hour, No return within 30 mins
 Type G: Mon-Sat 8am to 6pm, 2 hours, No return within 30 mins
 Type H: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins
 Type K: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins except Permit Holders

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Seal

Stat	Purpose of Issue	Date	Auth
6	INTRODUCE TAXIRANK&LW TYPEK CATHCART ST	EP OCT '18	EP GL
6	REVOKE SECTIONS LW TYPE K CATHCART ST	EP OCT '18	EP GL
6	REVOKE SECTION NWAAT CATHCART ST	EP OCT '18	EP GL
5	PARKING PERMITS/ STATION AVE/ X SHORE ST	EP JUN '15	EP MH

Rev	Description	By	Date	Chk'd	Auth

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk



THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (INNER GREENOCK)
 (CONTROLLED PARKING ZONE) (VARIATION No. 6)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	LM	MR
Status	Drawing Number	Date	Date	Date
P	TR/TRO/C130-004	FEB '13	FEB '13	FEB '13
Rev				

SCHEDULE 2

SCHEDULE 3

THE INVERCLYDE COUNCIL (VARIOUS ROADS) (INNER GREENOCK) (CONTROLLED PARKING ZONE) ORDER 2013 PLAN INDEX

Plan Ref.	Effective Date of original Plan	Effective Date of Plan Revision							
		1	2	3	4	5	6	7	8
TR/TRO/C130/001	06/10/2014	21/11/2014	25/05/2015	26/05/2015	24/04/2016	25/04/2016	#####		
TR/TRO/C130/002	06/10/2014	21/11/2014	25/05/2015	25/04/2016					
TR/TRO/C130/003	06/10/2014	06/10/2014	21/11/2014	25/05/2015	25/04/2016				
TR/TRO/C130/004	06/10/2014	06/10/2014	21/11/2014	25/05/2015	24/04/2016	25/04/2016	#####		

Report To: INVERCLYDE COUNCIL **Date:** 21 FEBRUARY 2019

Report By: CORPORATE DIRECTOR,
ENVIRONMENT, REGENERATION &
RESOURCES **Report No:** LP/022/19

Contact Officer: JOANNA DALGLEISH **Contact No:** 01475 712123

Subject: PROPOSED TRAFFIC REGULATION ORDER – THE
INVERCLYDE COUNCIL (VARIOUS ROADS) (PORT GLASGOW,
KILMACOLM & QUARRIERS VILLAGE) (WAITING
RESTRICTIONS) (VARIATION NO. 6) ORDER 2018

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Council to consider a remit from the Environment & Regeneration Committee.

2.0 SUMMARY

- 2.1 The Environment & Regeneration Committee held on 17 January 2019 after consideration of a Report by the Corporate Director Environment, Regeneration & Resources on the proposed Traffic Regulation Order – The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 6) Order 2018 recommended that the Inverclyde Council be asked to make the Traffic Regulation Order and remit it to the Head of Service – Roads and Transportation and the Head of Legal and Property Services to arrange for its implementation.

3.0 RECOMMENDATION

- 3.1 That the Council approves the making of the Traffic Regulation Order – The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 6) Order 2018 and that the Head of Service – Roads and Transportation and the Head of Legal and Property Services be authorised to take all necessary action in connection therewith. Appendix 1

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

- 4.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation and Roads (Scotland) Acts 1984 and under the Council's Scheme of Administration the Head of Service – Roads and Transportation is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 4.2 The proposed Traffic Regulation Order (TRO) will vary a section of "Limited Waiting Monday to Friday 8am to 6pm, 2 hours, No return within 30 minutes" restriction on part of Lochwinnoch Road to introduce a "Loading Bay Monday to Saturday 8am to 10am and Limited Waiting Monday to Friday 10am to 6pm, 2 hours, No return within 30 minutes".
- 4.3 The Council is asked to note that, if approved, the Order may not be implemented until the making of the Order has been advertised to allow any persons who so wish a period of six weeks to question the validity of the Order in terms of the Road Traffic Regulation Act 1984.
- 4.4 No objection has been received to the proposed TRO.

5.0 IMPLICATIONS

Finance

- 5.1 There will be a cost for introducing the signs and road markings for the new restrictions.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	19/20	£1,000		New signs and lines

Legal

- 5.2 There are no legal implications arising from this report.

Human Resources

- 5.3 There are no HR implications arising from this report.

Equalities

- 5.4 There are no equalities implications arising from this report.

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

- 6.1 The proposals have been advertised in the Greenock Telegraph and full details of the proposals have been made available for public inspection during normal office hours at the offices of the Head of Service – Roads and Transportation, the Customer Service Centre and at Central Library and Kilmacolm Library.

7.0 LIST OF BACKGROUND PAPERS

7.1 None

THE INVERCLYDE COUNCIL
(VARIOUS ROADS) (PORT GLASGOW,
KILMACOLM & QUARRIERS VILLAGE)
(WAITING RESTRICTIONS)
(VARIATION NO. 6) ORDER 2018
TRAFFIC REGULATION ORDER

**THE INVERCLYDE COUNCIL (VARIOUS ROADS) (PORT GLASGOW,
KILMACOLM & QUARRIERS VILLAGE) (WAITING RESTRICTIONS)
(VARIATION NO. 6) ORDER 2018**

We, The Inverclyde Council in exercise of the powers conferred on us by Sections 1(1), 2(1) to (3), 4(2), 32(1), 35(1), 45, 53, 101 and 102 of the Road Traffic Regulation Act 1984 (as amended) (“the Act”) and of Part IV of Schedule 9 to the Act and of all other enabling powers and after consulting the Chief Constable of the Police Service of Scotland (Seirbheis Phoilis na h-Alba) in accordance with Part III of Schedule 9 to the Act hereby make the following Order:

1.0 Commencement and citation

1.1 This Order shall come into operation on the ## day of ##, Two Thousand and ## and may be cited as “The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 6) Order 2018”.

2.0 Interpretation

2.1 Except where otherwise stated, any reference in this Order to a numbered Article or Schedule is a reference to the Article or Schedule bearing that number in this Order.

2.2 Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, modified, re-enacted, replaced or supplemented by any subsequent enactment.

2.3 The prohibitions and restrictions imposed by this Order shall be in addition to and not in derogation from any restriction or requirement imposed by any regulation made or having effect as if made under the Act or by or under any other enactment provided that where a prohibition or restriction which is imposed, varied or revoked by this Order is in conflict with a prohibition or restriction imposed by a previous Order, then the provision of this Order shall prevail.

2.4 The On-Street Plans forming Schedule 1 to this Order and titled “The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) (Variation No. 6) Order 2018 On-Street Plans” are hereby incorporated into “The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) Order 2013” and recorded in “The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions) Order 2013 Plan Index”.

2.5 The Plan Index forms Schedule 2.

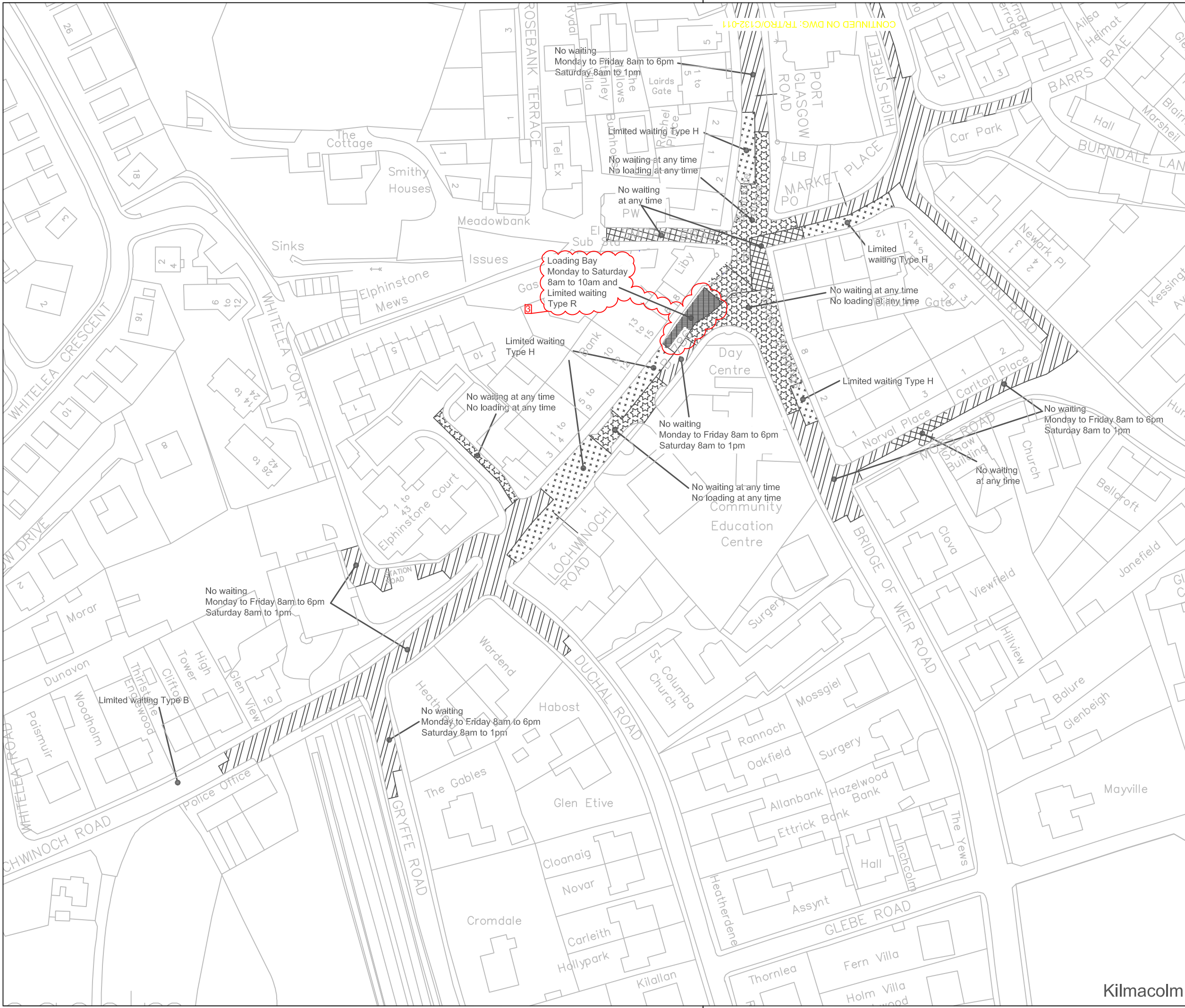
- 2.6 The Interpretation Act 1978 (as amended) shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.
This Order and the two Schedules annexed hereto are sealed with the Common Seal of The Inverclyde Council and subscribed for them and on their behalf by ##

DRAFT

SCHEDULE 1

**The Inverclyde Council (Various Roads) (Port Glasgow, Kilmacolm & Quarriers Village) (Waiting Restrictions)
(Variation No. 6) Order 2018 On-Street Plans**

DO NOT SCALE



Key

- No waiting at any time
- No waiting at any time
No loading at any time
- No waiting at times shown
- No waiting at any time
No loading at times shown
- No waiting except taxis
- Limited waiting (see below for types of limited waiting referred to on these drawings)
- Disabled person's parking place (subject to restrictions shown)
- Loading bay at times shown and Limited waiting (see below for types of limited waiting referred to on these drawings)
- Loading bay

Limited Waiting
 Type A: Mon-Fri 8am-6pm, 30mins, No return within 30mins
 Type B: Mon-Fri 8am-6pm, Saturday 8am-1pm, 30mins, No return within 1 hour
 Type H: Mon-Fri 8am to 6pm, 2 hours, No return within 30 mins
 Type R: Mon-Fri 10am to 6pm, 2 hour, No return within 30 mins

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Seal

Stat	Purpose of Issue	Date	Auth
3	LOADING BAY/LIMITED WAIT LOCHMINNOCH RD	EP OCT '18	EP GL
2	REMOVE DISC & NW EXTENDED GRYFFE RD	EP MAR '17	EP GB
1	WAT CHANTES, ELPHINSTONE CT, MOSS RD	EP JUN '15	EP MH
B	STATION RD AND LOCHMINNOCH RD AMENDED	MJH NOV '13	MJH MR

Rev	Description	By	Date	Chk'd	Auth

INVERCLYDE COUNCIL
 Vehicle Maintenance Facility
 8 Pottery Street
 Greenock
 PA15 2UH
 Tel: 01475 717171
 Email: roads@inverclyde.gov.uk
 www.inverclyde.gov.uk



THE INVERCLYDE COUNCIL (VARIOUS ROADS)
 (PORT GLASGOW, KILMACOLM & QUARRIERS VILLAGE)
 (WAITING RESTRICTIONS) (VARIATION No. 6)
 ORDER 2018

EFFECTIVE DATE:

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A3	1:1250	MJH	MJH	MR
Date		FEB '13	FEB '13	FEB '13

Status	Drawing Number	Rev
P	TR/TRO/C132-010	3

SCHEDULE 2

SCHEDULE 3

THE INVERCLYDE COUNCIL (VARIOUS ROADS) (PORT GLASGOW, KILMACOLM & QUARRIERS VILLAGE) (WAITING RESTRICTIONS) ORDER 2013 PLAN INDEX

Plan Reference	Effective date of original plan	Effective date of Plan Revision										
		1	2	3	4	5	6	7	8	9	10	11
TR/TRO/C132-001	06/10/2014	06/08/2018										
TR/TRO/C132-002	06/10/2014	11/04/2016										
TR/TRO/C132-003	06/10/2014	11/04/2016	06/08/2018									
TR/TRO/C132-004	06/10/2014											
TR/TRO/C132-005	06/10/2014											
TR/TRO/C132-006	06/10/2014	06/08/2018										
TR/TRO/C132-007	06/10/2014											
TR/TRO/C132-008	06/10/2014											
TR/TRO/C132-009	06/10/2014											
TR/TRO/C132-010	06/10/2014	11/04/2016	15/01/2018	#####								
TR/TRO/C132-011	06/10/2014											
TR/TRO/C132-012	11/04/2016											
TR/TRO/C132-013	30/09/2017											
TR/TRO/C132-014	06/08/2018											

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	RMcG/LP/026/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Treasury Management Strategy Statement and Annual Investment Strategy – 2019/20–2022/23: Remit from Policy & Resources Committee		

1.0 PURPOSE

1.1 The purpose of this report is to request the Council to consider a remit from the Policy & Resources Committee.

2.0 SUMMARY

2.1 The Policy & Resources Committee at its meeting on 5 February 2019 considered a report by the Chief Financial Officer on the Treasury Management Strategy Statement and Annual Investment Strategy for 2019/23, Treasury Policy Limits, a policy on the repayment of Loans Fund advances, the Council's Prudential and Treasury Management Indicators for the next 4 years and the List of Permitted Investments.

2.2 A copy of the report to the Policy & Resources Committee is attached as Appendix 1. This provides background information and information on the capital/treasury management position, prudential indicators, treasury management indicators and policy limits and the proposed treasury strategy and investment strategy.

2.3 The Committee decided that the following be remitted to the Inverclyde Council for approval:

- (a) Treasury Management Strategy and Annual Investment Strategy;
- (b) Authorised Limits for 2019/23;
- (c) Treasury Management Policy Statement set out in paragraph 5.2 of the report;
- (d) Policy on repayment of Loans Fund advances set out in paragraph 8.2 of the report;
- (e) Treasury Policy Limits;
- (f) Prudential Indicators and Treasury Management Indicators; and
- (g) List of Permitted Investments (including those for the Common Good Fund).

3.0 RECOMMENDATION

3.1 The Council is asked to consider the remit from the Policy & Resources Committee.

Report To:	Policy & Resources Committee	Date:	5 February 2019
Report By:	Chief Financial Officer	Report No:	FIN/16/19/AP/KJ
Contact Officer:	Alan Puckrin	Contact No:	01475 712223
Subject:	TREASURY MANAGEMENT STRATEGY STATEMENT AND ANNUAL INVESTMENT STRATEGY – 2019/20-2022/23		

1.0 PURPOSE

1.1 The purpose of this report is to seek approval for the Treasury Management Strategy Statement and Annual Investment Strategy for 2019/23, Treasury Policy Limits, a policy on the repayment of Loans Fund advances, the Council's Prudential and Treasury Management Indicators for the next 4 years and the List of Permitted Investments.

2.0 SUMMARY

2.1 The report sets out the Council's proposed Treasury Management Strategy and Annual Investment Strategy for 2019/23, Treasury Policy Limits, and Prudential and Treasury Management Indicators for the next 4 years including the proposed Authorised Limits.

2.2 The report also proposes a List of Permitted Investments listing the types of investments and limits for those investments. The only change in proposed Permitted Investments from that agreed in 2018 relates to specifying the categories of Money Market Funds following changes to Money Market Funds regulations.

2.3 The Treasury Management Strategy, Annual Investment Strategy, Treasury Policy Limits, Prudential Indicators, and Treasury Management Indicators have been set based on the Council's current and projected financial position (including the proposed 2019/23 Capital Programme) and the latest estimated interest rate levels.

2.4 The report also requests the annual approval of the Council's Treasury Management Policy Statement and approval of the Council's policy on the repayment of Loans Fund advances.

2.5 The Council's contracts for banking services and for treasury management advisers both end in 2019. Officers are progressing the issuing of tenders for these services and are seeking delegated authority to accept the bank tender.

2.6 In line with the Council's Financial Regulations, the proposals in this report require approval by the Full Council.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee remits to the Inverclyde Council, for their approval, the following, as outlined in this report:
- a. Treasury Management Strategy and Annual Investment Strategy
 - b. Authorised Limits for 2019/23
 - c. Treasury Management Policy Statement set out in paragraph 5.2
 - d. Policy on repayment of Loans Fund advances set out in paragraph 8.2
 - e. Treasury Policy Limits
 - f. Prudential Indicators and Treasury Management Indicators
 - g. List of Permitted Investments (including those for the Common Good Fund).
- 3.2 It is recommended that the Committee grants delegated authority to the Head of Legal & Property Services and the Chief Financial Officer to accept the successful bank tender for the period from 1 April 2019 to 31 March 2024 and with an option to extend for a further three 1 year periods until 31 March 2027.

Alan Puckrin
Chief Financial Officer

4.0 BACKGROUND

- 4.1 This report presents, for approval, a Treasury Management Strategy Statement and Annual Investment Strategy, Treasury Policy Limits, a policy on the repayment of Loans Fund advances, and Prudential and Treasury Management Indicators for 2019/23.
- 4.2 CIPFA produced the CIPFA Prudential Code and the CIPFA Code of Practice on Treasury Management and revised both documents in December 2017. Inverclyde Council has adopted the Code of Practice on Treasury Management and complies with the Prudential Code.
- 4.3 The Local Government in Scotland Act 2003 and supporting regulations (the Act) require the Council to 'have regard to' the CIPFA Prudential Code (the Prudential Code) and the CIPFA Code of Practice on Treasury Management (the Code) to set Prudential and Treasury Indicators for at least the next three years to ensure that the Council's capital investment plans are affordable, prudent and sustainable.
- 4.4 The Act and supporting regulations require the Council to set out its Treasury Strategy for borrowing and to prepare an Annual Investment Strategy (as required by Investment Guidance subsequent to the Act) which sets out the Council's policies for managing its investments and for giving priority to the security and liquidity of those investments.
- 4.5 It is a statutory requirement for the Council to produce a balanced budget. In particular, a local authority must calculate its budget requirement for each financial year to include the revenue costs that flow from capital financing decisions. This, therefore, means that increases in capital expenditure must be limited to a level whereby increases in charges to revenue are affordable within the projected income of the Council for the foreseeable future. The projected revenue impact of the 2019/23 Capital Programme is built into the Revenue Budget for which approval is being sought.
- 4.6 A glossary of treasury management terms is attached as Appendix 4.

5.0 SUMMARY OF ISSUES

- 5.1 The main issues from this report are:
 - a. The Capital/Treasury Management position, Prudential Indicators, Treasury Management Indicators and Policy Limits are shown in Section 6 below.
 - b. The proposed Treasury Strategy and Investment Strategy are shown in Section 7 below.
 - c. The Full Council is requested to approve the Authorised Limits for 2019/23 as shown in paragraph 6.5.
 - d. The Full Council is requested to approve the policy on the repayment of Loans Fund advances as shown in paragraph 8.2.
 - e. There remains considerable economic uncertainty affecting forecasts for interest rates and inflation, including in relation to the Brexit arrangements. This will have implications for UK interest rates, new borrowing rates (due to the impact of market sentiments on UK gilt prices), investment rates, and inflation. The Council will continue to monitor the situation and take advice from its treasury advisers.
 - f. The only change in proposed Permitted Investments (in Appendix 2) from that agreed in 2018 relates to specifying the categories of Money Market Funds that are permitted following changes to Money Market Funds regulations.
 - g. The Council's current contract with its treasury advisers ends on 30 June 2019. The Council will issue tenders for treasury management advisers' services for the three year period from 1 July 2019 with an optional one year extension until 30 June 2023.
 - h. The Council's contract with the Bank of Scotland for banking services ends on 31 March 2019. The Council has issued tenders for a new contract for banking services for the 5 year period from 1 April 2019 to 31 March 2024 and with an option to extend for a further three 1 year periods until 31 March 2027.

5.2 The Council has a formal Treasury Management Policy Statement as follows that is required to be approved by the Full Council:

1. This organisation defines its treasury management activities as: “The management of the authority’s investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks”.
2. This organisation regards the successful identification, monitoring and control of risk to be the prime criteria by which the effectiveness of its treasury management activities will be measured. Accordingly, the analysis and reporting of treasury management activities will focus on their risk implications for the organisation, and any financial instruments entered into to manage these risks.
3. This organisation acknowledges that effective treasury management will provide support towards the achievement of its business and service objectives. It is therefore committed to the principles of achieving value for money in treasury management, and to employing suitable comprehensive performance measurement techniques, within the context of effective risk management.

The Council is being requested to approve this Treasury Management Policy Statement.

6.0 CAPITAL/TREASURY MANAGEMENT POSITION, PRUDENTIAL INDICATORS, TREASURY MANAGEMENT INDICATORS AND POLICY LIMITS

Current Treasury Management Position

6.1 The Council's treasury management position at 8 January 2019 comprised:

	Principal		Average Rate
	£000	£000	
Fixed rate funding	PWLB	94,286	3.97%
	Market	56,000	
Variable rate funding	PWLB	0	4.94%
	Market	46,670	4.20%
Other long term liabilities		62,734	---
TOTAL DEBT		259,690	
TOTAL INVESTMENTS		31,795	0.83%

Capital Expenditure and Borrowing

6.2 The Council's Gross Capital Expenditure is estimated as:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Projected	Estimate	Estimate	Estimate	Estimate
	£000	£000	£000	£000	£000
Capital Programme	26,876	34,226	17,625	9,593	9,976

- 6.3 The Council's borrowing requirement (which takes account of the estimated Capital Expenditure, borrowing maturing and requiring to be refinanced, and estimated future Council investment balances) is as follows:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Projected	Estimate	Estimate	Estimate	Estimate
	£000	£000	£000	£000	£000
New borrowing	5,000	5,000	0	0	0
Alternative financing arrangements	0	0	0	0	0
Replacement borrowing	0	25,000	5,000	10,000	5,000
TOTAL	5,000	30,000	5,000	10,000	5,000

- 6.4 The Council's Gross Debt compared to the Capital Financing Requirement from this and previous Capital Expenditure as at each year-end (including the effect of the proposed borrowing in paragraph 6.3) is as follows:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Projected	Estimate	Estimate	Estimate	Estimate
	£000	£000	£000	£000	£000
External Debt (Including PPP)	264,309	277,456	275,659	273,997	269,378
Capital Financing Requirement (CFR)	304,127	311,820	303,326	293,238	283,269
Under/(Over) Against CFR	39,818	34,364	27,667	19,241	13,891

The above table shows that the Council expects to be under borrowed each year. Under borrowing means that the Council is using cash it already has (e.g. in earmarked reserves and other balances) to cash flow capital expenditure rather than bringing in new funds from borrowing. The projected level of under borrowing is considered manageable but the position is kept under review in light of Council capital financing and other funding requirements.

- 6.5 The Council's Authorised Limit is a control on the maximum level of debt whilst the Operational Boundary is a limit that debt is not normally expected to exceed. It is proposed that the limits are:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Limit	Limit	Limit	Limit	Limit
	£000	£000	£000	£000	£000
Authorised limit for external debt					
Borrowing	250,000	249,000	243,000	235,000	226,000
Other long term liabilities	64,000	63,000	61,000	59,000	58,000
TOTAL	314,000	312,000	304,000	294,000	284,000
Operational boundary for external debt					
Borrowing	230,000	239,000	233,000	225,000	216,000
Other long term liabilities	64,000	63,000	61,000	59,000	58,000
TOTAL	294,000	302,000	294,000	284,000	274,000

Approval is being sought for the Authorised Limits for 2019/20 to 2022/23.

- 6.6 The Council sets limits on the maturity of fixed rate and variable rate borrowing for the coming financial year. The limits proposed for 2019/20 are:

Maturity Structure	Fixed Rate		Variable Rate	
	Upper Limit	Lower Limit	Upper Limit	Lower Limit
Under 12 months	45%	0%	35%	0%
12 months and within 24 months	45%	0%	35%	0%
24 months and within 5 years	45%	0%	35%	0%
5 years and within 10 years	45%	0%	35%	0%
10 years and within 30 years	45%	0%	35%	0%
30 years and within 50 years	45%	0%	35%	0%
50 years and within 70 years	45%	0%	35%	0%

These limits are the same as set in 2018. They reflect the requirement that the Council's Market debt is treated based not on when the debt is due to actually mature but on when the lender could request an increase in the interest rate (when the Council could accept the increase or repay the debt).

6.7 The Council sets limits relating to the management of debt. The limits proposed are:

	2019/20	2020/21	2021/22	2022/23	2018/19
	Limit	Limit	Limit	Limit	Projected Outturn at Year-End
Maximum percentage of debt repayable in any year	25%	25%	25%	25%	19.81%
Maximum proportion of debt at variable rates	45%	45%	45%	45%	23.11%
Maximum percentage of debt restructured in any year	30%	30%	30%	30%	1.49%

The proposed limits are the same as set in 2018.

6.8 The Prudential Code requires that the Council states how interest rate exposure is managed and monitored:

All of the Council's PWLB debt is currently at fixed rates. The Market debt contains some debt at fixed rates, some small elements at variable rates and some where the rates can change (subject to the terms of the debt contract). The Council's investments, which are all for less than 1 year, are all variable or regarded as variable under the treasury management rules.

These interest rate exposures are managed and monitored by the Council through management reports on treasury management that are received and reviewed by the Chief Financial Officer.

6.9 In relation to affordability, the ratio of financing costs (including for PPP) to the Council's net revenue stream is estimated as:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Projected	Estimate	Estimate	Estimate	Estimate
Ratio of financing costs (including PPP) to net revenue stream	14.20%	14.75%	15.45%	12.36%	12.25%

The estimated fall in the ratio in 2021/22 is largely due to the final charges for former Strathclyde Regional Council debt being made in 2020/21.

6.10 The ratio of net debt to the Council's net revenue stream is estimated as:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Projected	Estimate	Estimate	Estimate	Estimate
Ratio of net debt (debt and PPP less investments) to net revenue stream	125.7%	137.0%	135.7%	134.9%	133.6%

Capital Strategy

6.11 The Prudential Code revised in 2017 requires the preparation of a formal Capital Strategy that is "intended to give a high level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services along with an overview of how associated risk is managed and the implications for future sustainability".

Investments

- 6.12 The Council's estimated investments position (after the proposed borrowing in paragraph 6.3) is shown in Appendix 3 and includes transactions treated as investments under the Investment Regulations. Included in Appendix 3 (as Cash balances managed in house) are the following estimated Bank Deposits:

	2019/20	2020/21	2021/22	2022/23
	Estimate	Estimate	Estimate	Estimate
	£000	£000	£000	£000
Cash balances managed in house				
1 April	25,000	19,426	18,771	17,483
31 March	19,426	18,771	17,483	14,164
Change in year	(5,574)	(655)	(1,288)	(3,319)

- 6.13 The Council sets upper limits for the total investments invested for over 365 days. The proposed limits are as follows:

	2018/19	2019/20	2020/21	2021/22	2022/23
	Limit	Limit	Limit	Limit	Limit
	£000	£000	£000	£000	£000
Upper limit for total principal sums invested for over 365 days	10,000	10,000	10,000	10,000	10,000

The Council has not entered into any investments of more than 365 days during 2018/19 to date and does not expect to do so during the remainder of the year.

7.0 PROPOSED TREASURY STRATEGY AND INVESTMENT STRATEGY

Economic Background

- 7.1 Appendix 1 explains the Economic Background affecting the proposed Treasury Management Strategy and Annual Investment Strategy.
- 7.2 The Council has appointed Link Treasury Services Limited as treasury advisers with part of their service being to assist the Council to formulate a view on interest rates. Link's latest interest rate forecasts (as at 6 November 2018) are:

As At	Bank Rate	Investment (LIBID) Rates			PWLB Borrowing Rates			
		3 month	6 month	1 year	5 year	10 Year	25 year	50 year
	%	%	%	%	%	%	%	%
March 2019	0.75	0.90	1.00	1.20	2.10	2.50	2.90	2.70
June 2019	1.00	1.00	1.20	1.30	2.20	2.60	3.00	2.80
Sept 2019	1.00	1.10	1.30	1.40	2.20	2.60	3.10	2.90
Dec 2019	1.00	1.20	1.40	1.50	2.30	2.70	3.10	2.90
March 2020	1.25	1.30	1.50	1.60	2.30	2.80	3.20	3.00
June 2020	1.25	1.40	1.60	1.70	2.40	2.90	3.30	3.10
Sept 2020	1.25	1.50	1.70	1.80	2.50	2.90	3.30	3.10
Dec 2020	1.50	1.50	1.70	1.90	2.50	3.00	3.40	3.20
March 2021	1.50	1.60	1.80	2.00	2.60	3.00	3.40	3.20
June 2021	1.75	1.70	1.90	2.10	2.60	3.10	3.50	3.30
Sept 2021	1.75	1.80	2.00	2.20	2.70	3.10	3.50	3.30
Dec 2021	1.75	1.90	2.10	2.30	2.80	3.20	3.60	3.40
March 2022	2.00	2.00	2.20	2.40	2.80	3.20	3.60	3.40

- 7.3 As Appendix 1 and the interest rate forecast above indicate, there remains considerable economic uncertainty which suggests that investment returns are likely to continue to be relatively low and there will remain a cost of carry to any new borrowing that would cause an increase in investments (for the difference between borrowing and investment interest rates).

Treasury Strategy – Borrowing

- 7.4 The proposed borrowing is as shown in paragraph 6.3 whilst the proposed authorised limit for 2019/20 is shown in paragraph 6.5.

- 7.5 Any borrowing will depend on an assessment by the Chief Financial Officer based on the Council's requirements and financial position, adopting a cautious but pragmatic approach and after seeking advice and interest rate/economic forecasts from the Council's treasury advisers.

Any borrowing decisions will be reported to the Policy & Resources Committee.

7.6 Policy on Borrowing in Advance of Need

The Council does not and will not borrow more than its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be considered carefully to ensure value for money can be demonstrated and that the Council can ensure the security of such funds.

In determining whether borrowing will be undertaken in advance of need the Council will:

- Consider the definition of such borrowing within the Code on the Investment of Money By Scottish Local Authorities
- Ensure that there is a clear link between the Capital Programme and maturity profile of the existing debt portfolio which supports the need to take funding in advance of need
- Ensure the ongoing revenue liabilities created, and the implications for the future plans and for the budgets have been considered
- Evaluate the economic and market factors that might influence the manner and timing of any decision to borrow
- Consider the merits and demerits of alternative forms of funding
- Consider the alternative interest rate bases available, the most appropriate periods to fund and repayment profiles to use
- Consider the impact of borrowing in advance on temporarily (until required to finance capital expenditure) increasing investment cash balances and the consequent increase in exposure to counterparty risk and other risks and the level of such risks given the controls in place to minimise them.

The maximum extent to which borrowing in advance would be undertaken by this Council is the borrowing requirement identified in paragraph 6.3 above for 2019/2022.

Treasury Strategy - Debt Rescheduling

- 7.7 PWLB-to-PWLB debt restructuring, whilst an option and having been done in the past before changes to PWLB rules in 2007 and 2010, would give rise to large premiums that would be incurred by prematurely repaying existing PWLB loans. It remains possible but very unlikely that these could be justified on value for money grounds if using replacement PWLB refinancing.
- 7.8 As short term borrowing rates are expected to be considerably cheaper than longer term rates, there may be potential opportunities to generate savings by switching from long term debt to short term debt. However, these savings will need to be considered in the light of their short term nature and the likely cost of refinancing those short term loans, once they mature, compared to the current rates of longer term debt in the existing debt portfolio.
- 7.9 The Council is more likely to look at making savings by running down investment balances as short term rates on investments are expected to continue to be lower than the rates paid on the debt currently held.
- 7.10 The reasons for any rescheduling to take place will include:
- The generation of cash savings and/or discounted cash flow savings but at minimum risk;
 - Helping to fulfil the strategy outlined above; and
 - Enhancing the balance of the portfolio (amending the maturity profile and/or the balance of volatility).
- 7.11 Any debt rescheduling will be reported to the Policy & Resources Committee and the Full Council and will be within the Treasury Policy Limits.

Investments – Policies/Strategy

7.12 Investment Policy

The Council will have regard to the Local Government Investment (Scotland) Regulations 2010 and accompanying finance circular and the revised CIPFA Treasury Management in the Public Services Code of Practice and Cross-Sectoral Guidance Notes (“the CIPFA TM Code”). The Council’s investment priorities are:

- (a) The security of capital
and
- (b) The liquidity of its investments.

The Council will also aim to achieve the optimum return on its investments commensurate with proper levels of security and liquidity. The risk appetite of this Council is low in order to give priority to the security of its investments.

7.13 The borrowing of monies purely to invest or on-lend and make a return is unlawful and this Council will not engage in such activity.

7.14 Counterparty limits will be as set through the Council’s Treasury Management Practices.

7.15 At the end of the financial year, the Council will report on its investment activity as part of its Annual Treasury Report.

7.16 Permitted Investment Types

There are a large number of investment instruments that the Council could use, each having different features and risks.

The list of investment instruments proposed for possible use by the Council (including those for the Common Good Fund) and for which Council approval is being sought are listed in Appendix 2 along with details of the risks from each type of investment.

The list of proposed investments reflects a low risk appetite and approach to investments by the Council.

The only change in proposed Permitted Investments from that agreed in 2018 relates to specifying the categories of Money Market Funds that are permitted and that follows changes to Money Market Funds regulations.

7.17 Creditworthiness Policy

The Council’s proposed Creditworthiness Policy for 2019/20, as follows, is unchanged from that agreed in 2018.

7.18 The Council uses the creditworthiness service provided by Link Treasury Services Limited. This service uses a sophisticated modelling approach using credit ratings from the three main rating agencies - Fitch, Moody’s, and Standard and Poor’s. The credit ratings of counterparties are supplemented with the following overlays:

- Credit watches and credit outlooks from credit rating agencies (indicating the likelihood of ratings changes for a counterparty or the expected direction of ratings for a counterparty)
- Credit Default Swap (“CDS”) spreads to give early warning of likely changes in credit ratings
- Sovereign ratings to select counterparties from only the most creditworthy countries.

7.19 This modelling approach combines credit ratings, credit watches and credit outlooks in a risk weighted scoring system which is then combined with an overlay of CDS spreads for which the end product is a series of colour coded bands which indicate the relative creditworthiness of counterparties. These colour codes are also used by the Council to determine the duration for investments.

The approach is reviewed by Link as required in light of banking system and regulatory changes e.g. the reduction in importance of support ratings for individual banks due to the removal of implied government support to banks.

- 7.20 The Council will use counterparties within the following durational bands and with the following limits per counterparty (bands and limits as set through the Council's Treasury Management Practices):

Colour Category	Maximum Period for Individual Investments	Current Limit for Total Investments with Individual Counterparty
Purple	2 Years	£15m
Blue (Nationalised or Semi-Nationalised UK Banks)	1 Year	£15m
Orange	1 Year	£15m
Red	6 Months	£15m
Green	100 Days	£10m
No Colour	Not To Be Used	£NIL

The maximum period for individual investments with the Council's own bankers will be as in accordance with the above table whilst the limit for total investments with them will be £50m or as agreed by the Committee.

Members should note that these are the maximum periods for which any investment with a counterparty meeting the criteria would take place but subject to the Council's policy on Permitted Investments and instruments.

- 7.21 The Link creditworthiness service uses a wider array of information than just primary ratings and, by using a risk weighted scoring system, does not give undue preponderance to just one agency's ratings.

Typically the minimum credit ratings criteria the Council use will be a short term rating (Fitch or equivalents) of Short Term rating of F1 and a Long Term rating of A-. There may be occasions when the counterparty ratings from one rating agency are marginally lower than these ratings but may still be used. In these instances consideration will be given to the whole range of ratings available, or other topical market information, to support their use.

- 7.22 All credit ratings are monitored on an ongoing basis. The Council is alerted to changes to ratings of all three agencies through its use of the Link creditworthiness service.

- If a downgrade results in the counterparty/investment scheme no longer meeting the Council's minimum criteria, its further use as a new investment will be withdrawn immediately.
- In addition to the use of Credit Ratings the Council will be advised of information in movements in Credit Default Swap spreads against a benchmark (the iTraxx index) and other market data on a weekly basis. Extreme market movements may result in downgrade of an institution or removal from the Council's lending list.

Sole reliance will not be placed on the use of this external service. The Council also uses (where available) market data and market information, information on government support for banks and the credit ratings of that government support.

- 7.23 It is proposed that the Council will only use approved counterparties from the UK or from countries with a minimum sovereign credit rating of AA- from Fitch Ratings (or equivalent from other agencies if not issued by Fitch). Countries currently meeting this criterion include Australia, Canada, France, Germany, Sweden, the USA, and the UK.

- 7.24 Investment Strategy

Appendix 3 includes forecasts of investment balances.

- 7.25 The Bank Rate was increased to 0.75% in August 2018. It is forecast to increase in quarter 2 of 2019, quarter 1 and quarter 4 of 2020, quarter 2 of 2021 and in quarter 1 of 2022. Bank Rate forecasts for financial year ends (March) are as follows:
- 2019/20 1.25%
 - 2020/21 1.50%
 - 2021/22 2.00%.

If expectations for economic growth weaken then increases in the Bank Rate could be delayed. If, however, the pace of growth quickens and/or forecasts for inflation rise then there could be an upside risk i.e. Bank Rate increases occur earlier and/or at a quicker pace.

- 7.26 Link advise that, for 2019/20, clients should budget for an investment return of 1.00% on investments placed during the financial year for periods of up to 100 days.
- 7.27 The Council uses an investment benchmark to assess the performance of its investments. The benchmark used is the 3 month LIBID (uncompounded) interest rate.
- 7.28 The Council will avoid locking into longer term deals unless attractive rates are available with counterparties of particularly high creditworthiness which make longer term deals worthwhile and within the risk parameters set by this Council.

Policy on Use of External Service Providers

- 7.29 The Council uses Link Treasury Services Limited as its external treasury management advisers and uses the services of brokers for investment deals as required. The Council's current contract with Link finishes on 30 June 2019. It is proposed to undertake a tendering exercise for these services.
- 7.30 The Council recognises that responsibility for treasury management decisions remains with the organisation at all times and will ensure that undue reliance is not placed upon external service providers.
- 7.31 The Council also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented, and subjected to regular review.

Policy on Scrutiny, Monitoring and Change of Investment Policies and Practices

- 7.32 The Treasury Management Practices (TMPs) of the Council set out the operational policies and procedures in place to implement the treasury management strategy and the principles set out in the treasury management policy statement. They are intended to minimise the risk to the capital sum of investments and for optimising the return on the funds consistent with those risks.
- 7.33 The TMPs are kept under review, with a full revision every 3 years, with the latest review having taken place in 2018 to reflect changes required by the revised Prudential Code and the Treasury Management in the Public Services – Code of Practice.
- 7.34 A copy of the TMPs may be obtained from Finance Services.

Training for Members

- 7.35 The last training session on Treasury Management was held for Members on 4 August 2017.

Other Issues

- 7.36 The Council's contract with the Bank of Scotland for banking services is for 5 years from 1 April 2012 until 31 March 2017 with an option to extend for a further two 1 year periods until 31 March 2019. The Council has now exercised both of these options.

The Council has issued tenders for banking services for the 5 year period from 1 April 2019 to 31 March 2024 and with an option to extend for a further three 1 year periods until 31 March 2027. Delegated authority is being sought to allow the successful tender to be accepted.

- 7.37 This Strategy has been prepared on the basis of the counterparty limits and methodology proposed by the Council's current treasury advisers and for the Council's current bank. If there are changes following the tendering exercises then appropriate changes will be made to the counterparty limits and methodology without increasing risk to the Council and these changes will be reported to the Committee.

8.0 LOANS FUND ADVANCES

- 8.1 Where capital expenditure is funded by borrowing (referred to as loans fund advances), the debt financing costs are paid from the Revenue Budget as loan charges comprised of the repayment of debt and interest and expenses costs on the borrowing.
- 8.2 The Council is required to set out its policy for the repayment of loans fund advances from options set by the Scottish Government.

For loans fund advances made before 1 April 2016 the policy will be to maintain the practice of previous years and use the Statutory Method with annual principal repayments being calculated using the annuity method.

The same method is proposed for loans fund advances made after 1 April 2016 for the permitted 5 year transitional period. In applying the annuity method to new advances in any year, the interest rate used in the annuity calculation will be the Council's loans fund pool rate for the year (including expenses) as rounded up to the nearest 0.01%.

- 8.3 The outstanding loans fund advances (representing capital expenditure still to be repaid from the Revenue Budget) are:

	2017/18	2018/19	2019/20
	Actual	Projected	Estimated
	£000	£000	£000
Balance As At 1 April	243,438	246,043	243,417
Add: Advances For The Year	13,987	9,095	21,648
Less: Repayments For The Year	11,382	11,721	12,245
Balance As At 31 March	246,043	243,417	252,820

- 8.4 For the projected loans fund advances outstanding as at 31 March 2019, the liability to make future repayments (excluding debt interest and expenses) is as follows:

	£000
Year 1	12,245
Years 2-5	37,983
Years 5-10	41,527
Years 10-15	41,598
Years 15-20	37,119
Years 20-25	31,975
Years 25-30	24,839
Years 30-35	11,458
Years 35-40	3,997
Years 40-45	560
Years 45-50	116
TOTAL	243,417

9.0 IMPLICATIONS

Finance

- 9.1 Adopting the Treasury Strategy and the Investment Strategy for 2019/20 and the following three years will allow a balance to be maintained between opportunities to continue to generate savings for the Council and minimising the risks involved.

Legal

- 9.2 There are no Legal implications arising from this report.

Human Resources

- 9.3 There are no HR implications arising from this report.

Equalities

- 9.4 There are no equalities implications arising from this report

Repopulation

- 9.5 There are no repopulation implications arising from this report.

10.0 CONSULTATIONS

- 10.1 This report has drawn on advice from the Council's treasury advisers (Link Treasury Services Limited).

11.0 LIST OF BACKGROUND PAPERS

- 11.1 CIPFA - Treasury Management in the Public Services – Code of Practice and Cross-Sectoral Guidance Notes – 2017 Edition
CIPFA – The Prudential Code for Capital Finance in Local Authorities – 2017 Edition
Scottish Parliament – The Local Government Investments (Scotland) Regulations 2010 (Scottish Statutory Instrument 2010 No. 122)
Scottish Government - Finance Circular 5/2010 - Investment of Money by Scottish local authorities 1.4.10
Scottish Parliament – The Local Government (Capital Finance and Accounting) (Scotland) Regulations 2016 (Scottish Statutory Instrument 2016 No. 123)
Scottish Government - Finance Circular 7/2016 - The Local Authority (Capital Financing and Accounting) (Scotland) Regulations 2016 – Loans Fund Accounting

ECONOMIC BACKGROUND

The following economic background is a summary based on information from the Council's treasury advisers, Link Treasury Services Limited:

There remains continued and significant global economic uncertainty and volatility arising from a number of economic and political factors including Brexit.

In the UK, the flow of positive economic statistics since the end of the first quarter this year has shown that pessimism was overdone about the poor growth in quarter 1 when adverse weather caused a temporary downward blip. Quarter 1 at 0.1% growth in GDP was followed by a return to 0.4% in quarter 2; quarter 3 is expected to be robust at around +0.6% but quarter 4 is expected to weaken from that level.

At their November meeting, the Monetary Policy Committee repeated that future Bank Rate increases would be gradual and would rise to a much lower equilibrium rate, (where monetary policy is neither expansionary or contractionary), than before the 2008 crash; indeed they gave a figure for this of around 2.5% in ten years but declined to give a medium term forecast. However, with so much uncertainty around Brexit, they warned that the next move could be up or down, even if there was a disorderly Brexit. While it would be expected that Bank Rate could be cut if there was a significant fall in GDP growth as a result of a disorderly Brexit, so as to provide a stimulus to growth, they warned they could also raise Bank Rate in the same scenario if there was a boost to inflation from a devaluation of sterling, increases in import prices and more expensive goods produced in the UK replacing cheaper goods previously imported, and so on. In addition, the Chancellor has held back some spare capacity to provide a further fiscal stimulus if needed.

It is thought unlikely that the MPC would increase Bank Rate in February 2019, ahead of the deadline in March for Brexit. Getting parliamentary approval for a Brexit agreement on both sides of the Channel is expected to take well into Spring 2019. However, in view of the hawkish stance of the MPC at their November meeting, the next increase in Bank Rate is now forecast to be in May 2019. The following increases are then forecast to be in February and November 2020 before ending up at 2.00% in February 2022.

The interest rate forecasts provided by Link Treasury Services Limited are predicated on an assumption of an agreement being reached on Brexit between the UK and the EU. In the event of an orderly non-agreement exit, they think that it is likely that the Bank of England would take action to cut Bank Rate from 0.75% in order to help economic growth deal with the adverse effects of this situation. This is also likely to cause short to medium term gilt yields to fall. If there was a disorderly Brexit, then any cut in Bank Rate would be likely to last for a longer period and also depress short and medium gilt yields correspondingly. It is also possible that the government could act to protect economic growth by implementing fiscal stimulus.

The balance of risks to the UK

- The overall balance of risks to economic growth in the UK is probably neutral.
- The balance of risks to increases in Bank Rate and shorter term PWLB rates, are probably also even and are broadly dependent on how strong GDP growth turns out, how slowly inflation pressures subside, and how quickly the Brexit negotiations move forward positively.

One risk that is both an upside and downside risk, is that all central banks are now working in very different economic conditions than before the 2008 financial crash as there has been a major increase in consumer and other debt due to the exceptionally low levels of borrowing rates that have prevailed for ten years since 2008. This means that the neutral rate of interest in an economy, (i.e. the rate that is neither expansionary nor deflationary), is difficult to determine definitively in this new environment, although central banks have made statements that they expect it to be much lower than before 2008. Central banks could therefore either over or under do increases in central interest rates.

Downside risks to current forecasts for UK gilt yields and PWLB rates currently include:

- Brexit – if it were to cause significant economic disruption and a major downturn in the rate of growth.
- Bank of England monetary policy takes action too quickly, or too far, over the next three years to raise Bank Rate and causes UK economic growth, and increases in inflation, to be weaker than we currently anticipate.
- Eurozone factors including a resurgence of the Eurozone sovereign debt crisis, weak capitalisation of some European banks, and political uncertainties.
- Further increases in interest rates in the US could spark a sudden flight of investment funds from more risky assets e.g. shares, into bonds yielding a much improved yield. Emerging countries which have borrowed heavily in dollar denominated debt, could be particularly exposed to this risk of an investor flight to safe havens e.g. UK gilts.
- Geopolitical risks, especially North Korea, but also in Europe and the Middle East, which could lead to increasing safe haven flows.

Upside risks to current forecasts for UK gilt yields and PWLB rates

- Brexit – if both sides were to agree a compromise that removed all threats of economic and political disruption.
- The US Federal Reserve causing a sudden shock in financial markets through misjudging the pace and strength of increases in US interest rates and in the pace and strength of reversal of Quantitative Easing, which then leads to a fundamental reassessment by investors of the relative risks of holding bonds, as opposed to equities. This could lead to a major flight from bonds to equities and a sharp increase in bond yields in the US, which could then spill over into impacting bond yields around the world.
- The Bank of England is too slow in its pace and strength of increases in Bank Rate and, therefore, allows inflation pressures to build up too strongly within the UK economy, which then necessitates a later rapid series of increases in Bank Rate faster than we currently expect.
- UK inflation, whether domestically generated or imported, returning to sustained significantly higher levels causing an increase in the inflation premium inherent to gilt yields.

Appendix 2

PERMITTED INVESTMENTS AND RISKS/CONTROLS/OBJECTIVES FOR EACH TYPE OF PERMITTED INVESTMENT

The Council approves the following forms of investment instrument for use as Permitted Investments:

	Minimum Credit Criteria	Liquidity Risk	Market Risk	Max % of Total Investments	Max. Maturity Period
Deposits					
Debt Management Agency Deposit Facility (DMADF)	---	Term	No	Unlimited	6 Months
Term Deposits – Local Authorities	---	Term	No	80%	2 Years
Call Accounts – Banks and Building Societies	Link Colour Category GREEN	Instant	No	Unlimited	Call Facility
Notice Accounts – Banks and Building Societies	Link Colour Category GREEN	Notice Period	No	80%	6 Months
Term Deposits – Banks and Building Societies	Link Colour Category GREEN	Term	No	95%	2 Years
Deposits With Counterparties Currently In Receipt of Government Support / Ownership					
Call Accounts – UK Nationalised/ Part-Nationalised Banks	Link Colour Category BLUE	Instant	No	Unlimited	Call Facility
Notice Accounts – UK Nationalised/ Part-Nationalised Banks	Link Colour Category BLUE	Notice Period	No	80%	6 Months
Term Deposits – UK Nationalised/ Part-Nationalised Banks	Link Colour Category BLUE	Term	No	95%	1 Year
Securities					
Certificates of Deposit – Banks and Building Societies	Link Colour Category GREEN	See Note 1 Below	See Note 1 Below	80%	2 Years
Collective Investment Schemes structured as Open Ended Investment Companies (OEICs)					
Money Market Funds (CNAV or LVNAV)	AAAmmf with Fitch or equivalent with Moody's/Standard & Poors	See Note 2 Below	See Note 2 Below	50%	Call Facility

Notes:

1. The Liquidity Risk on a Certificate of Deposit is for the Term of the Deposit (if the Certificate is held to maturity) or the Next Banking Day (if sold prior to maturity). There is no Market Risk if the Certificate is held to maturity, only if the Certificate is sold prior to maturity (with an implied assumption that markets will not freeze up and so there will be a ready buyer).
2. The objective of Money Market Funds is to maintain the value of assets but such Funds hold assets that can vary in value. The credit ratings agencies, however, require the unit values to vary by almost zero. Following EU Money Market reforms that came into effect in 2018/19 and include new Money Market Fund categories, the table above specifies CNAV or LVNAV funds. CNAV funds are Public Debt Constant Net Asset Value funds whilst LVNAV funds are Low Volatility Net Asset Value funds. There are also Variable Net Asset Value funds (VNAV) but these are not to be included as Permitted Investments.

Investments will only be made with banks/building societies that do not have a credit rating in their own right where the Council's treasury advisers have confirmed that any obligations of that bank/building society are guaranteed by another bank/building society with suitable ratings.

The Council will only use approved counterparties from the UK or from countries with a minimum sovereign credit rating of AA- from Fitch Ratings (or equivalent from other agencies if Fitch does not provide). Countries currently meeting this criterion include Australia, Canada, France, Germany, Sweden, the USA, and the UK.

Non-Treasury Investments

In addition to the table of treasury investments above, the definition of “investments” under the Investment Regulations includes the following items:

- “(a) All share holding, unit holding and bond holding, including those in a local authority owned company, is an investment.
- (b) Loans to a local authority company or other entity formed by a local authority to deliver services, is an investment.
- (c) Loans made to third parties are investments.
- (d) Loans made by a local authority to another authority or harbour authority using powers contained in Schedule 3, paragraph 10 or 11 of the Local Government (Scotland) Act 1975 are not investments.
- (e) Investment property is an investment.”

The Council approves items in categories (a), (b), (c), and (e) above as Permitted Investments as set-out below:

	Minimum Credit Criteria	Liquidity Risk	Market Risk	Max % of Total Investments	Max. Maturity Period
Non-Treasury Investments					
(a) Share holding, unit holding and bond holding, including those in a local authority owned company	Assessment would be made of company in which any holding was to be made	Period of holding	Yes	10%	Unlimited
(b) Loans to a local authority company or other entity formed by a local authority to deliver services	Assessment would be made of company or entity to which any loan was to be made	Period of loan	No	20%	Unlimited
(c) Loans made to third parties	Assessment would be made of third party to which any loan was to be made	Period of loan	No	25%	Unlimited
(e) Investment property	Assessment would be made of property to be held as investment property	Period of holding	Yes	10%	Unlimited

In relation to the above, Members should note that the Council is unlikely to become involved with category (a), has a loan under category (b) (to Inverclyde Leisure), will have loans to third parties under category (c) arising from decisions on such loans made by the Council, and may have investment property under category (e) should there be a reclassification, due to accounting rules, of individual properties held by the Council.

Permitted Investments – Common Good

The Common Good Fund’s permitted investments are approved as follows:

	Minimum Credit Criteria	Liquidity Risk	Market Risk	Max % of Total Investments	Max. Maturity Period
Funds deposited with Inverclyde Council	---	Instant	No	Unlimited	Unlimited
Share holding, unit holding and bond holding, including those in a local authority owned company	Assessment would be made of company in which any holding was to be made	Period of holding	Yes	10%	Unlimited
Investment property	Assessment would be made of property to be held as investment property	Period of holding	Yes	95%	Unlimited

Treasury Risks Arising From Permitted Instruments

All of the investment instruments in the above tables are subject to the following risks:

1. **Credit and counter-party risk**

This is the risk of failure by a counterparty (bank or building society) to meet its contractual obligations to the Council particularly as a result of the counterparty's diminished creditworthiness, and the resulting detrimental effect on the Council's capital or current (revenue) resources. There are no counterparties where this risk is zero although AAA-rated organisations have a very high level of creditworthiness.

2. **Liquidity risk**

This is the risk that cash will not be available when it is needed. While it could be said that all counterparties are subject to at least a very small level of liquidity risk as credit risk can never be zero, in this document liquidity risk has been treated as whether or not instant access to cash can be obtained from each form of investment instrument. The column in the above tables headed as 'market risk' show each investment instrument as being instant access, notice period i.e. money is available after the notice period (although it may also be available without notice but with a loss of interest), or term i.e. money is locked in until an agreed maturity date.

3. **Market risk**

This is the risk that, through adverse market fluctuations in the value of the principal sums that the Council borrows and invests, its stated treasury management policies and objectives are compromised, against which effects it has failed to protect itself adequately. However, some cash rich local authorities may positively want exposure to market risk e.g. those investing in investment instruments with a view to obtaining a long term increase in value.

4. **Interest rate risk**

This is the risk that fluctuations in the levels of interest rates create an unexpected or unbudgeted burden on the Council's finances, against which the Council has failed to protect itself adequately. This authority has set limits for its fixed and variable rate exposure in its Prudential Indicators and Treasury Management Indicators in this report.

5. **Legal and regulatory risk**

This is the risk that the Council, or an organisation with which it is dealing in its treasury management activities, fails to act in accordance with its legal powers or regulatory requirements, and that the Council suffers losses accordingly.

The risk exposure of various types of investment instrument can be summarised as:

- low risk = low rate of return
- higher risk = higher rate of return.

For liquidity, the position can be summarised as:

- high liquidity = low return
- low liquidity = higher returns.

Controls on Treasury Risks

1. **Credit and counter-party risk**

This Council has set minimum credit criteria to determine which counterparties and countries are of sufficiently high creditworthiness to be considered for investment purposes.

2. **Liquidity risk**

This Council undertakes cash flow forecasting to enable it to determine how long investments can be made for and how much can be invested.

3. **Market risk**

The only investment instruments that the Council has agreed as Permitted Investments and that can have market risk are Certificates of Deposit. Although they have a market value that fluctuates, the market risk does not arise if the Certificates are retained until maturity - only if they were traded prior to maturity if the need arose.

4. Interest rate risk

This Council manages this risk by having a view of the future course of interest rates and then formulating a treasury management strategy accordingly which aims to maximise investment earnings consistent with control of risk or, alternatively, seeks to minimise expenditure on interest costs on borrowing.

5. Legal and regulatory risk

This Council will not undertake any form of investing until it has ensured that it has all necessary powers and also complied with all regulations.

Unlimited Investments

Investment Regulation 24 states that an investment can be shown in the above Permitted Investments tables as being 'unlimited' in terms of the maximum amount or percentage of the total portfolio that can be put into that type of investment. However, it also requires that an explanation must be given for using that category.

The authority has given the following types of investment an unlimited category:

1. Debt Management Agency Deposit Facility (DMADF)

This is considered to be the lowest risk form of investment available to local authorities as it is operated by the Debt Management Office which is part of H.M. Treasury i.e. the UK Government's credit rating stands behind the DMADF. It is also a deposit account and avoids the complications of buying and holding Government-issued treasury bills or gilts.

2. High Credit Worthiness Banks and Building Societies

See paragraphs 7.17 to 7.23 for an explanation of this authority's definition of high credit worthiness. While an unlimited amount of the investment portfolio may be put into banks and building societies with high credit worthiness, the authority will seek to ensure diversification of its portfolio with the following limits:

- Limit for any single institution (except Council's bankers): £15m
- Limit for Council's bankers: £50m (or as approved by the Council or Committee)
- Limit for any one group of counterparties: £30m (£50m or as approved by the Council or Committee for the group including the Council's bankers).

3. Funds Deposited with Inverclyde Council (for Common Good funds)

This has been included so that, under the Permitted Investments, all funds belonging to the Common Good can be deposited with Inverclyde Council (and receive interest from the Council) rather than requiring the Common Good funds to be invested under separate Treasury Management arrangements.

Objectives of Each Type of Investment Instrument

Investment Regulation 25 requires an explanation of the objectives of every type of investment instrument which an authority approves as being 'permitted':

1. Deposits

The following forms of 'investments' are actually more accurately called deposits as cash is deposited in an account until an agreed maturity date, or until the end of an agreed notice period, or is held at call.

a) Debt Management Agency Deposit Facility (DMADF)

This offers the lowest risk form of investment available to local authorities as it is effectively an investment placed with the Government. It is also easy to use as it is a deposit account and avoids the complications of buying and holding Government issued treasury bills or gilts. As it is low risk it also earns low rates of interest. It is, however, very useful for authorities whose overriding priority is the avoidance of risk. The longest term deposit that can be made with the DMADF is 6 months.

b) Term deposits with high credit worthiness banks and building societies

See paragraphs 7.17 to 7.23 for an explanation of this authority's definition of high credit worthiness. This is the most widely used form of investing used by local authorities. It offers a much higher rate of return than the DMADF (dependent on term). The Council will seek to ensure diversification of its portfolio of deposits as practicable and as explained above. In addition, longer term deposits offer an opportunity to increase investment returns by locking in high rates ahead of an expected fall in the level of interest rates. At other times, longer term rates can offer good value when the markets incorrectly assess the speed and timing of interest rate increases. This form of investing therefore, offers a lot of flexibility and higher earnings than the DMADF. Where it is restricted is that once a longer term investment is made, that cash is locked in until the maturity date.

c) Notice accounts with high credit worthiness banks and building societies

The objectives are as for 1.b) above but there is access to cash after the agreed notice period (and sometimes access without giving notice but with loss of interest). This can mean accepting a lower rate of interest than that which could be earned from the same institution by making a term deposit.

d) Call accounts with high credit worthiness banks and building societies

The objectives are as for 1.b) above but there is instant access to recalling cash deposited. This generally means accepting a lower rate of interest than that which could be earned from the same institution by making a term deposit. Some use of call accounts is highly desirable to ensure that the authority has ready access to cash when needed to pay bills.

2. Deposits With Counterparties Currently In Receipt of Government Support/Ownership

These institutions offer another dimension of creditworthiness in terms of Government backing through either direct (partial or full) ownership or the banking support package. The view of this Council is that such backing makes these banks attractive institutions with whom to place deposits, and that will remain our view even if the UK sovereign rating were to be downgraded in the coming year.

a) Term deposits, notice accounts and call accounts with high credit worthiness banks which are fully or semi nationalised

As for 1.b), 1.c) and 1.d) above but Government ownership implies that the Government stands behind this bank and will be deeply committed to providing whatever support that may be required to ensure the continuity of that bank. This Council considers that this indicates a low and acceptable level of residual risk.

3. Securities

a) Certificates of Deposit

These are shorter term investments issued by deposit taking institutions (mainly banks) so they can be sold if the need arises. However, that liquidity (and flexibility) comes at a price so the interest rate on a Certificate of Deposit is less than placing a Fixed Term Deposit with the same bank.

4. Collective Investment Schemes structured as Open Ended Investment Companies (OEICs)

a) Money Market Funds (MMFs)

By definition, MMFs are AAA rated and are widely diversified, using many forms of money market securities including types which this authority does not currently have the expertise or risk appetite to hold directly. However, due to the high level of expertise of the fund managers and the huge amounts of money invested in MMFs, and the fact that the weighted average maturity (WAM) cannot exceed 60 days, MMFs offer a combination of high security, instant access to funds, high diversification and good rates of return compared to equivalent instant access facilities. They are particularly advantageous in falling interest rate environments as their 60 day WAM means they have locked in investments earning higher rates of interest than are currently available in the market. MMFs also help an authority to diversify its own portfolio as e.g. a £2m investment placed directly with HSBC is a 100% risk exposure to HSBC whereas £2m invested in a MMF may end up with say £10,000 being invested with HSBC through the MMF. For authorities particularly concerned with risk exposure to banks, MMFs offer an effective way of minimising risk exposure while still getting much better rates of return than available through the DMADF.

5. Non-Treasury Investments

b) Share holding, unit holding and bond holding, including those in a local authority owned company

The objectives for the holding of shares, units, or bonds (including those in a local authority owned company) will vary depending on whether the Council wishes to undertake actual investments in the market or has the holding as a result of a previous decision relating to the management or provision of Council services. This Council will not undertake investments in the market in shares, units, or bonds but may, if required, hold shares, units, or bonds arising from any decisions taken by the Council in relation to the management or provision of Council services.

c) Loans to a local authority company or other entity formed by a local authority to deliver services

Having established a company or other entity to deliver services, a local authority may wish to provide loan funding to assist the company or entity. Any such loan funding would be provided only after consideration of the reasons for the loan, the repayment period for the loan, and the likelihood that the loan would be able to be repaid by the company or entity. Such loan funding would be provided from Council Revenue Reserves rather than from borrowing.

d) Loans made to third parties

Such loans could be provided for a variety of reasons such as economic development or to assist local voluntary groups. Any such loan funding would be provided only after consideration of the reasons for the loan, the repayment period for the loan, and the likelihood that the loan would be able to be repaid by the third party concerned.

e) Investment property

An investment in property would give the Council exposure to risks such as market risk (movements in property prices), maintenance costs, tenants not paying their rent, leasing issues, etc. This Council does not currently undertake investments involving property but may have investment property should there be a reclassification, due to accounting rules, of individual properties held by the Council.

FORECASTS OF INVESTMENT BALANCES

Investment Regulation 31 requires the Council to provide forecasts for the level of investments for the next three years, in line with the time frame of the Council's capital investment programme. The following forecasts are for the next four years:

INVESTMENT FORECASTS	2019/20	2020/21	2021/22	2022/23
	Estimate	Estimate	Estimate	Estimate
	£000	£000	£000	£000
Cash balances managed in house				
1 April	25,000	19,426	18,771	17,483
31 March	19,426	18,771	17,483	14,164
Change in year	(5,574)	(655)	(1,288)	(3,319)
Average daily cash balances	22,213	19,099	18,127	15,824
Holdings of shares, bonds, units (includes authority owned company)				
1 April	2	2	2	2
Purchases	0	0	0	0
Sales	0	0	0	0
31 March	2	2	2	2
Loans to local authority company or other entity to deliver services (Inverclyde Leisure)				
1 April	483	441	398	353
Advances	0	0	0	0
Repayments	42	43	45	46
31 March	441	398	353	307
Loans made to third parties (Largely BPR)				
1 April	2,128	2,106	818	104
Advances	0	0	0	0
Repayments	22	1,288	714	14
31 March	2,106	818	104	90
Investment properties				
1 April	0	0	0	0
Purchases	0	0	0	0
Sales	0	0	0	0
31 March	0	0	0	0
TOTAL OF ALL INVESTMENTS				
1 April	27,613	21,975	19,989	17,942
31 March	21,975	19,989	17,942	14,563
Change in year	(5,638)	(1,986)	(2,047)	(3,379)

The movements in the forecast investment balances shown above are due largely to ongoing treasury management activity in accordance with the Council's treasury management strategy or, for loans made to third parties, in accordance with Council decisions made in respect of such loans.

All of the Council's cash balances are managed in-house with no funds managed by external fund managers.

The "holdings of shares, bonds, units (includes authority owned company)" relate to the Common Good.

TREASURY MANAGEMENT
GLOSSARY OF TERMS**Affordable Capital Expenditure Limit**

The amount that the Council can afford to allocate to capital expenditure in accordance with the requirements of the Local Government in Scotland Act 2003 and supporting regulations.

Authorised Limit for External Debt

This is a limit for total Council external debt as set by the Council based on debt levels and plans.

Bail In

The use of funds held by a bank or other financial institution (whether in the form of customer bank deposits or bonds) to help prevent the collapse of a bank and in place of Governments stepping in with funds/support. The introduction of Bail In powers is part of the implementation of the Bank Recovery and Resolution Directive.

Bank of England

The central bank for the UK with ultimate responsibility for setting interest rates (which it does through the Monetary Policy Committee or "MPC").

Bank Rate

The interest rate for the UK as set at regular meetings of the Monetary Policy Committee ("MPC") of the Bank of England. This was previously referred to as the "Base Rate".

Bank Recovery and Resolution Directive (BRRD)

The Bank Recovery and Resolution Directive is a European legislative requirement which sets out a common approach within the EU to how countries will deal with any banks and financial institutions that get into financial difficulty. It includes the use of Bail In powers and was implemented in the UK, Germany and Austria on 1 January 2015 and in most of the other EU countries in 2016.

Call Date

A date on which a lender for a LOBO loan can seek to apply an amended interest rate to the loan. The term "call date" is also used in relation to some types of investments with a maturity date where the investments can be redeemed on call dates prior to the maturity date.

Capital Expenditure

Expenditure on or for the creation of fixed assets that meets the definition of Capital Expenditure under the accounting rules as set-out in the Code of Practice on Local Authority Accounting in the United Kingdom and for which the Council are able to borrow.

Capital Financing Requirement

The Capital Financing Requirement (sometimes referred to as the "CFR") is a Prudential Indicator that can be derived from the information in the Council's Balance Sheet. It generally represents the underlying need to borrow for capital expenditure (including PPP schemes).

CDS Spread

A CDS Spread or "Credit Default Swap" Spread is the cost of insuring against default by a Counterparty. Increases in the CDS Spread for a Counterparty may indicate concerns within the market regarding a Counterparty.

Certificates of Deposit

Certificates of Deposit (or CDs) are a form of investment and similar to Fixed Term Deposits in that the investment is with a named Bank or Financial Institution, matures on a set date, and is repaid with interest on the maturity date. Unlike a Fixed Term Deposit, a CD can also be traded in the market prior to maturity.

CIPFA

CIPFA is the Chartered Institute of Public Finance and Accountancy who produce guidance, codes of practice, and policy documents for Councils.

Counterparty

Another organisation involved in a deal i.e. if the Council enters a deal with a bank then the bank would be referred to as the "Counterparty".

Credit Ratings

Credit ratings are indicators produced by a ratings provider (such as Fitch, Moody's or Standard & Poor's) that aim to give an opinion on the relative ability of a financial institution to meet its financial commitments. Credit ratings are not guarantees – they are opinions based on investigations and assessments by the ratings providers and they are regularly reviewed and updated. The Council makes use of credit ratings to determine which counterparties are appropriate or suitable for the Council to make deposits with.

The highest credit rating is AAA.

European Central Bank

Sometimes referred to as "the ECB", the European Central Bank is the central bank that sets interest rates for the Eurozone. It is the equivalent of the Bank of England.

Eurozone

This is the name given to the countries in Europe that have the Euro as their currency. Interest rates in the Eurozone are set by the European Central Bank. The Eurozone is comprised of the following 19 countries: Austria, Belgium, Cyprus, Estonia, Finland, France, Germany, Greece, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, the Netherlands, Portugal, Slovakia, Slovenia, and Spain.

Federal Reserve

Sometimes referred to as "the Fed", the Federal Reserve is the central bank for the US and is the equivalent of the Bank of England. The Federal Reserve sets interest rates for the US.

Fixed Rate Funding/Investments

This term refers to funding or investments where the interest rate that applies to payments or receipts of interest on the funding or investments is fixed and does not change.

Fixed Term Deposit

A Fixed Term Deposit or Fixed Term Investment is an investment with a named bank or financial institution which matures on a set date and which is repaid with interest on the maturity date. Fixed Term Deposits cannot be traded and cannot be terminated before the maturity date without the payment of a penalty (if at all).

Gilt Yields

A gilt yield is the effective rate of return that someone buying a gilt at the current market price will receive on that gilt. Since the market price of a gilt can vary at any time, the yield will also vary.

Gilts

Gilts are bonds (i.e. debt certificates) that are issued (i.e. sold) by the UK Government. When they issue gilts the Government sets the interest rate that applies to the gilt, sets when they will repay the value of the gilt, and it agrees to make interest payments at regular intervals until the gilt is repaid or redeemed. Gilts are traded in the financial markets with the price varying depending on the interest rate applicable to the gilt, when the gilt will be repaid (i.e. when it will mature), on Bank Rate expectations, and on market conditions.

Gross Domestic Product

Gross Domestic Product ("GDP") is a measure of the output of goods and services from an economy.

Inflation

Inflation is the term used for an increase in prices over time. It can be measured in various ways including using the Consumer Prices Index ("CPI") or the Retail Prices Index ("RPI").

Investment Regulations

The Local Government in Scotland Act 2003 allows the Scottish Ministers to introduce Regulations to extend and govern the rules under which Scottish Councils may invest funds. The Local Government Investments (Scotland) Regulations 2010 came into effect on 1 April 2010.

LIBID

This is the London Interbank Bid Rate – an interest rate that is used between banks when they wish to attract deposits from each other.

LIBOR

This is the London Interbank Offering Rate – an interest rate that is used as a base for setting interest rates for deals between banks.

Link

Link Treasury Services Limited who are the Council's treasury management advisers who were previously named Capita Treasury Solutions Limited.

Liquidity

In relation to investments, liquidity relates to the ability to access invested funds. If funds are in a call account they have high liquidity (because the funds are readily accessible) whilst if funds are invested in bonds the bonds would need to be sold in order to access the funds (lower liquidity).

LOBO

This is a form of loan that the Council has with some lenders. The term is short for the phrase "Lender Option/Borrower Option". A LOBO loan allows the lender to propose adjustments to the loan interest rate at various call dates during the period of the loan (the "lender option") but the borrower does not need to accept the adjustments and can instead redeem the loan (the "borrower option").

MIFID II

The Markets in Financial Instruments Directive (MIFID II) is an EU Directive that came into force on 3 January 2018.

Money Market Fund

A Money Market Fund (or MMF) is a highly regulated investment product into which funds can be invested. An MMF offers the highest possible credit rating (AAA) whilst offering instant access and the diversification of risk (due to the MMF's balances being investing in selected and regulated types of investment product with a range of different and appropriately credit-rated counterparties).

MPC

The MPC or Monetary Policy Committee is a committee of the Bank of England that meets regularly during the year (in a meeting over 2 days) to set the Bank Rate for the UK.

Operational Boundary

This is a level of debt set by the Council at lower than the Authorised Limit and which Council debt levels should not normally exceed during normal operations.

Prudential Code

Councils are required to comply with the CIPFA Prudential Code for Capital Finance in Local Authorities. These requirements include the production of Prudential Indicators. The Prudential Code was last revised in December 2017.

Prudential Indicators

Indicators set-out in the Prudential Code that will help Councils to meet requirements in relation to borrowing limits or which will help Councils demonstrate affordability and prudence with regard to their prudential capital expenditure.

PWLB

The Public Works Loan Board is a government agency and part of the Debt Management Office. The PWLB provides loans to local authorities and other specified bodies.

PWLB Certainty Rates

PWLB rates for new borrowing at a 0.20% discount to standard PWLB rates for local authorities that submit annual information on their long-term borrowing and capital spending plans. The PWLB Certainty Rates came into effect on 1 November 2012.

PWLB Rates

These are the interest rates chargeable by the Public Works Loan Board for loans. The rates for fixed rate loans are determined by the day on which the loan is agreed. The rates to be charged by the PWLB for loans are set each day based on gilt yields at the start of business each day and then updated at least once during the day.

Quantitative Easing

This is the creation of money by a central bank (such as the Bank of England) in order to purchase assets from banks and companies and boost the supply of money in an economy.

Ratings

Ratings are indicators produced by a ratings provider (such as Fitch, Moody's or Standard & Poor's) that aim to give an indication of the financial or operational strength of entities including financial institutions and even countries. Ratings are not guarantees – they are opinions based on investigations and assessments by the ratings providers and they are regularly reviewed and updated. The Council makes use of credit ratings to determine which counterparties are appropriate or suitable for the Council to make deposits with.

Ring Fencing

In banking terms, the legal separation of those parts of a bank that undertake riskier activities (such as investment banking) from those parts that undertake less risky/safer activities (such as the accepting of customer deposits).

Security

In relation to investments, security refers to the likelihood that invested funds will be returned to the investor when due.

Stress Tests

Reviews of the assets and liabilities of banks and financial institutions carried out by regulators such as the European Banking Authority (EBA) and the Prudential Regulation Authority (PRA) in the UK to identify the impact of potential economic scenarios, assess the strength of those banks/financial institutions, and determine any action required by banks/financial institutions to strengthen their financial positions.

Treasury Management Code

This is the "Treasury Management in the Public Services: Code of Practice". It is produced by CIPFA and was last revised in December 2017.

Treasury Management Indicators

These are Prudential Indicators specifically relating to Treasury Management issues.

Treasury Management Practices (TMPs)

This is a Council document that sets out Council policies and procedures for treasury management as required by the Treasury Management Code. The Council also agrees an annual treasury management strategy that is submitted to Committee in accordance with the Treasury Management Practices.

Variable Rate Funding/Investments

Funding or investments where the interest rate that applies to payments or receipts of interest on the funding or investments varies on an agreed basis.

Yield

The yield is the effective rate of return on an investment.

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/027/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	River Clyde Homes: Reduction in Board Membership – Remit from Policy & Resources Committee		

1.0 PURPOSE

- 1.1 The purpose of this report is to request the Council to consider a remit from the Policy & Resources Committee relative to the implications of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018.

2.0 SUMMARY

- 2.1 The Policy & Resources Committee at its meeting on 5 February 2019 considered a report by the Head of Legal & Property Services on (1) the implications of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 and (2) the effect on the number of Council nominees to the Board of River Clyde Homes.
- 2.2 A copy of the report to the Policy & Resources Committee is attached at Appendix 1. This provides background information and information on the implications.
- 2.3 The Policy & Resources Committee decided the following:
- (1) that the implementation of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 be noted; and
 - (2) that it be remitted to the February 2019 meeting of the Inverclyde Council to determine the two Council nominees to the Board of River Clyde Homes.

3.0 RECOMMENDATION

- 3.1 The Council is asked to consider the remit from the Policy & Resources Committee.

Gerard Malone
Head of Legal & Property Services

Report To:	Policy & Resources Committee	Date:	5 February 2019
Report By:	Head of Legal & Property Services	Report No:	GM/LP/014/19
Contact Officer:	Gerard Malone	Contact No:	01475 712710
Subject:	River Clyde Homes: Reduction in Board Membership		

1.0 PURPOSE

1.1 This report advises of the implications of the Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 and the effect on the number of Council nominees to the Board of River Clyde Homes.

2.0 SUMMARY

2.1 River Clyde Homes is a Registered Social Landlord and was formed in December 2007 following upon the Council's Large Scale Voluntary Transfer of its Housing Revenue Account housing stock. River Clyde Homes is a registered charity and is monitored and regulated by the Scottish Housing Regulator.

2.2 At present, in terms of the agreed Constitution of River Clyde Homes, the Council is entitled to four Council nominees on its Board. In terms of the Constitution, River Clyde Homes can have a minimum of seven Board Members and a maximum of 12 Board Members. The Regulation of Social Housing (Influence of Local Authorities) (Scotland) Regulations 2018 ("the Regulations") will come into force on 8 March 2019. The Regulations make provision to reduce the number of local authority Board Members within Registered Social Landlords.

2.3 The effect of the Regulations is to require a reduction in the number of Board Members appointed by Council nomination and arrangements must be put in place to give effect to the Regulations by 8 March 2019. This report advises of the change and it will be the decision of the Council at its February 2019 meeting to decide on its nominees to the Board.

3.0 RECOMMENDATION

That the Committee:

3.1 Considers the implementation of the Regulations; and

3.2 Remits it to the February 2019 meeting of the Council to determine the two Council nominees.

Gerard Malone
Head of Legal & Property Services

4.0 BACKGROUND

- 4.1 River Clyde Homes is a Registered Social Landlord and was formed in December 2007 following upon the Council's Large Scale Voluntary Transfer of its Housing Revenue Account housing stock. River Clyde Homes is a registered charity and is monitored and regulated by the Scottish Housing Regulator.
- 4.2 The Regulations make provision to reduce the number of local authority nominees on the Boards of Registered Social Landlords. The Regulations apply notwithstanding any provision in any Registered Social Landlord's Constitution or any contractual arrangement or other commitment a Registered Social Landlord may have in relation to its constitutional arrangements.
- 4.3 The Regulations come into effect on 8 March 2019. The Regulations require that no more than 24% of the Board Members of a Registered Social Landlord may be nominated by a local authority.
- 4.4 The Constitution of River Clyde Homes provides that there be a minimum of seven Board Members and a maximum of 12 Board Members.
- 4.5 In this way, the 24% rule means that if River Clyde Homes Board has from nine to twelve Board Members then the Council will have two nominees. If River Clyde Homes decides to have fewer than nine Board Members, then the number of nominees for the Council changes to one. The intentions of River Clyde Homes have been sought in relation to the intended future numbers of its Board and for the present it is possible to plan on the basis of a Board of at least nine, although this can be reviewed in the future at the entire discretion of River Clyde Homes.
- 4.6 On the above basis, as from 8 March 2019, the Council will have the entitlement to make two nominees to the Board of River Clyde Homes. It is the reserved function of the Council to make nominations to the Boards of external organisations and the decision on the Council nominees will be remitted to its February 2019 meeting. The requirement to reflect political balance applies only where more than two Council nominees are to be appointed to any outside body.
- 4.7 The Regulations provide that it is the Council which must nominate the nominees to be removed. In the event that the Council does not so do, the remaining Board Members of River Clyde Homes must select by majority vote those Council nominees who are to be removed. The Regulations also provide for a number of scenarios in relation to voting rights, necessary percentages of Council nominees to be in attendance and arrangements for a quorum all of which do not have specific relevance to the present Constitution of River Clyde Homes or to the arrangements involving the Council.

5.0 IMPLICATIONS

5.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	N/A	N/A	N/A

5.2 Legal

The legal issues are referred to within this report.

5.3 Human Resources

There are no implications.

5.4 Equalities

There are no equality issues within this report.

(a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

5.5 Repopulation

There is no effect upon repopulation.

6.0 CONCLUSION

6.1 The Regulations give effect to specific legal requirements relative to the number of Council nominees on River Clyde Homes and it is necessary to give effect to these arrangements to meet their specific provisions.

7.0 BACKGROUND PAPERS

7.1 None.

Report To:	Inverclyde Council	Date:	21 February 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/028/19
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Women's Forum – Remit from Policy & Resources Committee		

1.0 PURPOSE

1.1 The purpose of this report is to request the Council to consider a remit from the Policy & Resources Committee relative to the progress of the Women's Forum.

2.0 SUMMARY

2.1 The Policy & Resources Committee at its meeting on 5 February 2019 considered a report by the Corporate Director Education, Communities & Organisational Development providing an update on the progress of the Women's Forum.

2.2 A copy of the report to the Policy & Resources Committee is attached as Appendix 1. This provides background information and information on the current position.

2.3 The Policy & Resources Committee decided the following:

- (1) that the progress made by the Women's Forum be noted;
- (2) that the terms of reference for the group set out in Appendix 1 to the report be agreed;
- (3) that it be agreed to continue the Forum in the current format;
- (4) that the proposed remit of a Women's Champion as set out in Appendix 2 to the report be agreed; and
- (5) that the appointment of a Women's Champion be remitted to the Inverclyde Council.

3.0 RECOMMENDATION

3.1 The Council is asked to consider the remit from the Policy & Resources Committee.

Gerard Malone
Head of Legal & Property Services

Report To:	Policy & Resources Committee	Date:	5 February 2019
Report By:	Corporate Director Education, Communities & Organisational Development	Report No:	PR/03/19/RB
Contact Officer:	Ruth Binks	Contact No:	01475 712748
Subject:	Women's Forum		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update for the Policy and Resources Committee on the progress of the Women's Forum.

2.0 SUMMARY

- 2.1 The Women's Forum has met on several occasions and has taken forward some important issues over the last year. These include the White Ribbon Campaign and contributing to an International Women's day event.
- 2.2 Terms of Reference for the Forum have been drawn up and are outlined in Appendix 1.
- 2.3 It is proposed to remit the appointment of a Women's Champion to the Full Council. The proposed role of the Women's Champion is attached in Appendix 2.
- 2.4 Members of the group feel that there is merit in continuing the group as a forum and keeping the same number and political make-up of the group.
- 2.5 The current work-plan for the Forum includes contributing towards the organisation of the next International Women's Day and continuing to promote the success of females in the community.

3.0 RECOMMENDATIONS

- 3.1 That the Policy and Resources Committee:
- notes the progress made by the Women's Forum
 - agrees to the terms of reference for the group
 - agrees to the continuation of the Forum in the current format
 - agrees to the proposed remit of a Women's Champion
 - agrees to remit to the Full Council the appointment of a Women's Champion.

Ruth Binks
Corporate Director
Education, Communities & Organisational Development

4.0 BACKGROUND

- 4.1 At a meeting of Inverclyde Council in June 2017 it was agreed that a Women’s Forum be established, initially as a working group of the Council comprising five members, Councillors Murphy, Quinn, Robertson, McCabe and McEleny, and that it be remitted to the Forum to form a chair.
- 4.2 Councillor Quinn was appointed Chair to the Forum and Terms of Reference have been drawn up (Appendix 1). The Terms of Reference were reviewed in September 2018. The Corporate Director Education, Communities and Organisational Development provides the lead support for the Forum.
- 4.3 Regular meetings of the Forum have taken place, although there was an understandable gap during the illness of the former Corporate Director.

5.0 CURRENT POSITION

- 5.1 The Forum agreed that there is merit in continuing the work of the Forum and that the format of the group should continue as a forum over the coming year. This is because the forum or working group approach allows the group to work on a less formal basis than a committee and is able to undertake more flexible work plans to achieve the aims and Terms of Reference of the group. This format also allows for the flexibility of working with community planning partners and external agencies.

It is suggested that the number of representatives (5) and the political make-up of the group should remain the same (the three female members being representatives of their respective groups) with the remainder of the group being made up as follows:

Political Party	5 Members on Body		Other Acceptable Allocation Option
	Numerical Entitlement	Allocation Based on Numbers	Allocation Based on Spread
LAB	1.82	2	2
SNP	1.59	2	3
INTERNAL IND COALITION	0.91	1	
CON	0.45	0	
LD	0.23		
	<u>5</u>		

Whilst the Forum membership remains at 5, opportunities will be explored to take forward information events about particular aspects of the work of the Forum which will be open to all Councillors and appropriate partner agencies.

- 5.2 The group agreed that the proposed main duties of a Women's Champion (Appendix 2) be taken to the Policy and Resources Committee for approval and that the establishment of a Women's Champion be remitted to the Full Council.

The Forum was instrumental in ensuring that the White Ribbon Campaign, the largest international campaign which aims to involve men in addressing issues of violence against women, was brought to the attention of Elected Members and contained in a report to the Education and Communities Committee in May 2018.

The Forum also supported a highly successful International Women's Day in March 2018 where female Councillors gave an overview of their roles to attendees.

- 5.3 The Equalities Officer will attend the group from December 2018 onwards as well as the Corporate Director Education, Communities and Organisational Development. This is because there is overlap between the aims of the group and Inverclyde Council's Equality Mainstreaming and Equality Outcomes report. An audit has taken place identifying where the work of the group links into the report and subsequent plan.
- 5.4 International Women's Day will be a significant key date for the work of the group and initial planning has already taken place to for the next event. The focus of the event will link into the bicentenary of James Watt and encourage Women to consider careers in STEM subjects.

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial implications from the report.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 6.2 There are no legal implications

Human Resources

- 6.3 There are no HR implications from this report

Equalities

- 6.4 Has an Equality Impact Assessment been carried out?

Yes See attached appendix

No

This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

6.5 N/A

7.0 CONSULTATIONS

7.1 N/A

8.0 CONCLUSIONS

8.1 This report supports the continuation of the Inverclyde Council Women's Forum.

9.0 BACKGROUND PAPERS

9.1 N/A.

Terms of Reference for Women's Forum	
Name of Group	Women's Forum
Purpose	<p>The purpose of the Women's Forum is twofold:</p> <ul style="list-style-type: none"> i to identify the barriers preventing women in Inverclyde from entering public life ii to update knowledge and understanding of the issues facing women in Inverclyde, such as domestic violence, period poverty, and breastfeeding, by bringing the 'community voice' into meetings of the Women's Forum <p>The Women's Forum aims to look for opportunities to influence action which will assist in addressing the above matters and improve outcomes for women living in Inverclyde.</p>
Membership	<p>Councillor Quinn – Chair Councillor McCabe Councillor McEleny Councillor Murphy Councillor Robertson Corporate Director Education, Communities & Organisational Development Corporate Equalities Officer</p>
Frequency of Meetings	6 weekly meetings
Reporting / monitoring arrangements	Report to P and R Committee/Inverclyde Council as required.
Review Arrangements	February 2020

Role of the Women's Champion

Overall Purpose of Champion:

To be the Council's Women's Champion by raising and promoting women's issues and ensuring that the needs and preferences of women are fully taken into account in the planning and development of policies and services.

Main Duties and Responsibilities:

1.	To be the Council's ambassador and spokesperson for issues relating to women.
2.	To highlight and promote the concerns of women living in Inverclyde both within the Council and with external agencies and the public.
3.	To promote and support the objectives and key aims of specific gender issues arising in the Corporate Equalities Action Plan.
4.	To promote and support local activities, events and service developments that are aimed at promoting the specific rights of women e.g. 50/50 group, gender pay gaps, period poverty, violence against women etc.
5.	To work in partnership with local organisations that provide services specifically for women to ensure that effective communication is taking place.
6.	To promote and support local activities, events and service developments that promote the rights of women.
7.	To liaise with Government and MPs/MSPs regarding the development of services and policies that specifically affect women.