
Report To:	Environment & Regeneration Committee	Date:	16 June 2022
Report By:	Interim Director Environment and Regeneration	Report No:	ENV027/22/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management – Public Report		

1.0 PURPOSE

The purpose of this report is to:-

- 1.1 Advise Committee of the outcome of a public consultation recently carried out for land at Caddlehill Street, Greenock, (**Appendix 1a**), in order to obtain and consider the views of the community in relation to a request from Caddlehill Community Green Space, a community group, who wish to use the site to facilitate an inclusive, community led group which will organically improve the habitat and usability of this space and will promote a safe, healthy environment which will provide opportunities for intergenerational connections, creative collaborations and the common good of the immediate surrounding community.
- 1.2 Advise Committee of a request by the owner of the Café Continental to lease a section of the gap site at Kempock Street, Gourrock, as shown hatched on the plan at **Appendix 2**, which is situated directly adjacent to his property. The site is classed as open space and also forms part of the Common Good, as such a public consultation requires to be carried out prior to any decision to lease.
- 1.3 Advise Committee of a request by Scotland Gas Networks (SGN) to acquire a small site at Market Place, Kilmacolm to site their new gas governor. The site is shown on the plan at **Appendix 3**. SGN wish to acquire both the hatched and cross hatched areas. As the site is currently open space, an open space consultation requires to be carried out prior to any decision to sell.

2.0 SUMMARY

Caddlehill Green Space

- 2.1 The Council owns the land at Caddlehill Street, Greenock. The site is vacant and unused and forms part of the alienable Common Good. The local residents have formed a community group; Caddlehill Community Green Space and have requested that permission be granted to lease the site to them for a period of 5 years on the basis of a discounted rent, however, prior to taking discussions further, a public consultation required to be carried out and this report seeks to update Committee on those consultations.
- 2.2 There is a separate report on the agenda for this meeting in the private and exempt section that brings detail of the proposed lease before the Committee, dependent on the outcome of their consideration of the open space consultation in terms of this report.

Café Continental - Public Consultation

- 2.3 The Council owns the gap site situated between the Café Continental and Sainsbury's. It is used by locals as a shortcut to access lower Kempock Street and to sit and take in the view.

The owner of the Café Continental wishes to lease a section of this site to offer alfresco dining. As the site is split level it is intended to construct a bin store on the lower level with decking above which will accommodate tables and chairs.

- 2.4 The gap site is inalienable Common Good and classed as open space in the current Local Development Plan, a public consultation will be required to obtain the views of the local community prior to considering any lease. Officers will progress such consultation in terms of delegated powers.
- 2.5 On completion of the consultation a report will be brought back to this Committee with officer recommendations informed by any consultation response received on the proposed lease. It should however be noted that as the site is inalienable Common Good then the consent of the court will be required prior to agreeing to any lease.

Gas Governor, Market Place, Kilmacolm

- 2.6 SGN has approached Council officers to request that the Council sell them a small area of land at Market Place, Kilmacolm. The land required is shown hatched and cross hatched on the plan at **Appendix 3**. The present gas governor is no longer fit for purpose and this site has been identified by SGN as the preferred location for the new gas governor. As this site is part of an open space, a public consultation will be required to obtain the views of the local community prior to considering any disposal. Officers will progress such consultation in terms of delegated powers.

3.0 RECOMMENDATION

It is recommended that the Committee:-

Caddlehill Green Space

- 3.1 Notes the outcome of the Common Good consultation at Caddlehill Street Greenock, in relation to the proposal to use the site to facilitate an inclusive, community led group which will organically improve the habitat and usability of this space and will promote a safe, healthy environment which will provide opportunities for intergenerational connections, creative collaborations and the common good of the immediate surrounding community.

Having regard to those representations, decides either:

- (a). to instruct the Head of Legal & Democratic Services to withdraw from negotiations for the proposed lease; or
- (b). to further consider the terms of the proposed lease detailed in the separate report that is before the Committee for later consideration.

Café Continental - Public Consultation

- 3.2 Notes the approach that officers have received with proposals for the gap site at Kempock Street, Gourrock, as shown hatched at **Appendix 2**, and that a report will be brought to a future meeting of this Committee to allow consideration of any responses received in the consultation and of detailed officer recommendations on the proposals.

Gas Governor, Market Place, Kilmacolm

- 3.3 Notes the approach that officers have received with proposals for the site at Market Place, Kilmacolm, as shown hatched and cross hatched on the plan at **Appendix 3**, and that a report will be brought to a future meeting of this Committee to allow consideration of any responses received in the consultation and of detailed officer recommendations on the proposals.

Stuart Jamieson
Interim Director, Environment & Regeneration

4.0 BACKGROUND

Public Consultation - Caddlehill Street Greenock

- 4.1 The Council owns the land at Caddlehill Street, Greenock the site has been vacant since the departure of Inverclyde Association of Mental Health in 2016. Following confirmation that a previous community group (Permallot) were no longer interested in this site, the local residents came together and formed a properly constituted community group, the Caddlehill Green Space Community Group, who then approached council officers to request permission to use the site for a community garden to benefit the residents of the area.
- 4.2 Caddlehill Community Green Space wish to use the land to facilitate an inclusive, community led group which will organically improve the habitat and usability of this space and will promote a safe, healthy environment which will provide opportunities for intergenerational connections, creative collaborations and the common good of the immediate surrounding community.
- 4.3 That request was reported to this Committee in August 2021 when authority was granted to carry out a public consultation, which was required in terms of the Community Empowerment (Scotland) Act 2015 as the site forms part of the Common Good. The consultation is required in order to obtain the views of the local community on the proposal and for the Committee to consider and have regard to those views in deciding whether or not to proceed further.
- 4.4 Officers have completed the necessary consultation which closed on 6th December 2021. This was advertised on the Council website, and by notices posted at the site. The representations received, and officers correspondence with the parties who made those representations, is detailed in **Appendix 1b**. The Committee will be aware that the Council has had to obtain court authority in the past for certain proposals on Common Good land. As this site is part of the alienable Common Good, such action is not required in this instance.

Café Continental - Open Space Consultation

- 4.5 The Council owns the land situated between the Café Continental and Sainsbury's on Kempock Street, Gourock, commonly referred to as the 'gap' site. It is classed as Open Space in the Local Development Plan and in addition is inalienable Common Good, as such it has not been leased out in the past.
- 4.6 The owner of the Café Continental recently approached officers to request that he be permitted to lease a section of this gap site to provide alfresco dining. The site is split level and the Café owner wishes to construct a bin store on the lower level of the site with decking on top to facilitate dining. It is known that there have been issues with storage of bins from both the Café and Sainsbury's in the past and it is hoped that this proposal would deal with that problem.
- 4.7 The owner advises that he wishes to provide an external dining area and street café neighbouring the existing bar/restaurant. He suggests the norm for the formation of this type of area is to utilise the pavement in front of a premises, unfortunately at Kempock Street, the pavements are too narrow to achieve this. He suggests that the area to the side would provide the opportunity to create a street café space within Kempock Street which is currently unavailable in the town centre.
- 4.8 The gap site is utilised by pedestrians as a route to the car parking at the rear, it is noted that the pathway will be unaffected by the proposals. There are also information boards within the space which shall be unaffected, however, the bike racks would require to be moved to the other side of the gap site to enable the street café space to function, the cost of this would be covered by Café Continental. The area would also be maintained and tidied by Café Continental.
- 4.9 The proposals are to utilise the space from mid Spring to mid-Autumn (April 1st to 30th September), when the weather is more suitable. The area shall open from 12 noon & close at

9pm, so as not to cause any noise inconvenience to neighbours in the early & late hours. However, full terms and conditions will be brought back to this Committee for consideration on conclusion of the Open Space Consultation.

- 4.10 As the site is currently open space and is also Common Good, prior to deciding on any lease proposal, a consultation requires to be carried out to obtain the views of the local community. Officers will progress such a consultation in terms of delegated powers. It should be noted that as the site is inalienable Common Good any consent to lease will require the agreement of the court. Should the public consultation be favourable then authority will be sought in due course for a petition to the court for the necessary authority.
- 4.11 Members should note aspects of the proposals may separately come before the Licensing Board or the Planning Board in due course, and that these are distinct processes from the present consideration as land owner. Whilst the Committee is not in any way to be discouraged from a full and frank discussion, any Committee Members participating in consideration of the proposal at either of these *quasi judicial* boards, should consider carefully any comments they make at this Committee to ensure no conflict of interest or question of bias arises.

Gas Governor, Market Place, Kilmacolm

- 4.12 The Council owns land at Market Place, Kilmacolm. SGN have requested that the Council sell to them the area shown hatched and cross hatched on the plan at **Appendix 3** so that they can site their new gas governor there. The hatched site is the location of the cabinet storing the governor and the cross hatched area is an access path which is required for maintenance purposes. The new governor is required as the present one, which is situated underground at The Cross, is no longer fit for purpose.
- 4.13 SGN has identified this site as the most suitable location for the new governor due to the present pipe runs and it wishes to house the site above ground for easier maintenance. As the site is currently open space, prior to considering any sale a public consultation requires to be carried out to obtain the views of the local community. Officers will progress such a consultation in terms of delegated powers.
- 4.14 On conclusion of any consultation a report will be brought back to this Committee with the results of same together with, if appropriate, the terms and conditions for any sale.

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					

Annually Recurring Costs/ (Savings)

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

Legal

- 5.2 As regards recommendations 3.1 and 3.2, as the sites involved are part of the Common Good Estate, it is necessary for the Council, prior to reaching a decision on disposal (be that by lease or by sale) or change of use of same, to carry out a consultation in terms of Section 104 of the Community Empowerment (Scotland) Act 2015, and for the Council to have regard to the responses of such a consultation when determining the matter.
- 5.3 As regards recommendation 3.2, as the site involved is part of the inalienable common good, prior to any disposal (by way of lease or sale) or change of use it would be necessary for the Council to obtain court consent in terms of Section 75 of the Local Government (Scotland) Act 1974.
- 5.4 As regards recommendations 3.2 and 3.3, as the sites involved are land forming part of an open space, then in terms of the Town and Country Planning (Scotland) Act 1959, it is necessary for the Council to carry out a consultation as provided for in that Act, and for the Council to have regard to the responses to such a consultation when determining the matter. Where such a consultation is required under both this provision and the provisions of the Community Empowerment (Scotland) Act 2015 referred to above, both can be incorporated in the one consultation exercise.

5.5 Human Resources

None

5.6 Equalities

Equalities

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

	YES
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

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.7 Repopulation

None.

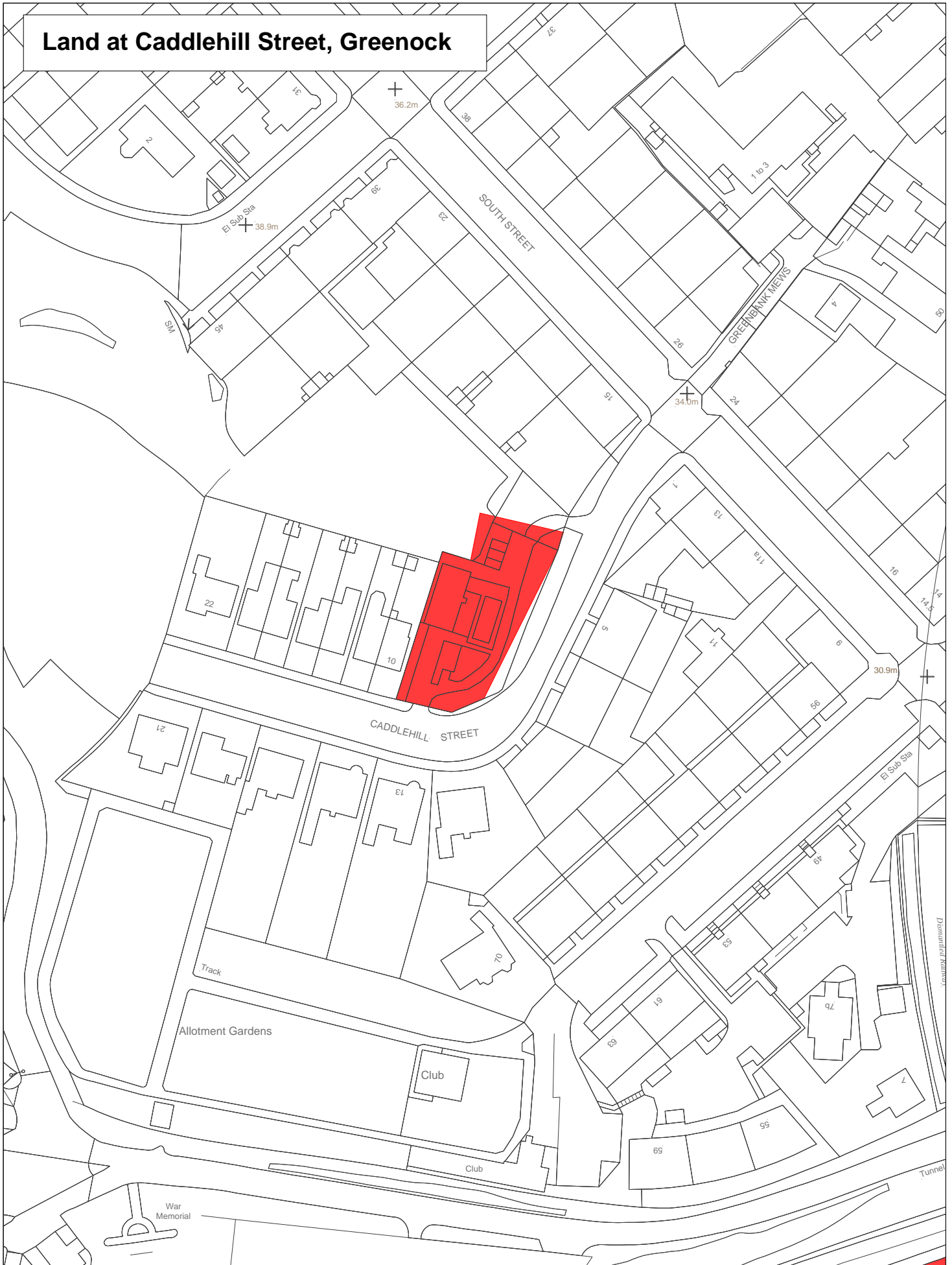
6.0 CONSULTATIONS

6.1 None.

7.0 BACKGROUND PAPERS

7.1 None.

Land at Caddlehill Street, Greenock



Responses Received in Consultation Under Section 104 of the Community Empowerment (Scotland) Act 2015 on Proposals For Land at Caddlehill Street, Greenock.

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

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1. Struthers Memorial Church

From: [EMAIL REDACTED]

Sent: 07 October 2021 15:56

To: Property <Property@inverclyde.gov.uk>

Subject: RE: (Official - Sensitive) Consultation on Land at Caddlehill Street

Thanks for your email. This seems a good use of the land and we wish it well.

[NAME REDACTED]

Struthers Memorial Church

2. Greenock Wanderers RFC

From: Hon Sec [EMAIL REDACTED]

Sent: 08 October 2021 21:16

To: Peter MacDonald

Subject: Re: (Official - Sensitive) Consultation on Land at Caddlehill Street

Dear Peter,

Thank you for giving Greenock Wanderers RFC the opportunity and consideration to respond to the proposal. I can confirm that Greenock Wanderers RFC have no objection to the proposal outlined below.

If I can be of further assistance, please don't hesitate to contact me.

Regards,

[NAME REDACTED]

GWRFC

3. Respondent 3

From: [NAME AND EMAIL REDACTED]

Sent: 10 October 2021 01:17

To: Property <Property@inverclyde.gov.uk>

Subject: Caddle hill street land consultation.

To whom it may concern;

I am raising a serious concern here about this proposal.

Firstly this looks like its been copied it from another local group "permallott inverclyde".

As you well know, permallott submitted a proposal last year and had been in talks with the council about obtaining land to work on. It was suggested by the council that this land was available. The objective is to have a place to sustainably grow and also offer partnerships with local community

groups (of which connections and support have already been in place), support local mental health as well as the environment and helping tackle poverty.

This proposal received a lot of support as well as having relationships already built with local nurseries and community centres/groups.

The proposal was met with objections from the people I believe to be behind this new proposal. People who are residents of Caddlehill Street. At the time, they had a discussion with Permallott to discuss their concerns. They were offered to come together and join the project, but offered no positive input and when asked what they would do instead or differently they had no answer. They complained about it not being for locals, when a number of the Permallott volunteers live one street away, possible events, complained about having bees and didn't want it to be accessed outside working Mon - Fri hours. They made it so difficult that as Permallott are made up of full-time working volunteers, there would be no time to access it and work. At the time and a long time after it the Caddie project Facebook page had no plans and barely a discussion on it. Posts by Inverclyde now regarding it had residents commenting on it as they were deciding how best to use the land as it's on "their street". Another post shared by a Permallott supporter was also commented on from a Caddlehill St resident implying something was wrong with the way the Permallott proposal came about.

So I'm actually appalled that now they have submitted an almost identical proposal including events and bees!

I'm disgusted. What this says to me is that no one else can have that land, only them. It's disgusting that they would take ideas from a proposal that they themselves objected to. So really what this is, is residents wanting to use land that's been empty for years, for themselves only. That's not community based. That's an extra garden for residents boosting their house prices or at least attraction to buying? That's not what this was supposed to be about.

I cannot find any social media group to interact with or learn about, to do with this group. I feel strongly that if this goes ahead it will be to the benefit of the residents of Caddlehill Street only at the cost of the real reason behind the idea in the first place.

- sustainable growing
- permaculture
- improving social connections
- helping the environment
- helping local communities ACROSS Inverclyde not JUST Caddlehill Street.
- building a network with Inverclyde communities /community groups/nurseries/schools and charities.
- helping to improve mental health, healthy eating and food poverty.
- being inclusive to everyone no matter where they are from.

I had the understanding that Permallott were looking for alternative land. So by allowing this to go ahead, this takes away from their project and could hamper future partnerships, sponsorship or fundraising.

I seriously question the council's decision to accept a copied proposal. The people behind Permallott are local people, brought up here in poverty, trying to help improve the area and the lives and

mental health of those across the whole of inverclyde as well as their own. Do we accept people complaining about a project now the submitting the same idea for themselves? Have they reached back out to permallot to ask to join forces?

I wish i was wrong, but i know how hard permallotts members have worked on this proposal as well as physically growing food, studying permaculture and building a local network of communities. I dont believe that copied ideas should be rewarded.

Sincerely

[NAME REDACTED] [ADDRESS IN INVERCLYDE REDACTED].

From: Peter MacDonald

Sent: 19 October 2021 09:07

To: **[NAME AND EMAIL REDACTED]**

Subject: RE: (Official - Sensitive) Caddle hill street land consultation.

Classification: Official - Sensitive

Dear **[NAME REDACTED]**

I thank you for taking the time to respond to the above consultation. I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have also passed your comments to my Client service for their consideration and comment, and will pass on any response I receive.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor

From: Peter MacDonald

Sent: 25 October 2021 10:18

To: **[NAME AND EMAIL REDACTED]**

Subject: RE: (Official - Sensitive) Caddle hill street land consultation.

Classification: Official - Sensitive

Dear **[NAME REDACTED]**

My client service has discussed the points you have raised with the group who have responded as follows:

“The suggestion that the proposal was copied from the previous proposal is not true. Admittedly, we did look at various proposals, this activity being new to us, and also being suggested to us that we do this.

We had read their proposal with interest, so there may have been some elements of similarity in the format. But not in the content.

We were initially told, when we reached out to have a meeting, that the local residents would not be part of the project as the committee was already set up, however, maybe some people would be able to volunteer. This was a situation we considered, but decided against, as the content of the proposal was different to our vision of what we could do with the space. Later, we received an email suggesting that they could find space on their committee for 2 residents from the community. While we also appreciated this gesture, we felt it would be counter productive to be on a committee with differing visions.

It is right to comment that there was no social media to be connected with. In the early days, we felt this would be presumptuous, as no application had been made to the Council at this point.

We do plan to use social media which will be open to everyone.

We never suggested that only Caddlehill residents could use the site...ever. In fact, the previous proposers suggested that entry to the site for residents would not be encouraged. We could understand this in light of the activities they were proposing.

At this stage, we have not reached out to Permalot, but would be happy to do so. We realise that they have other projects, and assumed they would be busy with them.”

You have queried whether the application should be considered as you consider it to be in effect copied from a previous application. Please note that officers consider each application on its merits. A proposal being similar or indeed very close to a previous proposal by a different group would not of itself prevent it being considered by officers.

The group’s position is detail above, and it is not for council officers to comment at this stage on how similar or dissimilar the present application is to any previous application. However, should there be concern expressed about any similarity in any responses received, that will be placed before the relevant Council Committee for consideration as part of the consultation process.

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me. If you have any further questions or queries about the proposal, please come back to me or to my property colleagues.

Regards.

Peter

Please note that this e-mail and any attachments contain legal advice for internal Council use only and should not be copied or forwarded without the permission of the author.

Peter J MacDonald
Principal Solicitor
Inverclyde Council

4. Respondent 4

From: [NAME AND EMAIL REDACTED]
Sent: 10 October 2021 11:44
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill Street Community Garden Proposal
Importance: High

Good Morning,

I'm looking to find out when the proposal documents will become publicly available?

I know of a previous community group that were proposing a similar idea but received objections from residents so I'm now curious as to what has been changed that another group have decided to propose a very similar idea?

It wouldn't be fair if one group had objected solely on the basis of who was controlling the site rather than it's use and purpose so I'd like to be able to review the differences between the two proposals as soon as possible.

Kind Regards,

[NAME REDACTED]

From: Peter MacDonald
Sent: 19 October 2021 09:08
To: [NAME AND EMAIL REDACTED]
Subject: RE: (Official - Sensitive) Caddlehill Street Community Garden Proposal

Classification: Official - Sensitive
Dear [NAME REDACTED]

I thank you for taking the time to respond to the above consultation. I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have also passed your comments to my Client service for their consideration and comment, and will pass on any response I receive.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Peter MacDonald
Sent: 25 October 2021 10:03
To: [NAME AND EMAIL REDACTED]
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Caddlehill Street Community Garden Proposal

Classification: Official - Sensitive

Dear [NAME REDACTED]

My client service has discussed your comments with the group, who have responded as follows.

"We believe that our proposals are now available to anyone. We are happy with that as we would always strive to be open and transparent

Our proposal is not the same, in fact, quite different from the previous one, which was really interesting and very worthy, but, in our opinion, not the best one for local community cohesion and natural open spaces that everyone can have access to.

We would be more than willing to discuss and explain our proposal with any interested parties, even just to clear the air, but hopefully to gain more interested members."

There is information about what the group proposes on the Council website at www.inverclyde.gov.uk/caddlehill .

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me. If you have any further questions or queries about the proposal, please come back to me or to my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: [NAME AND EMAIL REDACTED]

Sent: 25 October 2021 10:52

To: Peter MacDonald

Cc: Property <Property@inverclyde.gov.uk>

Subject: Re: (Official - Sensitive) Caddlehill Street Community Garden Proposal

Good Morning Peter,

No that's great, thank you very much! I just wasn't sure if all of the proposal details were available but I'll check them out as I do have a potential interest in what they may achieve and possibly working with them in future if possible.

Kind regards,

5. Respondent 5

From: [NAME AND EMAIL REDACTED]

Sent: 15 October 2021 11:30

To: Peter MacDonald

Subject: Re: (Official - Sensitive) Consultation on Land at Caddlehill Street

Dear Pete

Thanks for the email. All the information is very vague regarding the "property" [REFERENCE REDACTED]. Once more information is available such as who is responsible for the opening and closing of the property morning and night, what are the opening hours, who decides who gets access.

How the privacy and security of [REFERENCE REDACTED] will be maintained when the public gets use of the property. As many of the flats in this area are rented and there is a problem with drugs and violence on lower south street and the west station area. I feel I need more information before I can make a informed decision regarding my stance on the proposal.

Best regards

[NAME REDACTED]

From: Peter MacDonald

Sent: 19 October 2021 09:10

To: [NAME AND EMAIL REDACTED]

Subject: RE: (Official - Sensitive) Consultation on Land at Caddlehill Street

Classification: Official - Sensitive

Dear [NAME REDACTED]

I thank you for taking the time to respond to the above consultation. I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have also passed your comments to my Client service for their consideration and comment, and will pass on any response I receive.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Peter MacDonald
Sent: 25 October 2021 10:07
To: [NAME AND EMAIL REDACTED]
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Consultation on Land at Caddlehill Street

Classification: Official - Sensitive

Dear [NAME REDACTED]

My client service has discussed your comments with the group, who have responded as follows.

“If we are successful in our application, we will be give a lease from the Council, and we understand that we would have full responsibility for the safety and security of the space.

We would take this on through consultation with the local residents, local police and Community wardens.

We intend to have nominated keyholders to the site, who would work on a rota basis. We propose that the site would be open during the hours of daylight, but not before 9am, and no later than 9pm in summer months.

Security fencing should protect any adjacent properties. People can only access through gates at either end of the plot. And these accesses are locked when not in use.

Public byelaws, (eg no alcohol consumed in public), would be adhered to at all times. We would include this in public information, reinforce on social media and consider on site notices to this effect”

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me. If you have any further questions or queries about the proposal, please come back to me or to my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: [NAME AND EMAIL REDACTED]
Sent: 05 December 2021 00:23
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill street

Against.. I believe the proposal will be impossible to manage. It's purely to occupy the egos of some very bored local residents. The proposal is very vague. Who is responsible for the safety. Who do you phone when there is a problem. If it's local residents how do you know considering most of the local properties are rented. Who is responsible for security. Who will tell people to leave when it's closing time.

With all these different people supposedly using it I believe there is a real concern for antisocial behavior, loud noise, music etc in a residential area. There is many parks nearby for the use of the community. And a far more suitable common space at the sight of the old hector Mcneil's baths.

[REFERENCE REDACTED] than any of the people behind the proposal I believe [REFERENCE REDACTED] who have to deal with every problem all of the time!!

Sincerely

[NAME REDACTED] _____

From: Peter MacDonald
Sent: 15 December 2021 14:41
To: [NAME AND EMAIL REDACTED]
Cc: Property <Property@inverclyde.gov.uk>
Subject: FW: (Official - Sensitive) Caddlehill street

Dear [NAME REDACTED]

Thank you for your further comments, which I will also include when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

6. Respondent 6

From: [NAME AND EMAIL REDACTED]
Sent: 18 October 2021 12:28
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill Green Space community group

I am writing in support of the above proposal for a community garden in Caddlehill Street. **[REFERENCE REDACTED]** look into the area previously occupied by the InWork project. We would be willing to assist in some gardening tasks, as long as there are enough volunteers, as it is a big space. I do feel that the project would need some continuing support from the council in the form of tree and hedge cutting. In principle, we are in favour of this proposal.

From: Peter MacDonald
Sent: 19 October 2021 09:11
To: **[NAME AND EMAIL REDACTED]**
Subject: RE: (Official - Sensitive) Caddlehill Green Space community group

Classification: Official - Sensitive

Dear **[NAME REDACTED]**

I thank you for taking the time to respond to the above consultation. I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have also passed your comments to my Client service for their consideration and comment, and will pass on any response I receive.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Peter MacDonald
Sent: 25 October 2021 10:12
To: **[NAME AND EMAIL REDACTED]**
Subject: RE: (Official - Sensitive) Caddlehill Green Space community group

Classification: Official - Sensitive

Dear **[NAME REDACTED]**

My client service has discussed your comments with the group, who have responded as follows.

"Having consulted with council officers, we are aware that these services [..tree and hedge cutting..] would indeed be our responsibility, but we would involve partners (eg InWork and Parklea) in planning regular maintenance of these areas.

These, and the other issues highlighted, will take priority at our next meeting, this week."

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me. If you have any further questions or queries about the proposal, please come back to me or to my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

7. Respondent 7

From: [NAME AND EMAIL REDACTED]

Sent: 21 October 2021 17:30

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Community Green Space

REF: [NAME REDACTED]

[ADDRESS IN INVERCLYDE REDACTED]

Dear Sir,

I wish to register my full approval for the proposal submitted by the above group to take responsibility for providing a safe green space for citizens from Central and West Greenock.

Please note that I did object to the earlier Permallot proposal which did not seem to allow for local involvement in deciding about the best use of the site or to provide open access for residents within walking distance.

Thanking you for your attention,

[NAME REDACTED]

21 October 2021

8. Respondent 8

From: [NAME AND EMAIL REDACTED]

Sent: 29 October 2021 13:54

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Green Space

I would like to encourage the council to accept the proposal from the Caddlehill Green Space Community Group who have applied for responsibility of this site as a community garden.

Having lived in [REFERENCE REDACTED] for 40 years now, and, with my husband, have brought up 3 sons... [REFERENCE REDACTED], I cannot stress how important it is to have this space for community cohesion.

Along with many others children in the street and beyond, this is where they learned to make friends, use their imaginations, develop a love of being outdoors and take care of each other... no matter what gender, age, ability or background. These friendships are still solid, as they begin to grow their own families here in Inverclyde. [REFERENCE REDACTED].

However, at that time, the space was derelict, untidy, with broken glass and bricks and not very safe! it did not dampen their enthusiasm to be out doors all the time!

So now, the space is free again, and is much safer and can be made more so, and has an amazing opportunity to become that place of cohesion, not just for children, but for anyone in the street, the surrounding area and beyond. For people, for plants. for birds and other wildlife.

i admit that I am part of the group wishing to take up the challenge, and who have so far being committed to working through what the community would be happy with, listening to the vision of others, being open to advice and learning from others groups... the good and the bad bits. We are engaged in drawing up a robust business plan, and determined to make this space sustainable and special together with the community.

Regards,

[NAME AND ADDRESS IN INVERCLYDE REDACTED]

9. Respondent 9

From: [NAME AND EMAIL REDACTED]

Sent: 29 October 2021 15:31

To: Property <Property@inverclyde.gov.uk>

Subject: Fully support the Caddlehill proposal

Please accept this email as confirmation of support of the proposed community garden on Caddlehill Street as a [REFERENCE REDACTED] I feel it would benefit all residents and the surrounding community.

Thanks

[NAME REDACTED]

10. Respondent 10

From: [NAME AND EMAIL REDACTED]

Sent: 25 November 2021 11:07

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Green Space - consultation

To whom it may concern,

I am the [REFERENCE REDACTED]. Having met with two members of the committee, I am certain that this project will benefit the community, specifically the pupils in the school.

Having worked alongside other Community Gardens such as Parklea Branching Out, Belville Community Gardens and The Inverclyde shed, it is clear what benefits such a facility can have in the local community. Currently, it is difficult for the school to use these other Community Gardens due to the cost of transport, this would not be an issue if the Caddlehill Street proposal were to go ahead as it is within walking distance of the school.

If the proposal were to go ahead, pupils would get to experience; growing food from seed, harvesting food, preparing food and finally eating it; all important parts of the curriculum. In addition, it would provide a green space for pupils to enjoy activities such as art, meditation, caring for plants and building relationships within the local community. The school playground is limited in natural resources, this project would create a variety of opportunities for the school.

Older pupils are familiar with the space and have memories of taking part in various activities when it was previously in use. In addition, there would be opportunities for school staff to upskill with support and guidance from local volunteers.

[REFERENCE REDACTED] fully support the proposal for the Caddlehill Green Space.

Regards

11. Respondent 11

From: [NAME AND EMAIL REDACTED]

Sent: 05 December 2021 10:36

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill st green space

I would like to say I am for the proposed community green space at Caddlehill st. I live [REFERENCE REDACTED]. It would be an amazing opportunity for the local area.
[NAME REDACTED]

12. Respondent 12

From: [NAME AND EMAIL REDACTED]

Sent: 06 December 2021 16:37

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Green Space

Hello to whom it may concern,

My name is [NAME REDACTED].

I write to add my voice to all in favour of the above mentioned green space.

I have been a happy resident in Inverclyde for over 30 years, and appreciate the positive changes and developments that have been introduced in recent years.

I specifically appreciate green spaces that I visit regularly when out walking or cycling - the Broomhill Community Garden, the Inverclyde Shed garden (Gourock), and Bellville garden. Myself and my family are connected to these green spaces through a wide network of friends, family and work colleagues. I have spent time with friends and family in these spaces, contributed my time and donated items to these spaces. In my role as a lecturer, I have introduced West College Scotland students to these spaces.

The addition of the Caddlehill Green Space will certainly further enhance Inverclyde's green space offerings, as well as opportunities for some (more) community members to have improved mental health chances.

I am wholeheartedly in favour of the Caddlehill Green Space project, as I know it will have a positive and lasting impact on hundreds of people, my family and the surrounding area.

Please feel free to contact me should you have any questions about my comments.

Yours faithfully,

[NAME REDACTED].

13. Respondent 13

From: [NAME AND EMAIL REDACTED]

Sent: 07 December 2021 16:22

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Garden Space Proposal

Hi,

I just want to confirm my absolute approval of this space opening up to offer inclusion and wellbeing to the surrounding community.

The West End as a whole doesn't have a space like it and I know that this will bring the community together.

Warmest wishes

[NAME REDACTED]

MLWS

Boulders and S

Kempock Street East
(Car Park)

Shelter

LOWER KEMPOCK STREET

PH

32
34

22
to
26

20 18

10 to 14

8
6

40
42

KEMPOCK STREET

9.0m

52

44 to 50

64 to 68

70
72

74
76

69 to 77

61 to 67

51 to 59

53

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29 to 33

PO

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Bank

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Kempock Stone

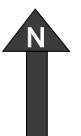
Posts

Castle Mansions

Castle Gardens

BATH STREET

El Sub Sta





Appendix 3

THIS PLAN IS INDICATIVE ONLY.

SCALE: 1:500		DRAWN BY:		DATE: 11/05/2022	
Originating Group:				Drawing No. Ground at Market Place, Kilnacolm - A1	