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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>9 March 2023</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV021/23/SJ/AG</b>
<b>Contact Officer:</b>	<b>Audrey Galloway</b>	<b>Contact No:</b>	<b>01475 712102</b>
<b>Subject:</b>	<b>Property Asset Management – Public Report</b>		

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## 1.0 PURPOSE AND SUMMARY

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to request that Committee note the results of two Open Space consultations recently carried out at lower Kempock Street, Gourock and Market Place, Kilmacolm and notes the outcome of further discussions with Permallet regarding the previous Open Space Consultation relating to land at Papermill Road, Greenock.

## 2.0 RECOMMENDATIONS

2.1 It is recommended that Committee:

- (A) notes the outcome of the open space and common good consultation for land at lower Kempock Street, Gourock in relation to a lease of this land and the terms of the representations received as detailed in **Appendix 1** and having regard to those representations, decides either:
- (i) to instruct the Head of Property Services to withdraw from negotiations for the proposed lease of lower Kempock Street, Gourock ; or
  - (ii) to proceed to obtain a DV valuation of the site and to commence a court action seeking consent for the proposed lease in terms of Section 75 of the Local Government (Scotland) Act 1973.
- (B) notes the outcome of the open space consultation for land at Market Place, Kilmacolm in relation to a proposed sale of this land; and the terms of the representations received as detailed in **Appendix 2** and having regard to those representations, decides either:
- (i) to instruct the Head of Property Services to withdraw from negotiations for the proposed sale of land at Market Place Kilmacolm; or
  - (ii) to further consider the terms of the sale as detailed in the separate private report that is before the Committee for later consideration.
- (C) notes that Permallet are no longer interested in pursuing the proposed lease of land at Papermill Road, Greenock.

**Stuart Jamieson**  
**Director, Environment and Regeneration**

### 3.0 BACKGROUND AND CONTEXT

#### Lower Kempock Street, Gourrock

- 3.1 Last year, council officers received a request to lease part of lower Kempock Street to Rowanplan Properties Ltd so that an outdoor dining area could be established at the Café Continental. Directly below the decked dining area would be a bin store. The proposed leased area is shown on the plan at **Appendix 3**.
- 3.2 Should Committee decide to grant authority to lease this area then the DV will be instructed to provide a market ground rent of the land for the purposes of a commercial ground lease of 20-25 years duration. The lease will contain provisions to restrict the use of the dining area to the summer season only and between the hours of 12 noon & close at 9pm, so as not to cause any noise inconvenience to neighbours in the early & late hours.
- 3.3 The report in June included a plan in the Appendix which did not correctly show the land to be leased, it showed a strip at upper Kempock Street within the actual gap site itself. This is incorrect, however, the consultation did show the correct location being the strip at lower Kempock Street. The proposal will not use any of the upper gap site and the present access from upper to lower Kempock Street will remain unchanged
- 3.4 As reported in June, the gap site is inalienable Common Good and is classed as open space in the current Local Development Plan, as such a public consultation to seek the views of the local community required to be carried out. In addition, as the site is inalienable common good, should Committee agree to grant the ground lease then the consent of the court will be required prior to completion of same.
- 3.5 Officers have completed the necessary consultation which closed on 20<sup>th</sup> January 2023. This was advertised on the Council website and by notices posted at the site. The Committee should note and have regard to the responses to that consultation and subsequent correspondence details in **Appendix 1**. Should Committee be in favour of the proposal then the consent of the Court under section 75 of the Local Government (Scotland) Act 1973 to the proposed change of use will also be required.

#### Market Place, Kilmacolm

- 3.6 Last year Scottish Gas Networks (SGN) contacted council officers to request that a small area of ground at Market Place, Kilmacolm be sold to them in order to replace the present gas governor, which is no longer fit for purpose, all as reported to this Committee in June 2022. The site which SGN wishes to acquire is shown as a hatched box on the plan at **Appendix 4**, servitude rights for access and maintenance for inlet and outlet mains will also be required and this is also shown on the plan.
- 3.7 As this site constitutes open space, public consultation on a proposed disposal is required in terms of Section 27 (2A) of the Town and Country Planning (Scotland) Act 1959. Further, the Committee must consider any objections received as a result of that consultation before reaching a decision on any disposal. The Committee granted authority to officers to progress such a consultation at its meeting of 16<sup>th</sup> June 2022.
- 3.8 Officers have completed the necessary consultation which closed on 16<sup>th</sup> November 2022. This was advertised on the Council website and by notices posted at the site. The Committee should note and have regard to the responses to that consultation and subsequent correspondence details in **Appendix 2**.

3.9 Since that time officers have engaged with SGN and two active local community groups who initially had concerns regarding the location and visual impact of the new gas governor. Following various site meetings and consultations, should Committee agree to the sale, SGN have agreed to relocate the new gas governor below ground so as to cause minimal visual impact to the area which has been maintained over recent years by Colourful Kilmacolm.

**Papermill Road, Greenock**

- 3.10 In January 2021 this Committee granted authority for an Open Space Consultation to be carried out for land at Papermill Road, Greenock and Caddlehill Street, Greenock as a local community group, Permалlot, wished to lease both sites at a discounted rent for 25 years in order to establish organic allotment gardens within a permaculture setting.
- 3.11 The results of that consultation were reported back to this Committee in June 2021. At that time it was noted that Permалlot no longer wished to use Caddlehill Street and were instead focusing on Papermill Road. Committee requested that consideration of the proposed lease be continued and that officers bring a report to a future meeting of the Committee in relation to (a) various concerns raised by members including (i) parking; (ii) site access; (iii) access to Whinhill Primary School; and (iv) bio-diversity implications, and (b) exploring alternative location possibilities.
- 3.12 Permалlot joined with the Men’s Shed and attempted to find a solution to these issues, however, both groups felt that the community projects to which they were both already individually committed, did not permit them the opportunity to progress the proposed lease of this site.

**4.0 IMPLICATIONS**

4.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People’s Rights & Wellbeing			x
Environmental & Sustainability			x
Data Protection			x

**4.2 Finance**

One off Costs

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

Annually Recurring Costs/ (Savings)

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>With Effect from</b>	<b>Annual Net Impact</b>	<b>Virement From (If Applicable)</b>	<b>Other Comments</b>

### **Legal/Risk**

- 4.3 As regards recommendation 3.1 (A), 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 1973.
- 4.4 Before reaching decisions on recommendations 3.1(A) and 3.1(B) it is necessary for the Committee to have regard to the responses received in the consultations referred to in the body of this report.

### **Human Resources**

- 4.5 None.

### **Strategic**

- 4.6 None.

## **5.0 CONSULTATION**

- 5.1 The report has been prepared following consultation with Legal & Democratic Services and Finance Services.

## **6.0 BACKGROUND PAPERS**

- 6.1 None.

Responses Received in Consultation  
SECTION 104 OF THE COMMUNITY  
EMPOWERMENT (SCOTLAND) ACT 2015  
AND SECTION 27 (2A) OF THE TOWN AND  
COUNTRY PLANNING (SCOTLAND) ACT 1959  
Proposed Lease of Site at Kempock Street,  
Gourock

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.

1. Respondent 1 – Gourock Community Council.
2. Respondent 2
3. Respondent 3
4. Respondent 4

## 1. Respondent 1 – Gourock Community Council.

**From:** Gourock Community Council [EMAIL REDACTED]

**Sent:** 11 November 2022 15:31

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email about our treasured Gap in Gourock.

This has long been discussed in the Gourock Community and I can already provide you with opinion.

Any development of The Gap is strongly opposed.

In Gourock we already enjoy the view and space there, it helps to give Gourock a rural ambience. No matter which side of Kempock Street people shop on there is soon visual presence of the River Clyde. Gourock has a beautifully spacious features in town and people love it for this, a characteristic of Gourock.

It is also a link from upper Kempock Street to the lower level and more Car Parking. The beneficial open right of way is far safer for some pedestrians than the allyways to the different levels of Kempock Street and Car Park. This could seem more like another ally and the very people who need a bit more space and safety are least likely to be able to walk to either end to get to the levels in attempts to feel safer.

The Gap also taking pedestrians to the safest crossings, designed and positioned for this reason, and a version of what exists puts this safety under threat. One aspect of this is having somewhere at the center of the street to take a seat.

People even simply enjoy taking a seat with the benches provided. Some people enjoy eating there, a social opportunity for people choosing not to dine in one of the many eateries. In fact there are a number of places selling food to take away that is enjoyed in The Gap area, allowing for all tastes and purses.

During Events such as the recent illuminations, Alec Galloway displayed local children's work, by projecting their artistry onto the Gables. It is hoped that there will be more regular art projections like this and space is required to enjoy this.

The Gap Area area has been used for choirs, like Inverclyde Voices. Interesting acts and buskers in addition to Christmas installations seasonal and limited by time. All transient, also welcome community spirited uses, they temporarily make the town more exciting for occasions. A permanent fixture would spoil the opportunities, these things are most welcomed because they disappear again and are beneficial for social experiences.

There are often Popup Stalls raising awareness for campaigns and the Community Councillors use both Gaps and the edges of the Kempock Street end of the shops for meeting people for opinions at times.

Therefore the Community Council back opinion in initially expressing an objection, protecting the identity of the town and its unique shopping experience and characteristic more rural feel around residences here.

It is also very likely that any past efforts that had been objected to would be raised again. With the same points being made over time for the common good, there should be no reason for allowing the application of one business over another. Even during the outdoor eating, when restrictions were in place, no single or combined business monopolised the space at The Gap.

The primary charm of The Gap is described in its name, and this is what is being protected by objecting. It is a treasured feature of Gourrock.

This will be discussed at the Business Meeting this weekend with the Members, if agreed as being necessary, also be on the Agenda for the November General Meeting.

Yours truly,

Gourock Community Council Secretary

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**From:** [COUNCIL OFFICER – EMAIL REDACTED]

**Sent:** 14 November 2022 17:23

**From:** Gourrock Community Council [EMAIL REDACTED]

**Subject:** Gap Site Gourrock - Open Space Consultation

Thank you for your email objecting to the proposed use of the Gap site on Kempock Street. I note the points made in your email and would respond as follows:-

Should this proposal be accepted, the view at the gap site will still be visible as the proposed lease would only use part of the site. The attached plan shows the area which would be leased should this proposal go ahead. The area comprises about a third of the site at lower Kempock Street which will be used as a bin store, the applicant would also wish to include decking above the bin store to accommodate an external drinks/dining area. Access to the dining area will be from the stairs leading to the Café Continental or via the side door of the Café. No part of the current gap site at upper Kempock Street would be used.

The public access between upper and lower Kempock Street will be unaffected as will the area at upper Kempock Street. The public will still be able to sit in this area and take in the view. There should be none or little impact as regards any art exhibitions, pop up stalls etc in this area and if required images could still be projected on to the walls of the adjacent buildings.

I hope this helps clarify things but if you require any further information please do get back in touch.

I can confirm that your response(s) will be included in any future Environment & Regeneration Committee meeting which will consider this consultation.

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**From:** [COUNCIL OFFICER – EMAIL REDACTED]

**Sent:** 15 November 2022 09:06

**From:** Gourrock Community Council [EMAIL REDACTED]

**Subject:** Gap Site Gourrock - Open Space Consultation

Can you confirm please if [COUNCIL OFFICER – NAME REDACTED]'s explanation has dealt with the Community Council's concerns and that therefore we may treat your objection as withdrawn, or if the objection is to be treated as maintained. If I don't hear from you, I will assume the objection is to be maintained.



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**From:** Gourock Community Council [EMAIL REDACTED]

**Sent:** 15 November 2022 13:58

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email. I hope that this helps.

At the GCC Business Meeting it was decided to put the Gap Site onto the Agenda for 21st of November. Opinion will be sought until the meeting on the 19th of December when a decision will be made.

As you are aware Gourock Community Council consult extensively, and I had only tried to avoid this again, on the basis of already having weighted and strong opinion about The Gap from the Community, the Community use and the belief that The Gap is already fully occupied, highly valued as a treasured space for the community, as flexible as it is forever.

A final response will be submitted accordingly. The one you have may be kept in reserve, and may have supplements added, there are already several points to add.

Or it may in due course be withdrawn without a further response if the objection is unfounded.

Thank you for the support.

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**From:** [COUNCIL OFFICER – EMAIL REDACTED]

**Sent:** 15 November 2022 14:47

**From:** Gourock Community Council [EMAIL REDACTED]

**Subject:** Gap Site Gourock - Open Space Consultation

Understood you will want the opportunity to discuss at a public meeting to gauge the views of those present and your community.

If you can let colleagues CCed and myself know in due course whether your representation is to maintained, withdrawn or amended, we can report on same accordingly at the appropriate time.

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**From:** Gourock Community Council [EMAIL REDACTED]

**Sent:** 20 January 2023 15:38

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** The Gap Consultation

GOUROCK COMMUNITY COUNCIL

The Gap: Response to the Planning Application

Thank you all for your patience and help with the consultation about The Gap, and it's future regarding planning permission.

A large majority of people who have been consulted from the Gourock Community prefer to object to planning and development of The Gap.

This is consistent with previous consultations, general awareness and the towns character. Gourrock Community Council also have a majority of members keen to support the majority of the Community, and therefore do not favour the planning being granted.

More of the members defend The Gap to be kept for The Common Good and not to be developed by an individual business to profit from its use.

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## 2. Respondent 2

Letter of 14 November 2022 to the Head of Legal and Democratic Services

Letter content: -

“I am against proposal of lease of site at Kempock St, Greenock.

This is an outside place where the public can sit and enjoy the sunshine and the view.

The area is used by all age groups, and it would deprive all.

Not everyone can afford to eat out.

Yours faithfully”

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## 3. Respondent 3

**From:** [EMAIL REDACTED]

**Sent:** 17 January 2023 15:12

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Comment on proposal for balcony at Cafe Continental.

Email contained attachment with following text.

Reference: Correspondence originally sent 24/11/22, resent today, 17/01/23.

Development Proposal, Kempock Street. Gourrock.

Locus; Gap Site, between Café Continental and Sainsburys.

In recent times, Local Authority, and Trader Investment, in Kempock Street and the surrounding area, has injected resilience into a segment of the District, which has thrived as a result, despite difficult trading conditions.

Gourrock, has, once again, made itself into a destination, in its own right, with a wide range of attractive retail units, attracting customers from within and without the District.

Continued investment is ongoing, as detailed in the local Press.

This continued investment is to be encouraged.

A current proposal to extend the Café Continental, eastwards, to form an open air, patio / balcony area, on part of the 'Gap Site' between the Café and the Sainsbury building , would provide an enhanced, and pleasing area, to be enjoyed by local and visiting customers alike.

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## 4. Respondent 4

**From:** [EMAIL REDACTED]

**Sent:** 17 January 2023 20:44

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Proposed Lease of the gap Site at Cafe Continental on Kempock Street Gourrock.

I would like to inform you that I am in favour of the above.

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# Responses Received in Consultation Under the Town and Country Planning (Scotland) Act 1959 S.27 (2A) (as amended) that the Inverclyde Council proposes to dispose land at GAS GOVERNOR AT MARKET PLACE, KILMACOLM.

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.

1. Respondent 1 - Civic Trust
2. Respondent 2 - Session Clerk, Kilmacolm Old Kirk
3. Respondent 3 - Colourful Kilmacolm
4. Respondent 4

## 1. Respondent 1 - Civic Trust

**From:** [Council Officer email redacted]

**Sent:** 21 September 2022 16:33

**To:** [redacted]

**Subject:** FW: (Official - Sensitive) Gas Governor at Market Place, Kilmacolm

Classification: Official - Sensitive

Dear Secretary

I am emailing you to advise that the Council is considering selling an area of land at Market Place, Kilmacolm to Scottish Gas Networks PLC in order to install as new gas governor with a servitude right of access to the land ("**the Property**"), and is keen to hear the views of the community on this proposal so these can be considered when a decision is reached on whether or not to proceed.

The present gas governor is located below ground, to the front of the Kilmacolm New Community Centre, Lochwinnoch Road, Kilmacolm, and Scottish Gas has confirmed that due to the age and condition of this equipment a new gas governor is required to ensure the gas supply to the area is adequate and to ensure that routine maintenance can be carried out. Scottish Gas has confirmed that the most suitable area for the new gas governor is Market Place.

The details of the proposed sale is on the following terms:

- the purchaser will be Scottish Gas Networks PLC;
- the sale date has yet to be agreed;
- for an open market price; and
- on normal commercial sale terms.

More information on this, including formal notice in terms of the Town and Country Planning (Scotland) Act 1959

and a plan showing the Property is available on the Council website at

[www.inverclyde.gov.uk/kilmacolmmarketplace](http://www.inverclyde.gov.uk/kilmacolmmarketplace)

I would encourage you to submit any representations or comments that your organisation have on the proposal.

These can be either for or against the proposal, and made either by email to

[property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk) or in

writing to

The Head of Legal and Democratic Services,

Inverclyde Council,

Municipal Buildings,

Clyde Square,

GREENOCK,

PA15 1LX.

**Representations must be made by no later than 5pm on 16 November 2022 and should state the grounds on which they are made.**

**Please note that the content of any representations made and the details of the party or parties making such representations may appear in a publically available report to the Council's Environment and Regeneration Committee.**

The Council is carrying out this consultation under Section 27 (2A) of the Town and Country Planning (Scotland) Act 1959 as the Property comprises an open space.

I look forward to hearing from you.

Regards

Peter

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**From:** [Council Officer email redacted]

**Sent:** 06 October 2022 13:27

**To:** [email redacted]

**Subject:** RE: (Official - Sensitive) Gas Governor at Market Place, Kilmacolm

Classification: Official - Sensitive

Dear Mr [redacted]

I understand you have contacted my colleague Mr Kerr on this enquire as to whether any more detail has been forthcoming from Scottish Gas.

I did pass your initial query to my Client Service, who I understand have in turn raised with SG. I have sent them a chaser requesting that they either pass on any information they have been provided with to you, or to themselves chase the matter up if nothing has been forthcoming.

Hopefully this will produce a substantive response for you in early course.

In the interim, happy to discuss, and if a reply comes to me rather than direct to yourself, I will pass it on.

Regards.

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**From:** [Council Officer email redacted]

**Sent:** 06 October 2022 14:32

**To:** [email redacted]

**Subject:** (Official) Proposed gas governor, Market Place Kilmacolm, OSC response

**Attachments:** Plan of proposed site at Market Place.pdf

Classification: Official

Dear Mr [redacted],

I am contacting you as you have requested more detail regarding the proposed new gas governor at Market Place Kilmacolm, in particular the size, nature and materials involved.

I have attached a plan which indicates the location of the governor and which also provides dimensions. The preferred location is the westmost red box on the site and that is what the plan in the consultation refers to. The inlet is shown in blue and outlet in red, please note that these are indicative as when the work is completed an as laid plan will be produced. However, during the construction phase Scottish Gas will require to take the whole site as a temporary working area to facilitate the build. However they will fully reinstate upon completion.

Officers at Scottish Gas have confirmed that they would be happy to work with the residents and should a specific or modified finish to the area be requested (such as trees, plants, etc, they would be happy to fulfil that request, where possible. They have also indicated that the casing of the governor could be made to look like stone, rather than the normal green metal structure, if that is what is preferred.

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**From:** [redacted]

**Sent:** 01 November 2022 15:22

**To:** [Council Officers redacted]

**Subject:** Sale of Land for a Gas Governor at Market Place, Kilmacolm

**From:** [redacted] (Chairman Kilmacolm Civic Trust)

**To:** Mr Iain Strachan ((Head of Legal and Democratic Services, Inverclyde Council)

Dear Mr Strachan,

## **KILMACOLM CIVIC TRUST COMMENT ON**

### **Proposed Sale of Land for installation of a Gas Governor at Market Place**

The 16 members of the Kilmacolm Civic Trust Executive Committee have considered this proposed sale of land extremely carefully.

**We object to the proposed site strongly.** We have however proposed an alternative site which we think would have less destructive impact visually.

Attached is our Formal letter of Objection.

Yours Sincerely,

*[redacted]*

([redacted] - Chairman Kilmacolm Civic Trust)

**From:** [redacted]

Chairman Kilmacolm Civic Trust

**To:**

Mr Iain Strachan

The Head of Legal and Democratic Services

Inverclyde Council

Municipal Buildings

Clyde Square

Greenock PA15 1LY

1<sup>st</sup> November 2022

Dear Mr Strachan,

### **KILMACOLM CIVIC TRUST COMMENT ON**

### **The Proposed Scottish Gas Networks 'Gas Governor' at Market Place, Kilmacolm**

The 16 x members of the Kilmacolm Civic Trust Executive Committee have considered the Application extremely carefully.

### **COMMENT**



- We are horrified at the site selected. It is tantamount to philistine vandalism. We object strongly.
- A group of people in the village known as 'Colourful Kilmacolm' have spent a great deal of time and effort over the past 3 years transforming that very site, which is in the heart of the central Kilmacolm Conservation Area, from a derelict, unsightly dumping ground, into the delightful little recessed garden feature that it now is, directly opposite 'Saffron' restaurant. The above-ground device (dimensions 3m long; 2.5m deep; 2.3m high) will completely dominate that garden feature if it is placed where Scottish Gas propose.
- We suggest an alternative site, which we think would be much better. Although it might be quite prominent at first thought, it could be concealed by a suitable planting of bushes around it, and by artistic decoration of the container. We suggest that the Gas Governor should be placed beneath the Cherry trees, just to the left (North) of the shop 'Etoile', where 3 x electric-car charging bays have been located recently together with a **very** large dark green metal service box associated with the charging equipments. That area is already cluttered by cars in the small car park, and the electric-car-charging facilities, but we think that the 'gas governor' would be less obvious there (despite its size) and, being in a more elevated site would be well out of the way of potential flooding from the little burn that goes below ground just beside 'Etoile' but which occasionally builds up and floods into Market Place, and into the area of the carefully tended garden site, and on across Port Glasgow Road and then on down Smithy Brae.
- If our suggested alternative site would require that of one of the Cherry trees would have to be felled then we would reluctantly have to accept the Scottish Gas proposal. However, in that event the proposed 'gas governor' should be placed at the very rear of the concrete-slabbed patio: in the area where there are over hanging low tree branches and downward sloping ground that is covered in thick ivy growth. Placing the gas governor there, behind the patio area would make the bulk of the gas governor considerably less apparent.
- We note that Scottish Gas have indicated that the casing of the gas governor could be made to look like stone, rather than the normal green metal structure. We suggest that rather than making it look like a lump of rock, a more aesthetically pleasing solution would be for the green metal casing to be given an artistic finish similar to that used by the City of Potsdam in Germany to soften the appearance of a large metal structure that is at the side of a very pleasant square in the heart of that City. Please see the photograph below that I took when visiting Potsdam in 2017.

We trust that you find our comments helpful.

Yours Sincerely,

*[redacted]*

[[redacted]] – Chairman Kilmacolm Civic Trust)

**From:** [Council Officer redacted]  
**Sent:** 01 November 2022 16:09  
**To:** [redacted]  
**Subject:** proposed Gas Governor, Market Place, Kilmacolm

Dear Mr [redacted],

I am writing to confirm receipt of your letter of today's date, addressed to the Head of Legal and Democratic Services, which provides details of Kilmacolm Civic Trust's objection to the proposed new gas governor at Market Place Kilmacolm.

I have passed your letter to Scottish Gas Networks (SGN) and asked that they provide a response to the points and suggestions you raise.

As soon as I hear back from SGN I will revert to you.

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**From:** [email redacted]  
**Sent:** 09 November 2022 16:08  
**To:** [Council officer -email redacted]  
**Subject:** Re: Open Space Consultation, Market Place Kilmacolm - Civic Trust's Objection

**From: [Redacted] (Chairman Kilmacolm Civic Trust)**

Good Afternoon [Redacted],

Thank you very much indeed for your email with the SGN comments attached.

The SGN response is clear and very helpful. We (the KCT) would however like to have an on-site meeting with them to discuss the precise location, the technical and construction details and their proposed finishing designs on the kiosk.

I can make myself available on Tuesday afternoon next week (Tues 15th November); or any time Mon 21st, or Wed 23rd, or Thurs 24th. I understand that [redacted] of Colourful Kilmacolm would also like an on-site meeting with SGN and that he can make himself available on those dates.

Kind regards,

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**Various emails among this and another group, Council Officers and SGN Officers arranging a site meeting on Monday the 5th December at 10am.**

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**From:** [SGN – email redacted]  
**Sent:** 11 January 2023 16:53  
**To:** [Council Officer redacted]  
**Subject:** RE: SC/2307 - Market Place Kilmacolm - gas governor

Classified as Internal

Hi [redacted]

Sorry for the delay. Please see attached plan and comments below:

*Please see attached proposed plan showing the indicative location of where the below ground gas governor would go.*

*Red lines indicate proposed route for new Low pressure gas outlet mains.*

*Blue lines indicate proposed route for new Medium pressure gas inlet mains.*

*Green X indicated proposed location for vent stack and comms cabinet.*

*The box in the centre is based on a footprint of 3m x 4m in line with previous installations.*

*Yellow dotted are suggests location for welfare, plant, storage and material etc – we would obviously leave a public footpath available to the church area at all times.*

*Re where the new below governor module will be situated, there will obviously be a mechanical excavator present and given we will be burring this module there will be a considerable amount of spoil removed from the area. This project is achievable and we will minimise disruption as much as possible, however realistically there will be disturbance to the area as there's not a massive amount of room to work, however we will rectify and reinstate as much as possible on completion. I would therefore look to occupy as much of the entire area as possible to store spoil and such at the same time – just wanted to try paint an accurate picture before we actually start construction.*

*This proposal attached does not include any tree removals and there is no allowance for any special finishes on the vent stack/comms cabinet – no special fern flowers I'm afraid.*

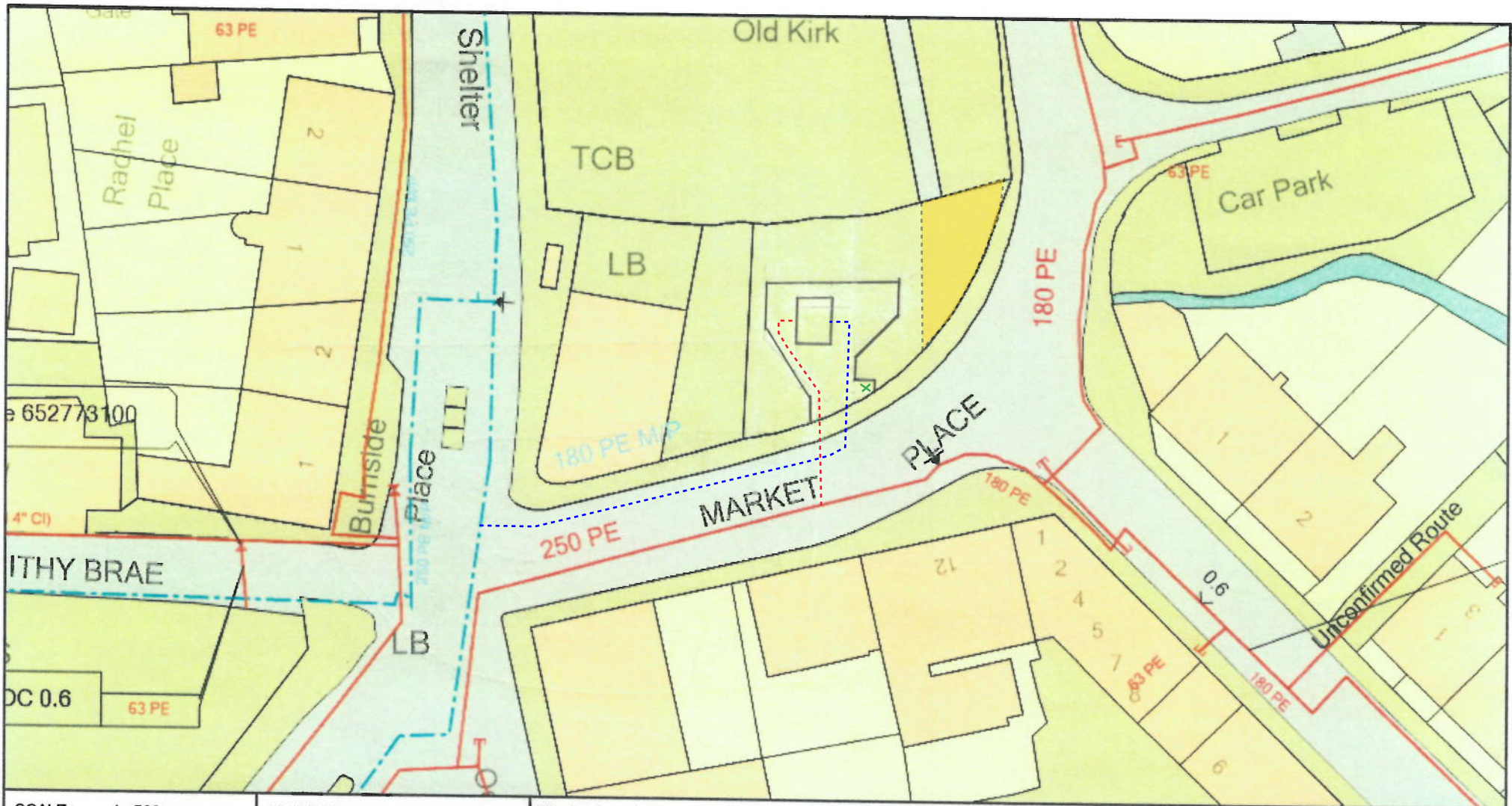
One thing I need to add is that within the purchase of the site we will also require a Deed of Servitude for the section of inlet and outlet that lie within your site but falls outwith the dimensions to be acquired by us.

Please let me know if you need anything else. In the meantime I'll wait to hear from you further.

Kind regards,

[redacted]

**[Plan referred to in above is on following page]**



SCALE: 1 : 500  
 USER ID: TC22917  
 DATE: 15/10/2020  
 GRID REFERENCE:  
 E235847, N669928, NS358699

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	
IGTs	
SSSIs	

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**SMELL GAS? CALL 0800 111 999**

Some examples of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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**From:** [Council Officer redacted]  
**Sent:** 12 January 2023 10:22  
**To:** [redacted]  
**Subject:** Fw: SC/2307 - Market Place Kilmacolm - gas governor

Dear [redacted],

I have received the [preceding email from SGN] and attached plan from SGN. It appears to represent what we agreed on site prior to Christmas, however, I'd be grateful if you could both please confirm if this is acceptable to you.

In addition I have asked our tree surgeon to cut back the overgrown trees in this area and he has agreed to do this.

I will be reporting on the results of the consultation to Committee in March which has a submission date of 2<sup>nd</sup> Feb. As such I'd be grateful to receive any feedback prior to then.

Kind Regards

[redacted]

---

**From:** [redacted]  
**Sent:** 12 January 2023 17:26  
**To:** [Council Officer redacted]  
**Subject:** Fwd: SC/2307 - Market Place Kilmacolm - gas governor

Good Afternoon [redacted].

Thank you very much indeed for your email.

Your timing is excellent.

We are holding a Kilmacolm Civic Trust Executive Committee Meeting this evening. I shall give everyone an update.

Kind regards,

[redacted]. \_\_\_\_\_

**From:** [redacted]  
**Sent:** 13 January 2023 17:51  
**To:** [Council Officer – Redacted] >  
**Subject:** Re: SC/2307 - Market Place Kilmacolm - gas governor

**From: [redacted] (Chairman Kilmacolm Civic Trust)**

Good Evening [redacted],

We held our KCT Executive Committee Meeting last night as planned.

Everybody was very content with the SGN plan. We are also very content with your plan for treatment of trees.

Kind regards,

[redacted]

---

## 2. Respondent 2 - Session Clerk, Kilmacolm Old Kirk

**From:** [redacted]

**Sent:** 25 October 2022 15:02

**To:** [Council Officer redacted]

**Subject:** PROPOSED INSTALLATION OF GAS GOVERNOR AT MARKET PLACE, KILMACOLM - OBJECTION

**Importance:** High

Dear Sirs

I refer to your recent communication seeking the views of the community to the proposed installation of a gas governor at Market Place, Kilmacolm, in an area of land owned by Inverclyde Council and I write to lodge an objection on behalf of Kilmacolm Old Kirk.

The site in question borders on the graveyard of Kilmacolm Old Kirk and is very close to the entrance to the graveyard. It is a peaceful and secluded spot close to the village centre which has been cultivated and maintained by "Colourful Kilmacolm" a group of volunteers who do a great deal to keep the village attractive.

To instal the gas governor on this particular site would completely destroy the area in question given its dimensions of 10 ft x 8 ft x 7.5 ft.

There must surely be a more suitable location which will be less obtrusive and unsightly from what is currently being proposed.

For these reasons, I wish to lodge this formal objection.

[redacted]

---

## 3. Respondent 3 - Colourful Kilmacolm

**From:** [redacted]

**Sent:** 25 October 2022 19:36

**To:** [Council Officer redacted]

**Subject:** Gas Governor at Market Place, Kilmacolm

Please find attached a submission from Colourful Kilmacolm regarding the proposal to site a new Gas Governor at Market Place, Kilmacolm.

Two documents are attached:

- 1) Colourful Kilmacolm's Submission
- 2) The SGN plan as issued, but showing an alternative site favoured by Colourful Kilmacolm

Thank you

[redacted]

## **“GAS GOVERNOR AT MARKET PLACE, KILMACOLM**

### **Submission on behalf of Colourful Kilmacolm**

The garden at Market Place in which it is proposed to site the Gas Governor has been planted and maintained by Colourful Kilmacolm since 2017. At that time, in agreement with Inverclyde Council and partly financed by the Council, the site was redesigned to give a more pleasing effect and to facilitate more planting. Since then it has been developed and improved and is now very positively commented upon by local residents. Colourful Kilmacolm (CK) therefore has a keen interest in maintaining the area to as high a standard as possible.

CK accepts that a new Governor is required, and we were initially prepared to accept that this area was a suitable candidate location, although concerned that the Governor would dominate the site and detract greatly from the restful ambiance afforded by the planting.

However, having requested and received further information, we now note with alarm the dimensions of the ‘kiosk’ – 3.5m long, 2.5m deep, 2.3 m high, and with the space between it and the left-hand wall 0.5m (the wall needs some repointing to stabilise it). We cannot conceive of how such a large structure, which will intrude massively into the present slabbed area, can be disguised by planting, as has been suggested. As a result, we are opposed to the governor being constructed at either of the two proposed sites.

We believe that the present Governor is sited underground, suggesting that direct access is not routinely required. If that is the case, might the new one not be situated at the back of the slabbed patio, in the area which at present is overgrown, but which could later be allowed to regrow, thus virtually hiding the Governor? This area is outlined on the accompanying diagram.

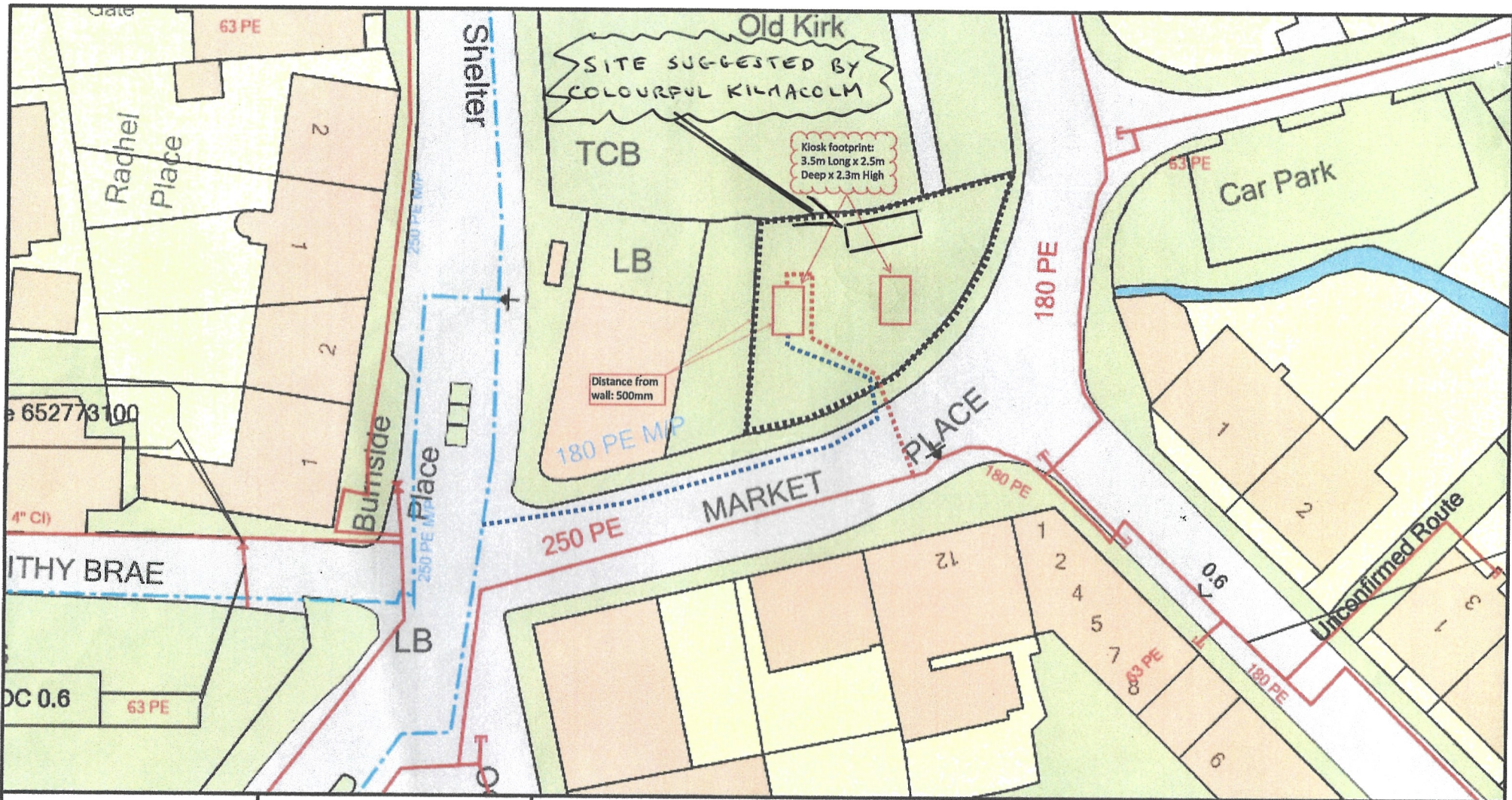
We assume that the ‘servitude’ refers to underground pipes. If so, only a short extra length would be required to reach this area.

If the eventual site of the governor impinges at all on our garden area we would ask that the slabs be carefully replaced to restore them to their present condition and that Colourful Kilmacolm be consulted as to any necessary replanting.

Submitted by [redacted] (Chair), on behalf of the committee of Colourful Kilmacolm.

Contact details:           e-mail: [redacted]  
                                  tel: [redacted]  
                                  [redacted]

**[Diagram referred to in above is on following page]**



SCALE: 1 : 500  
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**SMELL GAS? CALL 0800 111 999**

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Some examples of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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**From:** [Council Officer – Email redacted]  
**Sent:** 09 November 2022 12:30  
**To:** [Email redacted]  
**Subject:** FW: (No Classification) Gas Governor at Market Place, Kilmacolm

Dear [Redacted]

Following receipt of Colourful Inverclyde's objection to the proposed location of the new gas governor at Market Place Kilmacolm, I have now received comments in relation to the points both you and the Kilmacolm Civic Trust raise from SGN. Following our discussion I note that you are in contact with the Trust and I intend replying to them in the same terms.

SGN's comments are attached. Please let me know if you have any further points to raise or if you would prefer to meet with SGN to discuss in more detail.

**[SGN response as follows]**

Hi [redacted],

Many thanks for your emails and apologies for the delay – I required to discuss in detail with [redacted] but have set out our response below.

The objections submitted by Colourful Kilmacolm and the Kilmacolm Civic Trust are noted and the alternative proposals in each are very much appreciated.

There are, however, as you would imagine, concerns in respect to some of the alternatives proposed as follows:

While we would be happy to clear vegetation to site the below ground Governor within the alternative area suggested by Colourful Kilmacolm, unfortunately, we couldn't allow this to be re-overgrown, for the purpose of access and egress for the teams when maintaining the equipment. The site also needs to comply with gas IGEM standards, of which includes adequate ventilation of both the pits and the vent stack. Hiding the module at the back of an overgrown area would impinge on the freely ventilated area which would result in a larger hazardous area if/when the governor should ever have a fault and pass gas through its creep relief components.

Looking at the alternative site proposed by Kilmacolm Civic Trust, this would involve the removal of 2no trees which is not the preferred option if we can avoid it. Also on reviewing the utilities in that area there are high voltage cables within the verge, the very large green cabinet and the electric car chargers which would all contribute to potential sources of ignition to the gas equipment. As such, unfortunately, this site is not an option.

We have, however, considered placing an above-ground Governor at the slabbed area as suggested by both groups, as indicated on the plan provided by Kilmacolm Colourful, and we have looked into the viability of offering bespoke designs as suggested by Kilmacolm Civic Trust. I am pleased to confirm that we will be able to ensure that the kiosk is finished with one of the designs below and that, although this will be at an additional cost, our [redacted] is prepared to meet with those additional costs if it means getting this project completed sooner rather than later as this is becoming increasingly urgent. The only thing I would add is that this will cause disruption to the slabbed area for construction work and the storage of plant/material etc.

I would be grateful if you would pass on our comments and proposal to both groups and let me know if they are in agreement.

Finally, we are always available to meet if you consider it would help appease residents'/groups' concerns.

Design 1



Design 2



Design 3



Design 4



**[Various emails arranging a site visit with Council, SGN, this and another group on Monday the 5<sup>th</sup> December at 10am.]**

---

**From:** [REDACTED]  
**Sent:** 14 December 2022 12:38  
**To:** [Council Officer – Email redacted]  
**Subject:** Re: Market Place Kilmacolm - gas governor

Dear [REDACTED],

thank you for meeting with myself and SGN last week i hope we have managed to find an acceptable solution for the location of the new gas governor. SGN have however come back to me to ask about the raised planter in the middle of the site.

[Redacted] suspects that the planter may get damaged during construction and so he intends to remove it prior to starting works, however, he has asked (a) if the planter needs to be replaced at all and (b) if so could it be moved elsewhere within the site or (c) could it be reduced in size?

The underground governor may require maintenance in future years and so to enable future access, he is asking the question now.

I'd be grateful if you could please confirm.

---

**From:** [email redacted]  
**Sent:** 14 December 2022 14:24  
**To:** [Council Officer – Email redacted]  
**Subject:** Re: Market Place Kilmacolm - gas governor

Hi [redacted]

Our planter sits on a raised plinth which predates our taking over the site. As far as we are concerned the planter itself could be moved farther back, temporarily or permanently, and the raised plinth removed. I assume SGN would have equipment to move the planter. At present it is planted with bulbs for springtime so if it can be moved as it is, rather than emptied beforehand, that would be preferable. On the other hand, if work is expected March/April, the bulbs would probably not be seen anyway.

I would be happy to discuss this with [redacted] if that would help. My phone number is [redacted]

---

**[Email exchange among SGN and the group where was agreed SGN will move the planter to an agreed alternative location]**

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**From:** [SGN Officer – email redacted]  
**Sent:** 11 January 2023 16:53

**To:** [Council Officer – Email redacted]

**Subject:** RE: SC/2307 - Market Place Kilmacolm - gas governor

Classified as Internal

Hi [redacted]

Sorry for the delay. Please see attached plan and comments below:

*Please see attached proposed plan showing the indicative location of where the below ground gas governor would go.*

*Red lines indicate proposed route for new Low pressure gas outlet mains.*

*Blue lines indicate proposed route for new Medium pressure gas inlet mains.*

*Green X indicated proposed location for vent stack and comms cabinet.*

*The box in the centre is based on a footprint of 3m x 4m in line with previous installations.*

*Yellow dotted are suggests location for welfare, plant, storage and material etc – we would obviously leave a public footpath available to the church area at all times.*

*Re where the new below governor module will be situated, there will obviously be a mechanical excavator present and given we will be burring this module there will be a considerable amount of spoil removed from the area. This project is achievable and we will minimise disruption as much as possible, however realistically there will be disturbance to the area as there's not a massive amount of room to work, however we will rectify and reinstate as much as possible on completion. I would therefore look to occupy as much of the entire area as possible to store spoil and such at the same time – just wanted to try paint an accurate picture before we actually start construction.*

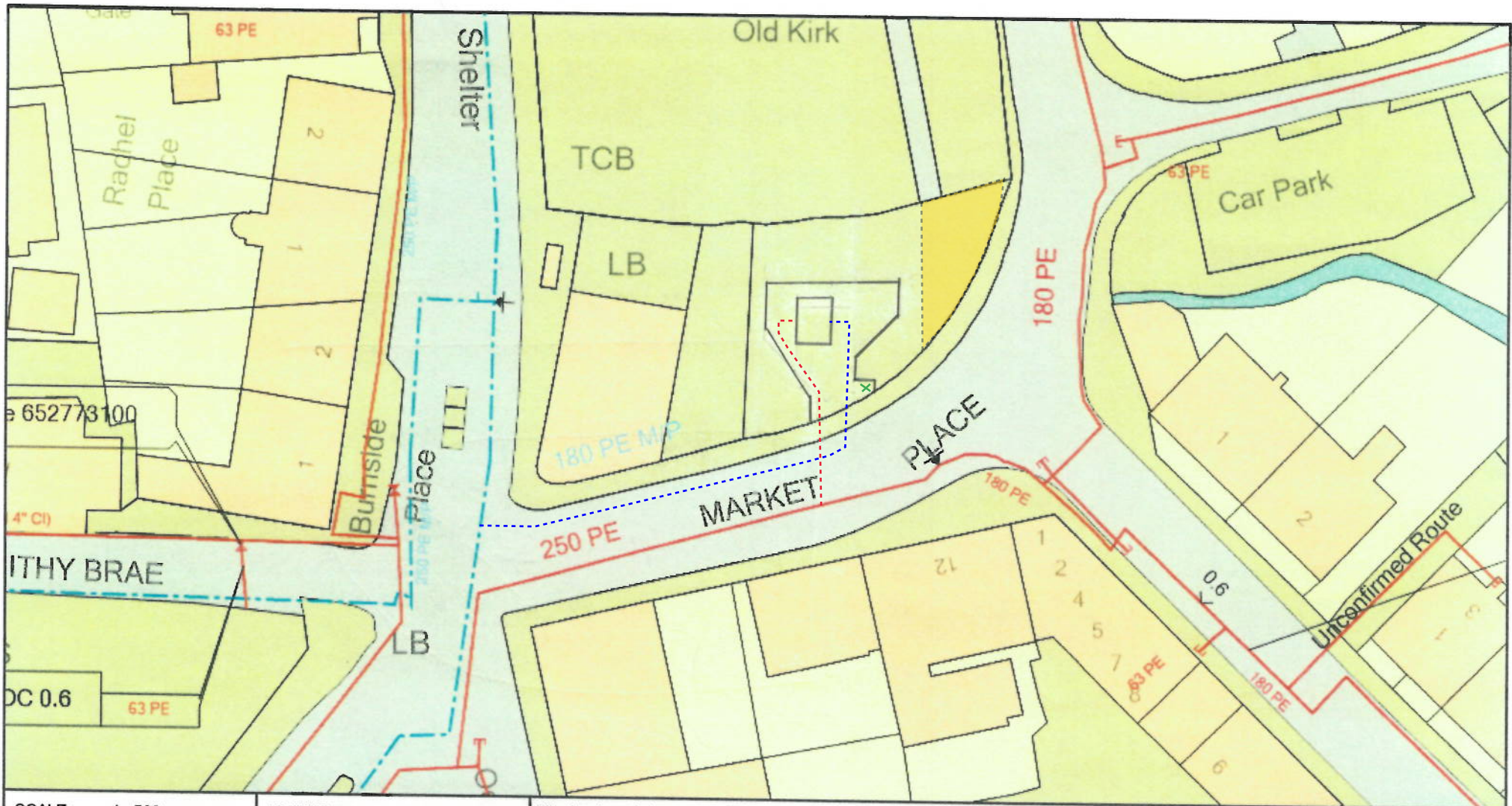
*This proposal attached does not include any tree removals and there is no allowance for any special finishes on the vent stack/comms cabinet – no special fern flowers I'm afraid.*

One thing I need to add is that within the purchase of the site we will also require a Deed of Servitude for the section of inlet and outlet that lie within your site but falls outwith the dimensions to be acquired by us.

Please let me know if you need anything else. In the meantime I'll wait to hear from you further.

Kind regards,

**[Plan referred to in above is on following page]**



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LP MAINS	
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Some examples of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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**SMELL GAS? CALL 0800 111 999**



**From:** [Council officer – redacted]  
**Sent:** 12 January 2023 10:22  
**To:** [email redacted]  
**Subject:** Fw: SC/2307 - Market Place Kilmacolm - gas governor

Dear [Redacted]

I have received the email below and attached plan from SGN. It appears to represent what we agreed on site prior to Christmas, however, I'd be grateful if you could both please confirm if this is acceptable to you.

In addition I have asked our tree surgeon to cut back the overgrown trees in this area and he has agreed to do this.

I will be reporting on the results of the consultation to Committee in March which has a submission date of 2<sup>nd</sup> Feb. As such I'd be grateful to receive any feedback prior to then.

Kind Regards

Audrey

---

**From:** [Email redacted]  
**Sent:** 12 January 2023 11:32  
**To:** [Council Officer – email redacted]  
**Subject:** Re: SC/2307 - Market Place Kilmacolm - gas governor

Dear [redacted]

Thank you for forwarding the SGN information and plan.

I can confirm that this is what we agreed on site, and on behalf of Colourful Kilmacolm I am happy to agree to this work being carried out.

Thank you for your help, and for arranging for the tree thinning.

## 4. Respondent 4

**From:** [redacted]  
**Sent:** 20 September 2022 10:21  
**To:** [Council Officer]  
**Subject:** Gas Governor at Market PLace, Kilmacolm

Hi,

I have looked at the plan and am happy for it to go ahead. I have a couple of questions that I would be grateful if you could answer:

Will the governor be above or below ground at the new site?

Are there any potential risks associated with living close to a pressure reduction system that nearby residents should be aware of?

Looking forward to hearing from you.

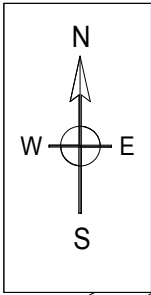
Kind regards

[redacted]

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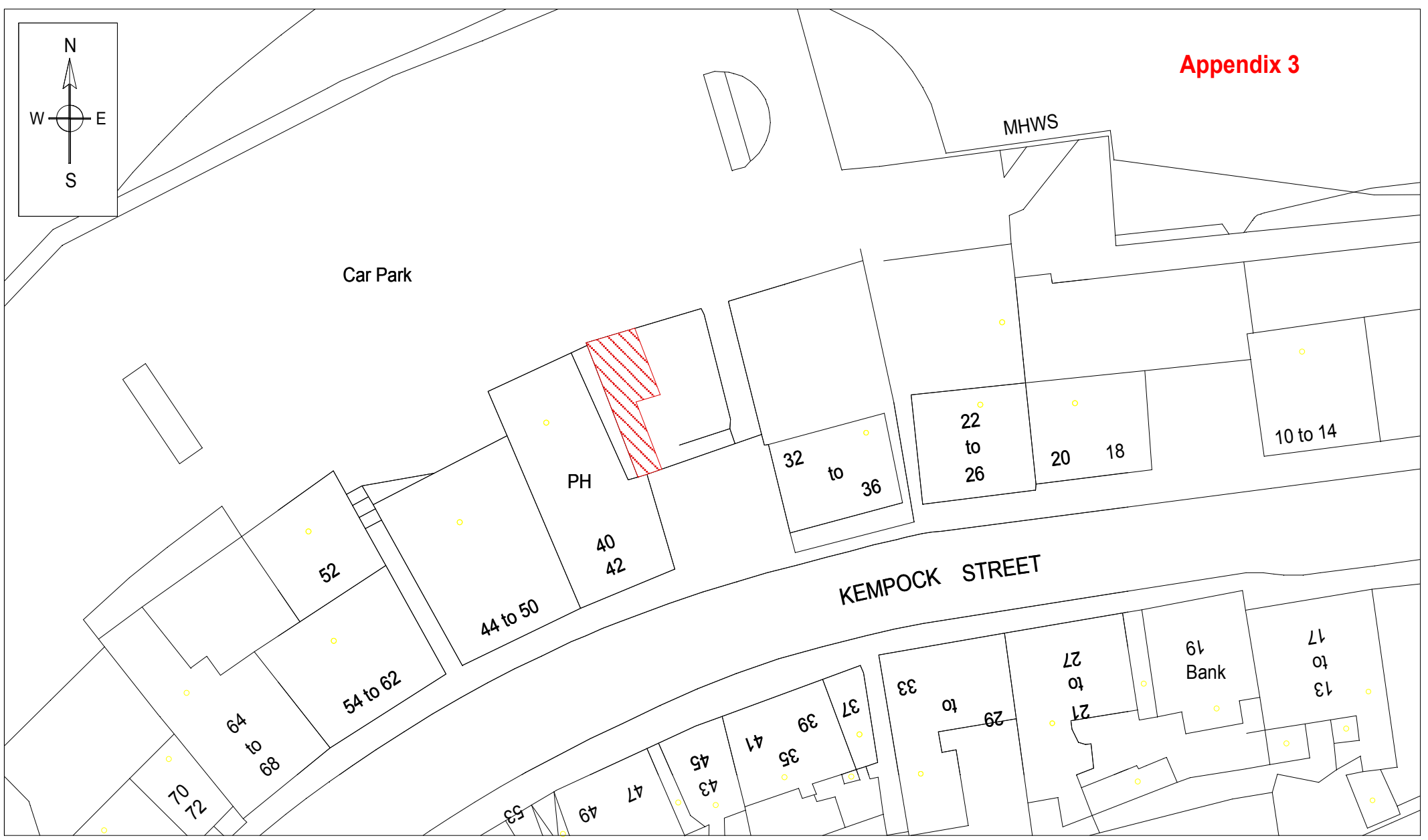


Appendix 3



Car Park

MHWS



SCALE: 1:500

DRAWN BY:

DATE 16/08/2022

Originating Group:

Drawing No. Kempock St, GRK, Gap Site  
adj to Cafe Continental

