

## ENVIRONMENT & REGENERATION COMMITTEE – 31 AUGUST 2023

### Environment & Regeneration Committee

Thursday 31 August 2023 at 3pm

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

**Chair:** Councillor McCormick presided.

**In attendance:**

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

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

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

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

**404**

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

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

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

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

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

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

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

**405**

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

**Decided:**

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

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

**406 Environment & Regeneration Capital Programme 2023/26 – Progress 406**

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

**Decided:**

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

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

**407 Inverkip Project Update 407**

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

**Decided:**

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

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

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

**408 Glasgow City Deal: Inverkip Outline Business Case Submission 408**

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

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

**Decided:**

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

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

**409 Town and Village Centre / Place Based Funding Update 409**

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

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

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

### 410 Central Greenock Regeneration Strategy 410

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

Councillor Brooks declared a connection as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision making process and he was declaring for transparency.

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

### 411 West Blackhall Street Regeneration – Options Report 411

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

**Decided:**

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

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

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

**Decided:**

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

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

**413 Active Travel Strategy – Cycling Infrastructure Projects Priority 413**

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

**Decided:**

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

**414 Roads and Transportation – SPT Grant Funded Projects 414**

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

**Decided:**

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

**415 Dunrod Road – Closure and Landslip 415**

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

**Decided:**

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

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

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

**Decided:**

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

**417 Elected Member Objections to Roads and Traffic Orders**

**417**

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

**Decided:**

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

**418 Gourock – Recycling Centre**

**418**

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

**Decided:**

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

**419 Nature Restoration Fund Proposed Projects**

**419**

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

**Decided:**

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

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- 420 Protocol and Criteria for Planning Board and Local Review Body Site Visits 420**
- There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services seeking approval for a site visit protocol which sets out clearly, for all interested parties, including applicants and objectors, the procedures governing site visits undertaken by Elected Members in relation to matters coming before the Planning Board and Local Review Body.
- Decided:** that the Site Visit Protocol as detailed in appendix 1 of the report, and for use by the Planning Board and Local Review Body, be approved.
- 421 Clune Park Masterplan 421**
- There was submitted a report by the Director Environment & Regeneration providing an update on the progress of the Clune Park Regeneration Masterplan.
- During discussion of this item the Head of Physical Assets referred to the recent fire at the former primary school building in the Clune Park Estate and providing a verbal update on measures undertaken to assess the stability of the structure and the safety of the surrounding environment.
- Councillor Curley declared a connection as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision making process and he was declaring for transparency.
- Decided:** that the following be noted (a) the progress on the Masterplan, and (b) that the Committee will receive an update on the final plan for approval in November 2023.
- 422 Circular Economy (Scotland) Bill 422**
- There was submitted a report by the Director Environment & Regeneration informing the Committee of the introduction of the Circular Economy (Scotland) Bill on 13 June 2023 and the potential implications for Inverclyde Council.
- Decided:** that the contents of the report be noted.
- 423 Road Naming within New Development at Site of Former Greenock Academy, Madeira Street, Greenock 423**
- There was submitted a report by the Director Environment & Regeneration seeking approval to name new roads being created within the residential development on the site of the former Greenock Academy, Maderia Street, Greenock.
- The Director Environment & Regeneration advised the Committee of typographical errors in the report, and accordingly the references to 'Norvik' in paragraph 4.4 and appendix 1 of the report should read 'Narvik'.
- Decided:** that it agreed to name the new roads on the site of the former Greenock Academy, 'Narvik Place' and 'Atlantic Court', the position of which is as detailed in appendix 1 of the report.
- 424 Property Asset Management – Public 424**
- There was submitted a report by the Director Environment & Regeneration making recommendations in respect of a number of property assets.
- Decided:** that (1) the outcome of the common good consultation in relation to a proposed lease of the bowling green and clubhouse to the Wellington Park Bowling Club, Wellington Park, Greenock be noted, (2) it be noted that no representations, either for or against the proposal, were received, and (3) delegated authority be granted to the Director

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

**It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective paragraphs of Part I of Schedule 7(A) of the Act as are set opposite each item.**

<b>Item</b>	<b>Paragraph(s)</b>
<b>Governance of External Organisations</b>	<b>6</b>
<b>Update on Acquisitions at the Clune Park Estate, Port Glasgow</b>	<b>6, 8 &amp; 9</b>
<b>Property Asset Management – Private</b>	<b>6 &amp; 9</b>

**425 Governance of External Organisations 425**

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

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

**Decided:** that the contents of the report be noted.

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

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

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

**427 Property Asset Management – Private 427**

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

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

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