

ENVIRONMENT & REGENERATION COMMITTEE – 14 MARCH 2024

Environment & Regeneration Committee

Thursday 14 March 2024 at 3pm

Present: Councillors Brooks, Cassidy, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, Nelson, Quinn and Robertson.

Chair: Councillor McCormick presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Eddie Montgomery	Head of Physical Assets
Neale McIlvanney	Head of Regeneration, Planning & Public Protection
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principal Accountant
Jennifer Horn	Regeneration Manager
Daniel Henderson	Planning and Building Standards Service Manager
Gordon Leitch	Team Leader (Consultancy) – Roads & Transportation
Kenny Lang	Service Manager, Grounds, Fleet & Waste Services
Peter MacDonald	Principal Solicitor (for Interim Head of Legal & Democratic Services)
Emma Peacock	Solicitor
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
Karen MacVey	Members' and Committee Services Team Leader

This meeting was held at the Municipal Buildings, Greenock with Councillor Cassidy attending remotely.

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

140 Apologies, Substitutions and Declarations of Interest

140

No apologies for absence were intimated.

Councillor Robertson declared an interest in Agenda Item 23 (Award of Contracts for Employability Services).

Certain connections were intimated for the purposes of transparency as follows:

Agenda Item 9 (Former Clune Park Primary School / Clune Park Church) – Councillor Curley.

Agenda Item 10 (Local Housing Strategy Update) – Councillor Curley.

Agenda Item 12 (Clydeplan) – Councillor Curley.

Agenda Item 23 (Award of Contracts for Employability Services) – Councillors Clocherty and Jackson.

141 2023/24 Environment & Regeneration Revenue Budget at 31 December 2023

141

There was submitted a report by the Chief Financial Officer and Director Environment & Regeneration advising the Committee of the 2023/24 Environment & Regeneration Committee Revenue Budget projected position at 31 December 2023.

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The Director Environment & Regeneration advised the Committee of a typographical error in the report and, accordingly, the reference to “£160,00” in the heading of paragraph 3.2 should read “£160,000”.

Councillor Nelson joined the meeting during consideration of this item of business.

Decided:

- (1) that it be noted that the Committee’s Revenue Budget is currently projected to overspend in 2023/24 by £160,000 based on figures at 31 December 2023;
- (2) that the virement as detailed in appendix 5 of the report be approved;
- (3) that (a) the proposal to earmark the projected over recovery in Planning income for the Local Development Plan, as detailed in 4.4 of the report, be approved, and (b) this decision be remitted to the Policy & Resources Committee for approval; and
- (4) that it be noted that there are reports elsewhere on the agenda providing options to address the Parking income shortfall as part of the 2024/26 Budget as well as a report on the use of the balance of Business Grants.

142 Environment & Regeneration Capital Programme 2023/26 – Progress

142

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.

Councillor McCluskey, not being a member of the Committee but having intimated in advance his wish to ask a specific question in relation to this item in accordance with Standing Order 65(d), was present and, the Convenor being satisfied as to the competency, raised the question intimated.

Decided:

- (1) that the current position and progress on the specific projects of the 2023/26 Capital Programme and externally funded projects, 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.

143 Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Performance Report

143

There was submitted a report by the Director Environment & Regeneration providing an update on the progress made in the delivery of the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26.

Decided:

- (1) that the progress made in the delivery of the Environment & Regeneration Committee Delivery and Improvement Plan 2023/26 be noted; and
- (2) that it be noted that a refreshed Committee Delivery and Improvement Plan will be brought to the next meeting of this Committee for approval.

144 Roads & Transportation – Proposed RAMP/Capital Programme for 2024/25

144

There was submitted a report by the Director Environment & Regeneration seeking approval for a proposed programme of projects to be undertaken in 2024/25 using RAMP/Capital Funding and a grant offer of funding by the Scottish Government for Cycling, Walking and Safer Routes projects.

Decided:

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(1) that the list as detailed in appendix 1 of the report for the 2024/25 RAMP/Capital and Cycling Walking and Safer Routes grant aided roads related projects be approved; and

(2) that delegated authority be granted to the Head of Physical Assets to achieve full spend of the RAMP/Capital budget through the substitution of projects from a reserve list when necessary.

145 Car Parking Charges**145**

There was submitted a report by the Head of Physical Assets providing information and context in relation to the reduction in car parking revenue income and making recommendations for solutions for both the short and medium term.

Decided:

(1) that the costs associated with the various options available to the Council in respect of Decriminalised Parking Charges and the implications to the Parking income budget be noted;

(2) that it be noted that (a) there is a significant capital spend required to install cashless machines, and (b) officers recommend that cashless machines should not be progressed in the short term;

(3) that it be noted that increasing the parking charges to £3/day will ultimately reduce the income, and that approval to not implement the previously approved increase was obtained at the Inverclyde Council meeting of 1 February 2024 including the allocation of £254,000 from the Budget pressures allowance to mitigate the shortfall in the budget;

(4) that the Officer recommendation of Option C be approved, i.e. to leave the parking charging and enforcement regime the same for the time being, with the addition of a payment App solution (cost of App included in the £254,000 as noted in the report); and

(5) that it be noted that Officers will develop proposals to simplify the various parking regimes across the authority area for consideration by the Committee in the medium term, including the progression of the car parks on Lochwinnoch Road, Kilmacolm; Princess Street, Port Glasgow; and Jamaica Street, Greenock.

146 Kirn Drive, Gourock – One-way Study Findings**146**

There was submitted a report by the Head of Physical Assets informing the Committee of a study undertaken to consider the impact of making Kirn Drive in Gourock one-way, addressing the remit from the Petitions Committee of 19 March 2020.

The Head of Physical Assets advised the Committee of a typographical error in the report and, accordingly, the reference to “Staffa Road” in paragraph 1.3 should read “Staffa Street”.

Decided:

(1) that the findings of the modelling study for Kirn Drive be noted; and

(2) that it be agreed to hold a non-statutory consultation on the proposed scheme with the outcome subject to a further report to this Committee.

147 Business Support Interventions**147**

There was submitted a report by the Director Environment & Regeneration seeking agreement in respect of reallocation of unspent funds from COVID allocation in support of Business Development interventions.

Decided: that it be agreed to support the interventions as highlighted in paragraph 3.3 of the report.

148 Former Clune Park Primary School / Clune Park Church**148**

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There was submitted a report by the Director Environment & Regeneration (1) providing an update on the costs incurred to date following the extensive fire damage affecting the former Clune Park Primary School in Port Glasgow, (2) advising on the projected future costs associated with demolition / retention, and (3) providing an update on the adjacent Clune Park Church and associated risks / potential budget pressures linked to the current condition of the property.

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 connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Decided: that the progression of Option C as detailed in the report and the submission of listed building consent applications for the demolition of the remaining structure of the former Clune Park Primary School and former Clune Park Church be approved.

149 Local Housing Strategy Update

149

There was submitted a report by the Director Environment & Regeneration providing an update on the Local Housing Strategy Action Plan.

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 connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Decided: that the Local Housing Action Plan for 2023/2028 be approved.

150 Rent Policy for Temporary Accommodation

150

There was submitted a report by the Director Environment & Regeneration seeking agreement for a Rent Policy for Temporary Accommodation.

Decided: that the Rent Policy as detailed in appendix 1 of the report be approved.

151 Clydeplan

151

There was submitted a report by the Director Environment & Regeneration advising of proposed new governance structures to continue progress on a collaborative approach to regional spatial planning following the publication of National Planning Framework 4.

Councillor Curley declared a connection as a member of the board of Clydeplan. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

The Director Environment & Regeneration provided a verbal update to the report, advising that following a meeting of the Clydeplan Joint Committee it was requested that the recommendation in respect of Inverclyde Council nominating one representative and one substitute on the Regional Spatial Planning Committee be changed to two representatives.

Decided:

(1) that the recommendation of the Clydeplan Joint Committee to transfer responsibility for the development of a Regional Spatial Strategy to the Glasgow City Region Cabinet be noted;

(2) that the Glasgow City Region Cabinet's approval of the establishment of a new Regional Spatial Planning Sub Committee to oversee the development of a Regional Spatial Strategy be noted;

(3) that it be noted that approval of participation in any future Regional Spatial Strategy will remain a decision for Inverclyde Council;

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(4) that it be remitted to the Inverclyde Council to formally withdraw from the Clydeplan Joint Committee and transfer requisition funding to Glasgow City Council as lead authority for the Glasgow City Region;

(5) that the decision on nominating two Elected Members as Inverclyde Council's representatives on the new Regional Spatial Planning Committee be remitted to the Inverclyde Council; and

(6) that it be agreed that an update on progress will be provided within 12 months.

152 Tender for a Delivery Partner for 2024/2025 Energy Efficiency Scotland: Area Based Schemes 152

There was submitted a report by the Director Environment & Regeneration seeking approval to grant delegated authority to the Interim Head of Legal & Democratic Services to accept a tender for a Delivery Partner for the 2024/25 Energy Efficiency Scotland, Area Based Schemes Programme as per Standing Orders for Contracts 20.3 (ii).

Decided: that delegated authority be granted to the Interim Head of Legal & Democratic Services to accept the most economically advantageous tender for a Delivery Partner for the 2024/2025 Area Based Schemes Programme and also, subject to further funding from the Scottish Government, accept the optional year extension to the Contract, as per the Standing Orders relating to Contracts 20.3 (ii).

153 Management Rules for Park in Inverclyde 153

There was submitted a report by the Head of Legal, Democratic, Digital & Customer Services (1) seeking approval of the draft Parks Management Rules 2024 prior to the statutory public consultation, (2) seeking approval to proceed with the statutory public consultation with a report to be submitted to a future meeting of the Committee on this matter, and (3) advising that following the consultation and any subsequent Committee approvals there will be a report to the Inverclyde Council seeking approval to make the Management Rules.

Decided:

(1) that the draft Parks Management Rules, as attached to the report for public consultation, be approved;

(2) that delegated authority be granted to the Interim Head of Legal & Democratic Services to take all action which is required in terms of implementing the statutory consultation procedure in terms of the proposed management rules;

(3) that the intention of the Interim Head of Legal & Democratic Services to report back to the Committee on the outcome of the public consultation exercise to allow the Committee to consider any objections and any consequential amendments as considered appropriate, be noted; and

(4) that it be noted that the outcome of the public consultation exercise and recommendations of the Committee following that exercise will, subject to the decision of the Committee, be reported to the Inverclyde Council and that authority will subsequently be sought from the Inverclyde Council to make the Management Rules.

154 Single Use Vapes 154

There was submitted a report by the Director Environment & Regeneration providing an update on controls on the sale of single use vapes and future actions.

Decided: that the progress nationally on banning the sale of single use vapes and the actions locally in enforcing current legal requirements be noted.

155 Flood Risk and Surface Water Management Protocol 155

There was submitted a report by the Head of Physical Assets seeking approval of (1) the updated Operational Protocol for Flood Risk and Surface Water Management which will strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding under the National Planning Framework 4, and (2) the updated Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers that supersedes the Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers.

Decided:

- (1) that the updated Operational Protocol, as detailed in appendix 1 of the report, be approved;
- (2) that the updated Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers, as detailed in appendix 2 of the report, be approved; and
- (3) that delegated authority be granted to the Head of Physical Assets to review and update the Operational Protocol and the Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers to address future policy and guidance changes.

156 Energy & Climate Change – Scottish Government Public Consultations

156

There was submitted a report by the Head of Physical Assets providing an update on Energy and Climate Change related consultations and the Council's responses to these as detailed in appendices 1 and 2 of the report.

Decided:

- (1) that the Heat in Buildings Consultation and Inverclyde Council's response, as detailed in appendix 1 of the report, be noted; and
- (2) that the Social Housing Net Zero Standard Consultation and Inverclyde Council's response, as detailed in appendix 2 of the report, be noted.

157 Property Asset Management Public Report – Consultations on Land at Walled Garden, Gourrock Park and Land at Wateryetts Drive, Kilmacolm

157

There was submitted a report by the Director Environment & Regeneration (1) advising of the progress on two consultation processes in relation to (a) a proposal to lease an area of ground within the walled garden of Gourrock Park, and (b) a proposal to dispose of an area of land at Wateryetts Drive, Kilmacolm, to which areas the public currently have access, and (2) providing an update on the Remembering Together Labyrinths.

Decided:

- (1) that the following be noted, (a) the outcome of the open space consultation in relation to the proposed lease of land at the walled garden, Gourrock Park, Gourrock, (b) the terms of the representations received, and (c) any comments from the Inverclyde Shed on those representations, all as detailed in appendix 2 of the report, prior to consideration of the recommendation on this proposal in the private report later in the agenda;
- (2) that (a) the update on the open space consultation in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm be noted, and (b) it be noted that officers are progressing negotiations in relation to the proposed disposal to allow a more detailed report to be considered at the next meeting of the Committee; and
- (3) that Committee grant consent for the installation of the Remembering Together Labyrinths at Greenock, Gourrock, Port Glasgow and Kilmacolm, subject to the full Council sitting as the Trustees of Birkmyre Park granting permission for the installation of the Labyrinth at Birkmyre Park, Kilmacolm, but does not grant consent to the proposed installation at Lunderston Bay.

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

Item	Paragraph(s)
Clune Park	6 & 13(b)
Property Asset Management Private Report – Acquisition of Land for National Cycle Route 75; former Neil Street Children’s Home, Greenock and Land at Gourock Park, Gourock	6 & 9
Commercial and Industrial Portfolio Information – Scheme of Delegation Register	6 & 8
Commercial and Industrial Property Update: 119/121 Grieve Road, Greenock; Demolition of Commercial Storage Unit 94/96 Bridgend Avenue, Port Glasgow, Demolition; and Anderson Street, Port Glasgow, Ground Lease Renewal	6 & 9
Award of Contracts for Employability Services	6 & 8
158 Clune Park	158
<p>There was submitted a report by the Director Environment & Regeneration providing an update in relation to the current position of Clune Park as part of the regular reporting requirements.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.</p>	
159 Property Asset Management Private Report – Acquisition of Land for National Cycle Route 75; former Neil Street Children’s Home, Greenock and Land at Gourock Park, Gourock	159
<p>There was submitted a report by the Director Environment & Regeneration (1) advising the Committee of activities relating to the management of the Council’s property assets and (2) making recommendations in this regard.</p> <p>Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.</p>	
160 Commercial and Industrial Portfolio Information – Scheme of Delegation Register	160
<p>There was submitted a report by the Director Environment & Regeneration providing an update on the management of Inverclyde Council’s commercial and industrial portfolio.</p> <p>Decided: that the terms of the report be noted.</p>	
161 Commercial and Industrial Property Update: 119/121 Grieve Road, Greenock; Demolition of Commercial Storage Unit 94/96 Bridgend Avenue, Port Glasgow, Demolition; and Anderson Street, Port Glasgow, Ground Lease Renewal	161

There was submitted a report by the Director Environment & Regeneration providing an update and seeking approval for actions in relation to 119/121 Grieve Road, Greenock, 94/96 Bridgend Avenue, Port Glasgow and Anderson Street, Port Glasgow.

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

162 Award of Contracts for Employability Services

162

There was submitted a report seeking approval for the award of contracts for Employability services to be delivered from 1 April 2024, replacing services previously delivered since 2008 under Fairer Scotland Funds, Regeneration Funding, European Funding, UK Shared Prosperity Funding and Scottish Government No One Left Behind funding.

Councillors Clocherty and Jackson 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 they were declaring for transparency.

Councillor Robertson declared an interest as a member of the board of an organisation mentioned in the report and left the meeting.

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