

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

**Environment & Regeneration Committee**

**Thursday 30 August 2012 at 3 pm**

**Present:** Provost Moran, Councillors Ahlfeld, Clocherty, Dorrian, MacLeod, McCabe, McCormick, McEleny, McIlwee, Nelson and Shepherd.

**Chair:** Councillor McCormick presided.

**In attendance:** Corporate Director Environment, Regeneration & Resources, Finance Manager, Ms M McCabe and Mr M Thomson (Finance Services), Ms V Pollock (for Head of Legal & Democratic Services), Head of Environmental & Commercial Services, Mr R Graham and Mr W Rennie (Environmental & Commercial Services), Head of Property Assets & Facilities Management, Property Assets Manager and Head of Regeneration & Planning.

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

**449      Apologies, Substitutions and Declarations of Interest      449**

No apologies for absence were intimated.

Councillors Ahlfeld, McCabe, McEleny and McIlwee declared interests in agenda items 30 (Proposals for School Estate Sites) and 32 (River Clyde Homes Ground Maintenance Tender).

**450      Environment & Regeneration Revenue Budget 2012/13 - Period 3      450**

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources on (1) the 2011/12 Revenue Budget outturn and (2) the 2012/13 position as at period 3 (to 30 June 2012) which projected an underspend of £284,000.

**Decided:**

- (1) that the Committee note the outturn for 2011/12 and the current projected underspend of £284,000 as at 30 June 2012; and
- (2) that the Committee note that Building Services is reporting an overspend of £28,000, resulting in a net Committee underspend of £256,000.

**451      Building Services Trading Account Revenue Budget 2012/13 - Period 3      451**

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources on (1) the Building Services Trading Account 2011/12 outturn and (2) the position of the Trading Account 2012/13 as at Period 3 (to 30 June 2012) which was projecting a breakeven position.

**Decided:** that the outturn of the Building Services Trading Account for 2011/12 and the current position for 2012/13 as at 30 June 2012 be noted.

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

- 452 Environment & Regeneration Capital Programme 2012/13 to 2014/15 - Progress 452**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources and the Chief Financial Officer on the position of the projects within the Environment & Regeneration Capital Programme.
- Decided:**
- (1) that the Committee note the current position of the Capital Programme 2012/15 and the progress on the specific projects detailed in appendices 1 and 2 to the report;
  - (2) that approval be given to the cost increase on the Gourrock Pool refurbishment contract, as detailed in appendix 3, and the reallocation of funding from the Leisure and Pitches Contingency to fund this increase; and
  - (3) that approval be given to the cost increases for Clyde Square landscaping works, as detailed in appendix 4, and the reallocation of funding within the Property Assets & Facilities Management Minor Works programme to fund these increases.
- 453 Community Facilities Grant 453**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the progress of the administration and disbursement of the Community Facilities Fund of £1,200,000.
- Decided:**
- (1) that the Committee note the Phase 1 progress made with the Community Facilities Grant;
  - (2) that the Committee approve the arrangements for administration and disbursement of Phase 2 of the Community Facilities Grant; and
  - (3) that authority be delegated to the Corporate Director Environment, Regeneration & Resources in relation to the disbursement of funds in accordance with the procedures of the Council and the implementation of appropriate monitoring procedures.
- 454 Representations on Planning Applications 454**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on a remit from the Planning Board at the meeting held on 4 January 2012 relative to the Council's current practice of accepting written representations up to the date of the Planning Board at which an application is to be considered and (2) making recommendations in this regard.
- Decided:** that consideration of the matter be continued to allow the Committee to consider the views of the Planning Board in relation to the timescales for the submission of written representations.
- 455 Scottish Government Consultation on Miscellaneous Amendments to the Planning System 455**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of a response to the Scottish Government's consultation on Miscellaneous Amendments to the Planning System.
- Decided:** that approval be given to the consultation response submitted to the Scottish Government, as appended to the report.

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

- 456 Scottish Government Consultation on Fees for Planning Applications 456**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of a response to the Scottish Government's consultation on Fees for Planning Applications.  
**Decided:** that approval be given to the consultation response submitted to the Scottish Government, as appended to the report.
- 457 Scottish Government Consultation on the General Permitted Development Amendment Order 2012 457**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of a response to the Scottish Government's consultation on the General Permitted Development Amendment Order 2012.  
**Decided:** that approval be given to the consultation response submitted to the Scottish Government, as appended to the report.
- 458 Scottish Government Consultation on Development Delivery 458**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of a response to the Scottish Government's consultation on Development Delivery.  
**Decided:** that approval be given to the consultation response submitted to the Scottish Government, as appended to the report.
- 459 Scottish Government Consultation on Development Plan Examinations 459**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of a response to the Scottish Government's consultation on Development Plan Examinations.  
**Decided:** that the Committee note the response outlined in the report to the Scottish Government's consultation on Development Plan Examinations, including annex 1, and confirm with the Scottish Government that this is the Council's formal response to the consultation.
- 460 Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan 2012 - Scottish Ministers' Approval 460**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources informing the Committee of the Scottish Ministers' approval of the Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan in May 2012 and the implications and significance this has for the Council and the forthcoming Inverclyde Local Development Plan: Proposed Plan.  
**Decided:** that the Committee note the Scottish Ministers' approval of the Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan and the implications and significance of this decision for the Council for the forthcoming Inverclyde Local Development Plan: Proposed Plan.

- 461 Inverclyde Local Development Plan: Update on Progress and Recommendations for Finalising the Proposed Plan 461**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) informing the Committee of the current position in relation to the preparation of Inverclyde's first Local Development Plan: Proposed Plan, (2) seeking nominations for a reconvened Member-Officer Group for detailed consideration of the emerging Proposed Plan and (3) proposing a series of seminars in advance of the Proposed Plan being submitted to the Committee for approval.
- Decided:**
- (1) that the Committee note the current position in relation to the preparation of the Inverclyde Local Development Plan;
- (2) that a cross party Member-Officer Group comprising Councillor McCormick, Councillor Clocherty, Councillor Dorrian, Councillor Wilson, Councillor Nelson and Councillor Shepherd be established to consider the emerging Proposed Plan; and
- (3) that a series of seminars on the Proposed Plan be held in advance of this being submitted to the Committee for approval.
- 462 Scottish Government Consultation - Safeguarding Scotland's Resources 462**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources advising of the Scottish Government's Consultation on Safeguarding Scotland's Resources - A Programme for the Efficient Use of our Materials, appending a draft response.
- Decided:**
- (1) that the Committee note the contents of the report and feed back any comments to officers; and
- (2) that it be remitted to the Head of Environmental & Commercial Services to respond to the Scottish Government's consultation by the 28 September 2012 deadline.
- 463 Flood Risk Management (Scotland) Act 2009 463**  
**Clyde and Loch Lomond Local Plan District**  
**Governance Arrangements - Minute of Agreement**
- There was submitted a revised report by the Corporate Director Environment, Regeneration & Resources (1) seeking the Committee's approval of the Minute of Agreement in relation to governance arrangements for the Clyde and Loch Lomond Local Plan District, a copy of which was appended to the report, and (2) recommending that the Inverclyde Council be requested to agree to the appointment of a Member and a substitute Member to serve on the Clyde and Loch Lomond Local Plan District Joint Committee in accordance with the Minute of Agreement.
- Decided:**
- (1) that approval be given to the Minute of Agreement for the establishment of a Joint Committee and the governance arrangements of the Clyde and Loch Lomond Local Plan District; and

---

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**


---

(2) that the Committee request the Inverclyde Council to agree to the appointment of a Member and a substitute Member to represent Inverclyde Council on the Clyde and Loch Lomond Local Plan District Joint Committee, the Committee's nominations being Councillor Dorrian and Councillor McCormick as Member and substitute Member respectively.

**464 Introduction of a Food Waste Collection Service 464**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the new food waste collection service to Council residents.

**Decided:** that the Committee note the introduction of the new food waste collection service and the initial levels of performance as detailed in the report.

**465 Environmental & Commercial Services (Roads) - Capital Programme (2013/14 - 2014/15) 465**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval in relation to a proposed programme of projects funded from the Environmental & Commercial Services (Roads) Capital Budget for 2013/14 and (2) providing an update on the overall allocation for 2014/15.

**Decided:**

(1) that the Committee note the proposed spend profile over the next 3 financial years as outlined in paragraph 5.1 of the report;

(2) that it be noted a detailed list of projects will be submitted for approval at the meeting of the Environment & Regeneration Committee to be held on 7 March 2013;

(3) that it be remitted to the Head of Environmental & Commercial Services to proceed to tender (or in terms of a Best Value regime to issue to the Environmental & Commercial Services (Roads) Trading Operation (TO)) for the projects listed in the report and to grant approval for the acceptance of such tenders in terms of the Council's Financial Regulations and Standing Orders relating to Contracts;

(4) that it be remitted to the Head of Environmental & Commercial Services to apply appropriate variances as specified in paragraph 4.4 of the report;

(5) that it be noted a further £600,000 from the 2013/14 allocation approved by the Safe, Sustainable Communities Committee on 6 March 2012 is proposed to be invested in additional pot hole repair resources, repairs to roads and footpaths in parks, cemeteries and other non-adopted roads and the temporary funding of a Roads Network Manager; and

(6) that the Committee note a full report on the Roads Asset Management Plan (RAMP) and associated long term investment requirements is elsewhere on the agenda for this meeting.

**466 Extension to Lighting Maintenance Contract (LMC) 466**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on proposals in relation to extension of the lighting maintenance contract.

**Decided:** that it be noted an updated report on the current position with regard to the lighting maintenance contract had been submitted and that it be agreed this item be considered following the exclusion of the public and press from the meeting.

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

**467 Road Asset Investment Strategy**

**467**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the progress and development of the Road Asset Investment Strategy together with a copy of the Road Asset Investment Strategy Options Report providing options in terms of investment to address the backlog of maintenance and details of the investment required to maintain the road assets in a steady state for the future.

**Decided:** that the Committee note the contents of the Roads Asset Investment Strategy and remit consideration of the resultant financial implications to the 2013/16 budget process.

**468 Play Area Investment**

**468**

There was submitted a report by the Head of Environmental & Commercial Services (1) providing an update on the progress of the Council's play area investment programme in respect of works in progress and proposed and (2) seeking approval with regard to the next stage of the programme.

**Decided:**

(1) that the Committee note the programme of play area improvement works undertaken to date, as detailed in paragraph 4.2 of the report;

(2) that the Committee approve in principle the allocation of £175,000 from the play area investment budget for the construction of a new flagship skate park within Battery Park, Greenock and that it be remitted to the Head of Environmental and Commercial Services to consult with the users of the Park and the Ward Councillors, including a meeting on site with the Ward Councillors, and to report back to the Committee on options;

(3) that approval be given to the allocation of £50,000 from the play area investment budget for the installation of an outdoor gym within Battery Park;

(4) that £50,000 be allocated to the investment in new play area provision at a site yet to be determined, subject to a further report to the Committee focusing on the gaps in play area provision across the District;

(5) that consideration of the proposal to allocate £25,000 for the removal of the old play area in Jacob's Drive, Gourock and associated landscaping works be continued pending submission of the report on gaps in play area provision across the District;

(6) that it be remitted to the Head of Environmental & Commercial Services to implement the 2012/13 play area improvement works through further detailed design, producing tender documents, selecting tenderers and appointing the most economically advantageous tenderers; and

(7) that two replacement play areas and one expanded play area at Parkhill Avenue, Oronsay Avenue and Auchmountain Halls be re-adopted on to Inverclyde Council's core establishment of public play areas.

**469 Crematoria Mercury Abatement Charges**

**469**

There was submitted a report by the Head of Environmental & Commercial Services (1) advising of the need to introduce an additional cremation charge due to the implementation of the Control of Mercury Emissions from Crematoria Regulations and (2) seeking approval to apply the additional charge in order that the Council complies with the Regulations.

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

**Decided:** that approval be given to all necessary future increases in cremation fees to cover the cost of mercury abatement through the Crematoria Abatement of Mercury Emissions Organisation (CAMEO) burden sharing scheme, the initial increase to be applied in January 2013.

**470 Proposed Traffic Regulation Order - Mearns Street, Greenock (7.5 Tonne Weight Restriction) Order 2012 470**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order - Mearns Street, Greenock (7.5 Tonne Weight Restriction) Order 2012.

**Decided:** that The Inverclyde Council be recommended to make the Traffic Regulation Order - Mearns Street, Greenock (7.5 Tonne Weight Restriction ) Order 2012 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Democratic Services to arrange for implementation of the Order.

**471 Proposed Traffic Regulation Order - Union Street, Greenock (18 Tonne Weight Restriction) Order 2012 471**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order - Union Street, Greenock (18 Tonne Weight Restriction) Order 2012.

**Decided:** that The Inverclyde Council be recommended to make the Traffic Regulation Order - Union Street, Greenock (18 Tonne Weight Restriction) Order 2012 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Democratic Services to arrange for implementation of the Order.

**472 Proposed Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No. 1 2012 472**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order to accompany the provision of parking bays for the disabled.

**Decided:** that The Inverclyde Council be recommended to make the Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No. 1 2012 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Democratic Services to arrange for implementation of the Order.

**473 Proposed Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No. 2 2012 473**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order to accompany the provision of parking bays for the disabled.

**Decided:** that The Inverclyde Council be recommended to make the Traffic Regulation Order - Disabled Persons' Parking Places (On Street) Order No. 2 2012 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Democratic Services to arrange for implementation of the Order.

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

- 474 Use of Powers Delegated to the Chief Executive - Port Glasgow Bus Station Improvements Contract 474**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the use of the powers delegated to the Chief Executive for approval to alter Standing Orders to allow a 60% quality/40% price split in the tender evaluation process for the Port Glasgow Bus Station Improvements contract only, contrary to the Council's Standing Orders relating to Contracts, 24 February 2011.
- Noted**
- 475 Use of Powers Delegated to the Chief Executive - Greenock Sports Centre Refurbishment 475**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources advising of the use of the powers delegated to the Chief Executive for approval to accept the lowest acceptable tender for Greenock Sports Centre refurbishment, that by W H Kirkwood Limited in the corrected amount of £529,940.07.
- Noted**
- 476 BSU Business Plan 2012-15 476**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval of the Building Services Unit's Business Plan 2012-15, a copy of which was appended to the report.
- Decided:**
- (1) that the Committee approve the Building Services Unit's Business Plan 2012-15; and
- (2) that it be noted a report is to be submitted to the Policy & Resources Committee on 18 September 2012 recommending discontinuation of the Building Services Unit's status as a Statutory Trading Organisation.
- 477 Office Rationalisation Programme - Update 477**
- There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the progress of the Council's office rationalisation programme.
- Decided:**
- (1) that the Committee note the contents of the report and that a detailed update including a revised Financial Model will be presented to the next meeting of the Committee; and
- (2) that approval be given to the inclusion of a project to refurbish the former Banking Hall as part of the redevelopment of Greenock Municipal Buildings, to be funded from the allowance for Greenock Municipal Buildings contained within the Environment & Regeneration Capital Programme, together with approval to issue tenders and that authority be delegated to the Head of Legal & Democratic Services to accept the lowest acceptable tender, provided it is within the approved budget.



478 **Proposals for School Sites**

478

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on proposals for the disposal of various school estate sites in the Council's ownership and the interim management of the vacant sites until a disposal is effected. Councillors Ahlfeld, McCabe, McEleny and McIlwee declared a non-financial interest in this matter as members of the Board of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

Mr Paul Travers, Larkfield, Braeside and Branchton Community Council, was present and with the consent of the Committee addressed Members in relation to the site at St Gabriel's Primary School.

**Decided:**

- (1) that the Committee note the proposals for the disposal of the Council sites outlined in the report and the varying and diverse interests which will impinge upon any decisions or proposals brought forward for disposal;
- (2) that, with the exception of the site at St Gabriel's Primary School, the Committee confirm the sites are surplus to requirements and consent to the marketing and promotion of these sites to the bodies identified in the report;
- (3) that it be noted that any definite proposals for the disposal of any specific site will be submitted to the Committee for approval;
- (4) that it be remitted to the Head of Property Assets & Facilities Management to consult fully with the local community with regard to the site at St Gabriel's Primary School and to report to the Committee thereafter; and
- (5) that the Committee note the proposals for the interim management and use of the sites, pending disposal.

**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>Extension to Lighting Maintenance Contract (LMC)</b>	<b>6, 8 and 9</b>
<b>Use of Powers Delegated to the Chief Executive - Dunrod Road Landslide</b>	<b>6 and 8</b>
<b>River Clyde Homes Ground Maintenance Tender</b>	<b>9 and 10</b>
<b>Measured Term Contract 2011/13 - Permission to Extend Contract for One Year</b>	<b>6 and 8</b>
<b>Property Assets Management Report</b>	<b>2, 6 and 9</b>

**ENVIRONMENT & REGENERATION COMMITTEE - 30 AUGUST 2012**

---

- |            |   |            |
|------------|---|------------|
| <b>479</b> | <b>Extension to Lighting Maintenance Contract (LMC)</b>   | <b>479</b> |
|            | <p>There was submitted a report by the Corporate Director Environment, Regeneration &amp; Resources on the current position with regard to the lighting maintenance contract due to end on 31 December 2012 and making a number of recommendations in this regard. Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.</p>  |            |
| <b>480</b> | <b>Use of Powers Delegated to the Chief Executive - Dunrod Road Landslide</b>   | <b>480</b> |
|            | <p>There was submitted a report by the Corporate Director Environment, Regeneration &amp; Resources advising of the use of the powers delegated to the Chief Executive for approval to accept a tender to stabilise the slope and reinstate the road at Dunrod Road, that by Noel Regan and Sons Building and Civil Engineering Contractors UK Limited in the sum of £275,444.15, using funds identified in the report submitted to the 6 March 2012 meeting of the Safe, Sustainable Communities Committee on the Environmental &amp; Commercial Services Capital Programme (2012/13 - 2014/15) subject to paragraph 3.2 of that report.</p> <p><b>Noted</b></p> |            |
| <b>481</b> | <b>River Clyde Homes Ground Maintenance Tender</b>  | <b>481</b> |
|            | <p>There was submitted a report by the Head of Environmental &amp; Commercial Services making recommendations in relation to River Clyde Homes ground maintenance contract.</p> <p>Councillors Ahlfeld, McCabe, McEleny and McIlwee declared a non-financial interest in this matter as members of the Board of River Clyde Homes. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.</p> <p>Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.</p>   |            |
| <b>482</b> | <b>Measured Term Contract 2011/13 - Permission to Extend Contract for One Year</b>  | <b>482</b> |
|            | <p>There was submitted a report by the Corporate Director Environment, Regeneration &amp; Resources seeking permission to extend a measured term contract for a period of 1 year.</p> <p><b>Decided:</b> that approval be given to the extension of the Measured Term Contract detailed in the report for a period of 1 year on terms favourable to the Council, as determined by the Corporate Director Environment, Regeneration &amp; Resources.</p>   |            |
| <b>483</b> | <b>Property Assets Management Report</b>  | <b>483</b> |
|            | <p>There was submitted a report together with addendum report by the Corporate Director Environment, Regeneration &amp; Resources on activities and proposals for the management of the Council's property assets. Following consideration, the Committee agreed to the action recommended in respect of premises at Ingleston Industrial Estate, Greenock, Kingston Industrial Estate, Port Glasgow, a site in Greenock and premises at Hunter Place, Greenock all as detailed in the appendix.</p>  |            |

