

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

Environment & Regeneration Committee

Thursday 29 October 2015 at 3pm

Present: Councillors Clocherty, Dorrian, McCabe, McCormick, Nelson and Shepherd.

Chair: Councillor McCormick presided.

In attendance: Corporate Director Environment, Regeneration & Resources, Head of Legal & Property Services, Legal Services Manager (Procurement & Conveyancing), Mr J Kerr and Ms J Dalgleish (Legal & Property Services), Ms M McCabe (for Chief Financial Officer), Head of Environmental & Commercial Services, Manager of Streetscene, Burial Grounds and Registrars, Mr G Blackie and Ms E Provan (Environmental & Commercial Services), Head of Regeneration & Planning, Property Assets Manager, Technical Services Manager and Mr M Bingham (Corporate Communications).

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

698 Apologies, Substitutions and Declarations of Interest 698

Apologies for absence were intimated on behalf of Provost Moran and Councillors Ahlfeld, Grieve, Jones and MacLeod.

Councillor McCabe declared an interest in Agenda Item 19 (Property Assets Management Report).

699 Environment & Regeneration Revenue Budget 2015/16 – Period 5 to 31 August 2015 699

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources on the position of the Revenue Budget 2015/16 as at Period 5 (to 31 August 2015) which showed a projected underspend of £212,000.

Decided: that the Committee note the current projected underspend of £212,000 for 2015/16 as at 31 August 2015.

700 Environment & Regeneration Capital Programme 2015/16 to 2017/18 - Progress 700

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources on the position of the projects within the Environment & Regeneration Capital Programme.

The Corporate Director Environment, Regeneration & Resources updated the Committee in relation to the completion date for the Gourrock Pier and Railhead development project which is late November 2015.

Decided:

- (1) that the Committee note the current position of the Capital Programme 2015/18 and the progress of the specific projects detailed in appendices 1 and 2 to the report;
- (2) that the Committee note and approve the next tranche of play area investment as

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

detailed in section 5.14 of the report;

(3) that it be agreed to extend the holding back of the leasing of the two larger rooms (units 1 and 2) on the upper floor of Gourrock Municipal Buildings, as agreed by the Committee on 30 October 2014, by a period of four months from the date of the meeting to allow local community groups to establish a feasible community end use; and

(4) that a briefing be arranged for all Members on the flooding strategy early in 2016.

701 Public Bodies' Duties Required Climate Change Reporting 701

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the Scottish Government's decision to implement mandatory climate change reporting for the public sector as stated in Part 4 of the Climate Change (Scotland) Act 2009 and (2) appending the Council's provisional response using the Scottish Government's new reporting template.

Decided: that the Committee note and endorse the information given in the completed climate change reporting template appended to the report for submission to the Scottish Government by 30 November 2015.

702 Scotland's National Marine Plan 702

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the adoption on 25 March 2015 of Scotland's National Marine Plan which provides a comprehensive framework for the development and use of Scotland's seas, setting out strategic objectives and general planning policies which promote the principles of sustainable development, and its implications for Inverclyde.

Decided: that the Committee note the adoption of the National Marine Plan and its implications for Inverclyde.

703 Update on RCGF Bids for Physical Regeneration Projects 703

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) updating the Committee on the outcome of the Stage 1 Regeneration Capital Grant Fund (RCGF) application process and (2) proposing how projects are funded through the use of free reserves.

Decided: that the projects as outlined in Section 5 of the report be approved and that consideration of allocating the use of £2m from free reserves be remitted to the next meeting of the Policy & Resources Committee.

704 Roads Asset Management Plan Street Lighting Investment Strategy - Update 704

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval of an accelerated spend for 2015/16 in relation to a proposed programme of street lighting projects and (2) advising of the proposed schemes, procurement arrangements and works programme for street lighting to March 2018.

Decided:

(1) that the Committee note the proposed schemes, procurement arrangements and works programme for Roads Asset Management Plan (RAMP) Street Lighting to March 2018; and

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

(2) that approval be given to the proposed accelerated programme of street lighting works to be undertaken in 2015/16 using RAMP/Capital funding.

705 Residents' Parking Permit Scheme Terms and Conditions

705

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval of the terms and conditions of the residents' parking permit scheme and (2) advising of the change in format of the residents' parking permit from a paper permit to a virtual permit.

Decided: that approval be given to the residents' parking permit scheme terms and conditions relative to applying for and using residents' parking permits.

706 Proposed Traffic Regulation Orders – Various Roads Including Residents' Parking Permit Scheme

706

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the outcome of the consultation procedure undertaken for the five Traffic Regulation Orders (TROs) associated with the introduction of Resident Parking Permits in Greenock, one TRO associated with the new car parks adjacent to Gourcock Station and one TRO associated with the realignment and division of the Kempock Street car park and (2) requesting the Committee to decide whether it would wish to hear maintained objections in relation to the Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 6) Order 2015 at a special meeting of the Committee or to appoint an independent Reporter.

Decided:

(1) in relation to the Residents' Parking Permit Scheme, that the Committee:-

(a) note the requirement to hold a public hearing and to consider the maintained objections in relation to the Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 6) Order 2015 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Property Services to make the necessary arrangements for the public hearing at a special meeting of the Environment & Regeneration Committee;

(b) agree to hold back the recommendation to the Inverclyde Council to make the following TROs, thus delaying the implementation of the Residents' Parking Permit Scheme in Inner Greenock:

- The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 4) Order 2015
- The Inverclyde Council (Various Roads) (Inner Greenock) (Controlled Parking Zone) (Variation No. 5) Order 2015
- The Inverclyde Council (Various Roads) (Outer Greenock) (Waiting Restrictions) (Variation No. 5) Order 2015
- The Inverclyde Council (Off-Street Parking Places) (Variation No. 4) Order 2015

(c) note the delay to the implementation of the whole Residents' Parking Permit Scheme by 3-4 months;

(d) note the cost of approximately £10,000 from the Decriminalised Parking Enforcement revenue budget of appointing an independent Reporter;

(2) in relation to the Station Road off-street car parks, Gourcock, that the Inverclyde Council be recommended to make the Traffic Regulation Order – The Inverclyde Council (Off-Street Parking Places) (Variation No. 5) Order 2015 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Property

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

Services to arrange for implementation of the Order;

(3) in relation to the Kempock Street off-street car parks, Gourock that the Inverclyde Council be recommended to make the Traffic Regulation Order – The Inverclyde Council (Off-Street Parking Places) (Variation No. 6) Order 2015 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Property Services to arrange for implementation of the Order; and

(4) that officers explore the possible suspension of TROs in Kilmacolm over the festive period and any scope for increasing parking provision within Kilmacolm.

707 Proposed Traffic Regulation Order – Disabled Persons’ Parking Places (On-Street) Order No 3 2015 707

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. 3 2015 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Property Services to arrange for implementation of the Order.

708 Proposed Traffic Regulation Order – Disabled Persons’ Parking Places (On-Street) Order No 4 2015 708

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. 4 2015 and that it be remitted to the Head of Environmental & Commercial Services and the Head of Legal & Property Services to arrange for implementation of the Order.

709 Victoria Tower – Refurbishment as Tourist Attraction 709

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the proposal to carry out refurbishment work to the Victoria Tower to facilitate its use as a tourist attraction.

Decided: that the Committee accept that public access to the Victoria Tower has inherent risks which are not acceptable to the Council and that the remaining funding of £127,000 for the project be reallocated to the refurbishment of the District Court Room.

710 District Court Room – Refurbishment as Tourist Attraction 710

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the proposal to carry out refurbishment work to the District Court Room to facilitate its use as a tourist attraction and possibly a wedding suite.

Decided: that approval be given to Option 1 set out in the report to refurbish the District Court Room at a cost of £450,000 funded from reallocated funding from the Earmarked Reserves previously allocated to the Victoria Tower for Tourism Initiatives, funding from the Asset Management Plan, funding from Core Property Assets General Provision and that an application for a grant from Historic Scotland to bridge the funding

gap be submitted.

711 Proposed Sale of Land to Ferguson Marine Engineering Limited

711

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to enter into single party negotiations for the proposed disposal of areas of land at Coronation Park, Port Glasgow to Ferguson Marine Engineering Limited to facilitate additional car parking provision for a proposed increase in Ferguson's workforce.

Decided:

- (1) that authority be delegated to the Corporate Director Environment, Regeneration & Resources to enter into single party negotiations regarding the possible disposal of areas of land at Coronation Park, Port Glasgow, as identified hatched on the plan attached as Appendix 1 to the report, with the adjoining land owner Ferguson Marine Engineering Limited, the negotiations to include options for lease of the areas of land and the inclusion of a buy-back condition; and
- (2) that the Committee note the intention to progress the statutory notice process by advertisement of the proposed disposal in accordance with Section 27 of the Town & Country Planning (Scotland) Act 1959.

The Convener being of the opinion that the undernoted report by the Corporate Director Environment, Regeneration & Resources was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the action recommended, if approved, to be progressed at the earliest opportunity. This was agreed unanimously.

712 Environmental Services (Roads)

712

Renewal of Weather Forecast Partnership and Provision of Weather Forecasting Service

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to enter into a further weather forecast partnership with 12 other Councils for the provision of a weather forecast service contract for roads in the West of Scotland.

Decided: that it be remitted to the Head of Environmental & Commercial Services to enter into a new weather forecast partnership with the 12 other West of Scotland Councils, commencing October/November 2015, and for the provision of a weather forecast service contract, commencing 16 May 2016, for a four year period with the option to extend for a further two years.

The Convener being of the opinion that the undernoted report by the Corporate Director Environment, Regeneration & Resources was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the Committee to be apprised of the current position and to consider its view on the proposal to change the designation of Braehead in the forthcoming Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan. This was unanimously agreed.

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

713 **Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan – Designation of Braehead** 713

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the outcome of the legal challenge by objectors to the designation of Braehead as a 'town centre' in the Renfrewshire Local Development Plan 2014 and (2) seeking agreement to maintaining Inverclyde Council's position in objecting to the designation of Braehead as a 'town centre' and for it to retain its current status of 'commercial centre' in the forthcoming Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan.

Decided: that the Committee note the outcome of the legal challenge to the adoption of the Renfrewshire Local Development Plan 2014 in regard to the status of Braehead and reaffirm Inverclyde Council's opposition to the proposal to change the designation of Braehead to 'town centre' in the forthcoming Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan.

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)
Environment & Regeneration Capital Programme 2015/16 to 2017/18 Progress – Addendum	6 and 8
Lease of Premises – Bridgend Road, Greenock	2, 6 and 9
Lease of Premises – Cathcart Street, Greenock	2, 6 and 9
Lease of Premises – Sir Michael Street, Greenock	2, 6 and 9
Property Assets Management Report	2, 6 and 9
Use of Powers Delegated to the Chief Executive: Proposed Sale of Surplus Land at Inverkip	2, 6 and 9

714 **Environment & Regeneration Capital Programme 2015/16 to 2017/18 Progress – Addendum** 714

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources updating the Committee in respect of the status of the District Court Offices Redevelopment project providing information on the tender return position and value engineering exercise undertaken to allow the project to be progressed and summarising the proposed expenditure and funding arrangements.

Decided:

(1) that the Committee note and approve the proposed additional expenditure on the District Court Offices Redevelopment project;

ENVIRONMENT & REGENERATION COMMITTEE – 29 OCTOBER 2015

(2) that approval be given to the utilisation of the AMP Office balance/contingency within the Capital Programme to address the over-expenditure noted in (1) above; and
 (3) that the Committee approve the acceptance of the tender from Clark Contracts Limited and issue of a formal letter of acceptance by the Head of Legal & Property Services.

715 Lease of Premises – Bridgend Road, Greenock 715

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to assign and extend the lease of premises at Bridgend Road, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.

716 Lease of Premises – Cathcart Street, Greenock 716

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Cathcart Street, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.

717 Lease of Premises – Sir Michael Street, Greenock 717

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval for early termination of a lease of premises at Sir Michael Street, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.

718 Property Assets Management Report 718

There was submitted a report together with addendum report by the Corporate Director Environment Regeneration & Resources on activities and proposals for the management of the Council's property assets.

Councillor McCabe declared a non-financial interest in this matter as a Board Member of a registered social landlord referred to in the report. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision making process.

Following consideration, the Committee agreed to the action recommended in respect of (1) sites at Sinclair Street and Crescent Street, Greenock, (2) a site at Parkhill Avenue, Port Glasgow, (3) a site at Thomas Muir Street, Greenock and (4) a site at Mearns Street, Greenock, all as detailed in the appendix.

719 Use of Powers Delegated to the Chief Executive: Proposed Sale of Surplus Land at Inverkip 719

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on the use of the powers delegated to the Chief Executive in relation to the proposed sale of surplus land at Inverkip.

Noted