

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

Environment & Regeneration Committee

Thursday 1 September 2016 at 3.05pm

Present: Councillors Ahlfeld, Campbell-Sturgess, Clocherty, Dorrian, Jones, MacLeod, McCabe, McCormick, Nelson and Shepherd.

Chair: Councillor McCormick presided.

In attendance: Corporate Director Environment, Regeneration & Resources, Head of Legal & Property Services, Ms R McGhee (Legal & Property Services), Ms M McCabe (for Chief Financial Officer), Head of Environmental & Commercial Services, Service Manager (Roads), Environmental & Commercial Services Manager, Ms E Provan (Environmental & Commercial Services), Head of Regeneration & Planning, Technical Services Manager and Corporate Communications Manager.

In attendance also: Ms F Maguire, Physical Regeneration Service Manager and Mr A Bowman, Head of Business Investment, Riverside Inverclyde.

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

465 Apologies, Substitutions and Declarations of Interest 465

No apologies for absence were intimated.

Declarations of interest were intimated as follows:-

Agenda Item 5 (Riverside Inverclyde Project Update) – Councillors Clocherty and McCabe; and

Agenda Item 7 (P1 Scottish Grand Prix of the Sea) – Councillors Clocherty and McCabe.

466 Environment & Regeneration Revenue Budget 2016/17 – Period 3 to 30 June 2016 466

There was submitted a report by the Chief Financial Officer and the Corporate Director Environment, Regeneration & Resources on (1) the 2015/16 Revenue Budget outturn and (2) the 2016/17 position as at Period 3 (30 June 2016) which showed a projected underspend of £40,000.

(Councillor Jones entered the meeting during consideration of this item of business).

Decided:

(1) that the Committee note the outturn for 2015/16 and the current projected underspend of £40,000 for 2016/17 as at 30 June 2016; and

(2) that approval be given to the virement detailed in section 8 and appendix 5 of the report.

467 Environment & Regeneration Capital Programme 2016/17 to 2017/18 - Progress 467

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

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

Environment & Regeneration Capital Programme.

(Councillor Ahlfeld entered the meeting during consideration of this item of business).

Decided: that the Committee note the current position of the Capital Programme 2016/18 and the progress of the specific projects detailed in appendices 1 and 2 of the report.

468 Environment, Regeneration & Resources Performance Report

468

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on progress made towards the achievement of key objectives as set out in the Environment, Regeneration & Resources Corporate Directorate Improvement Plan (CDIP) 2016/19.

Decided: that the Committee note that the report reflects the progress made by the Environment, Regeneration & Resources Directorate in delivering their key improvement actions and performance targets as detailed in the Environment, Regeneration & Resources CDIP and that further performance progress reports will be submitted to every second meeting of the Committee.

469 Riverside Inverclyde Project Update

469

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on Riverside Inverclyde's progress relating to the regeneration projects within Port Glasgow, Greenock and Gourock.

Councillors Clocherty and McCabe declared a non-financial interest in this matter as Board Members of Riverside Inverclyde. 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.

Decided:

- (1) that the Committee note the progress to date and that further progress reports will be submitted for Members' information and consideration in due course;
- (2) that the end use of the two larger rooms (unit 1 and unit 2) on the first floor of Gourock Municipal Buildings be held in abeyance for a further period of one year to 1 September 2017 to allow the local community group time to develop a Heritage Lottery Application and that £16,000 for the loss of rental income be paid to Riverside Inverclyde for the period from the Practical Completion date to 31 September 2017;
- (3) that Riverside Inverclyde be reimbursed for Crown Estate lease of £700 per annum from the Tourism Budget;
- (4) that Riverside Inverclyde be allocated additional funding from Inverclyde Council in the amount of £50,000, to be vired from existing Committee Earmarked Reserves currently allocated to the acquisition of a car park to support the pontoon relocation to East India Harbour;
- (5) that approval be given to virement of £30,000 from the Earmarked Reserves currently allocated to the car park acquisition to provide a loan to the Friends of the Queen Mary;
- (6) that it be noted the Gourock Regeneration Forum proposes to use £10,000 from the £15,000 Gourock Community spend allocation of the Environmental Improvements Fund to support the funding of a dedicated officer to manage the Heritage Lottery Fund bid for the Heritage Centre which, subject to approval, will also be match funded by Riverside Inverclyde; and
- (7) that approval be given to a contribution of £30,000 towards the demolition of the former Babylon Nightclub, funded from virement from the Eastern Line of Falls

Earmarked Reserve.

470 Greenock Town Centre Charrette and Masterplan Report

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on (1) the progress relating to the development of a Masterplan Report, as an outcome from the Greenock Town Centre Charrette, and (2) seeking approval in principle of the Greenock Town Centre Masterplan.

Decided:

- (1) that the Committee adopt in principle the Greenock Town Centre Masterplan and that it form the basis to guide future investment within Greenock as funding becomes available;
- (2) that it be noted the Greenock Town Centre Masterplan will be reported back to the various stakeholders who participated in the Charrette;
- (3) that the priority projects be adopted and that these projects be progressed in collaboration with Riverside Inverclyde as funds become available with further reports being submitted for Members' consideration;
- (4) that it be noted the Greenock Town Centre Masterplan will be adopted by the Greenock Town Centre Regeneration Forum as a working tool to steer future projects; and
- (5) that it be agreed to redirect any reserves allocated to it by the Policy & Resources Committee/Council to allow the Greenock Town Centre priority projects to progress.

471 P1 Scottish Grand Prix of the Sea

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There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) highlighting the success of the first P1 Scottish Grand Prix of the Sea and (2) recommending that the Council enter into an agreement to co-host the event again in 2017 with the option of 2018.

Councillors Clocherty and McCabe declared a non-financial interest in this matter as Board Members of Riverside Inverclyde. 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.

Decided:

- (1) that the Committee welcome the success of the 2016 P1 Scottish Grand Prix of the Sea event and approve the Council's continued involvement in 2017, with the option of 2018, subject to a further report after the 2017 event, in a 50/50 partnership with Riverside Inverclyde to host the P1 Scottish Grand Prix of the Sea event in Inverclyde based on a maximum contribution of £100,000;
- (2) that approval be given to £50,000 of the funding coming from the allowance originally allocated for the procurement of a car park in Greenock Town Centre and that it be agreed to remit a request for the remaining £50,000 to the Policy & Resources Committee, to be funded from the Contingency Earmarked Reserves; and
- (3) that authority be delegated to the Corporate Director Environment, Regeneration & Resources to conclude event fee negotiations with Riverside Inverclyde, the Powerboat P1 Organisation and procure part or all services, where necessary, and commit Inverclyde Council funds to co-host this event in 2017 and, on conclusion of negotiations, to review the venue hosting agreement with Riverside Inverclyde and Powerboat P1 Management Ltd on terms and conditions satisfactory to the Chief Financial Officer and the Head of Legal & Property Services.

472 Gourock-Dunoon Ferry Service Stakeholder Group**472**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) advising of a request received from Transport Scotland to appoint one official and one elected representative to the newly established Gourock-Dunoon Ferry Service Stakeholder Group and (2) requesting the Committee to determine representation.

Decided: that the Council be represented on the Gourock-Dunoon Ferry Service Stakeholder Group by Councillor Loughran, with Mr Fawcett, Corporate Director Environment, Regeneration & Resources, being the officer representative.

473 Business Gateway**473**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to change the delivery model for Business Gateway currently operated on a tri-partite basis with Renfrewshire and East Renfrewshire Councils.

Decided:

- (1) that the Business Gateway service be delivered separately and in-house by Renfrewshire, East Renfrewshire and Inverclyde Councils from 1 October 2016;
- (2) that the Corporate Director Environment, Regeneration & Resources be authorised to finalise negotiations with Renfrewshire and East Renfrewshire Councils regarding the final split in budgets, any TUPE issues and to develop an appropriate Service Level Agreement between the three authorities for the future delivery of the service;
- (3) that agreement be given to the creation of appropriate posts, following job evaluation, within the agreed budget for service delivery; and
- (4) that reports on Business Gateway performance be submitted to every second meeting of the Committee.

474 Cemetery Development**474**

There was submitted a report by the Head of Environmental & Commercial Services advising (1) that a feasibility study into the further expansion of Knocknairshell Cemetery, Greenock has been concluded, the outcome being that it will not be possible to extend the cemetery further, and (2) that, in the circumstances, a feasibility study into the potential to extend Greenock Cemetery is now underway, with other possible sites also being explored.

Decided:

- (1) that the Committee note that it is not feasible to further expand Knocknairshell Cemetery, Greenock and that a site investigation is now underway to assess whether it is feasible to expand Greenock Cemetery onto vacant, adjacent land in Upper Bow Farm;
- (2) that, subject to a positive outcome of the Upper Bow Farm site investigation, further assessments be carried out to study the potential impact of a cemetery extension on groundwater;
- (3) that, subject to the outcome of the assessment of a cemetery expansion on groundwater, a further report be submitted to the Committee as to the feasibility of an extension of Greenock Cemetery; and
- (4) that approval be given to other possible sites for cemetery development being

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

explored and that a further report including details of the sites be submitted to the Committee.

475 Flood Risk Management - Update Report 8 475

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the progress of the Council's flood risk management programme.

The Head of Environmental & Commercial Services advised the Committee that the statement at paragraph 4.4 of the report indicating that it will not be possible to start Phase 3 (Inverkip Road) of the works at the West Station until the school holiday period of July/August 2017 was incorrect as there had been no discussion on the matter with Transport Scotland and that Members would be apprised of the position in due course.

Decided:

- (1) that the Committee note the current progress on the Central Greenock Flood Prevention Schemes;
- (2) that the Committee note the current progress on Flood Prevention Schemes outwith central Greenock;
- (3) that it be noted the Clyde & Lomond Group published its "Local Flood Risk Management Plan" in June 2016; and
- (4) that the Committee note the further award of £1.232m from the Scottish Government to address approved flood prevention schemes outwith Greenock.

476 RAMP Lighting Column Replacement 2016/18 - Delegated Authority for Contract Award 476

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending that delegated authority be granted to the Head of Legal & Property Services to accept a tender for RAMP Lighting Column Replacement 2016/18.

Decided: that approval be given to the issue of tenders for RAMP Lighting Column Replacement 2016/18 and that delegated authority be granted to the Head of Legal & Property Services to accept the most economically advantageous tender, provided the cost is within the budget allocation for the project.

477 Electric Vehicle Charging Infrastructure Project Update No.1 477

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) updating the Committee on the installation and operation of the electrical vehicle charging infrastructure and (2) asking the Committee to consider the introduction of a flat fee charge for these facilities.

Decided:

- (1) that the Committee note the progress on the installation and operation of the electric vehicle charging infrastructure;
- (2) that the acceptance of a grant of £11,000 to install an additional electric vehicle charging point and the conditions associated with the offer be noted; and
- (3) that it be agreed to provide the electric vehicle charging facilities free of charge until a further review in April 2017.

478 Gourock Parking Strategy – Proposed Traffic Regulation Orders 478

There was submitted a report by the Corporate Director Environment, Regeneration &

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

Resources (1) on the outcome of the consultation procedure undertaken for the two Traffic Regulation Orders (TROs) associated with the variations to the parking strategy for Gourrock Town Centre and (2) recommending the making of the Traffic Regulation Orders – The Inverclyde Council (Various Roads) (Gourrock, Inverkip & Wemyss Bay) (Waiting Restrictions) (Variation No. 3) Order 2016 and The Inverclyde Council (Off-Street Parking Places) (Variation No. 7) Order 2016.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Orders - The Inverclyde Council (Various Roads) (Gourrock, Inverkip & Wemyss Bay) (Waiting Restrictions) (Variation No. 3) Order 2016 and The Inverclyde Council (Off-Street Parking Places) (Variation No. 7) Order 2016 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 Orders.

479 Proposed Traffic Regulation Order – The Inverclyde Council, Disabled Persons' Parking Places (On-Street) Order No. 2 2016 479

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the outcome of the consultation procedure undertaken for the proposed Traffic Regulation Order (TRO) – The Inverclyde Council, Disabled Persons' Parking Places (On-Street) Order No. 2 2016 and (2) requesting the Committee to decide whether it would wish to hear the maintained objection in relation to the TRO at a special meeting of the Committee or to appoint an independent Reporter.

Decided: that the Committee note the requirement to hold a public hearing to consider the maintained objection in relation to The Inverclyde Council, Disabled Persons' Parking Places (On-Street) Order No. 2 2016 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.

480 Proposed Traffic Regulation Order – The Inverclyde Council, Disabled Persons' Parking Places (On-Street) Order No. 3 2016 480

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 - The Inverclyde Council, Disabled Persons' Parking Places (On-Street) Order No. 3 2016 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.

481 Proposed Redetermination Order – The Inverclyde Council, Mansion Avenue, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2016 481

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Redetermination Order - The Inverclyde Council, Mansion Avenue, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2016.

Decided: that the Inverclyde Council be recommended to make and confirm the Redetermination Order - The Inverclyde Council, Mansion Avenue, Port Glasgow (Redetermination of Means of Exercise of Public Right of Passage) Order 2016 and that

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

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

482 Proposed Traffic Regulation Order – The Inverclyde Council, Mansion Avenue, Port Glasgow (One Way Only Revocation) Order 2016 482

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order - The Inverclyde Council, Mansion Avenue, Port Glasgow (One Way Only Revocation) Order 2016.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order - The Inverclyde Council, Mansion Avenue, Port Glasgow (One Way Only Revocation) Order 2016 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.

483 Proposed Traffic Regulation Order – Broadfield Area, Port Glasgow 20 Miles Per Hour Speed Limit Restriction Order 2016 483

There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending the making of a Traffic Regulation Order - Broadfield Area, Port Glasgow 20 Miles Per Hour Speed Limit Restriction Order 2016.

Decided: that the Inverclyde Council be recommended to make the Traffic Regulation Order - Broadfield Area, Port Glasgow 20 Miles Per Hour Speed Limit Restriction Order 2016 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.

484 Corporate Asset Management Strategy Refresh 484

There was submitted a report by the Corporate Director Environment, Regeneration & Resources updating the Committee on the progress in respect of the refresh of the Council's Corporate Asset Management Strategy.

Decided: that approval be given to the 2016-18 Corporate Asset Management Strategy appended to the report.

485 Property Assets Management Report 485

There was submitted a report by the Corporate Director Environment, Regeneration & Resources (1) on the proposed transfer of land at Murdieston Street, Greenock to Cowdenknowes Allotments Society and (2) seeking authority for the sale of two self-build house plots at the former King's Glen Primary School site.

Decided:

(1) that the Committee confirm that, subject to the conditions contained within the letter of intent attached to the report being purified to the satisfaction of Council Officers as detailed in that letter, occupation of the site at Murdieston Street, Greenock as shown on the plan at appendix 1 be granted to Cowdenknowes Allotments Society and that authority be granted for the issue of a letter of intent, similar to that previously issued in similar circumstances, a draft of which is attached to the report as appendix 3, to Cowdenknowes Allotments Society regarding the disused allotments at Murdieston Street, Greenock as shown on the plan appended to the report; and

(2) that delegated authority be granted to the Corporate Director Environment, Regeneration & Resources to place the two self-build house plots at the former King's

ENVIRONMENT & REGENERATION COMMITTEE – 1 SEPTEMBER 2016

Glen Primary School site as shown on the plan at appendix 2 on the open market for sale, set closing dates for offers when the level of demand justifies such a decision, complete negotiations and thereafter seek authority from the Committee to accept the offers which give the highest economic benefit to the Council on terms acceptable to the Head of Legal & Property Services and the Chief Financial Officer.

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)
Property Assets Management Report	2, 6 & 9
Lease of Premises – John Wood Street, Port Glasgow and Fore Street, Port Glasgow	2, 6 & 9
Proposed Transfer of Site	2, 6 & 9
Premises at Princes Street, Port Glasgow	6 & 13

486	Property Assets Management Report	486
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There was submitted a report by the Corporate Director Environment, Regeneration & Resources recommending action in relation to land at Baker Street and Ingleston Street, Greenock.

Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.

487	Lease of Premises – John Wood Street, Port Glasgow and Fore Street, Port Glasgow	487
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There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to grant extensions to the lease of premises at John Wood Street, Port Glasgow and Fore Street, Port Glasgow.

Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.

488	Proposed Transfer of Site	488
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There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking approval to transfer ownership of sites at Wellington Street, Greenock.

Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.

489 Premises at Princes Street, Port Glasgow**489**

There was submitted a report by the Corporate Director Environment, Regeneration & Resources seeking authority to take action in respect of premises at Princes Street, Port Glasgow.

Following consideration, the Committee agreed to the action recommended, all as detailed in the appendix.