

## COMMUNITY SAFETY & ENVIRONMENTAL SERVICES COMMITTEE

At a Meeting of the Community Safety & Environmental Services Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 5 May 2004 at 11.00 a.m.

**Present:** Provost Alistair Macdonald and Councillors Geoff Calvert, Gail Casey, Jack Duffy, Linda McColl, Duncan McDonald and Connie O'Sullivan.

**Attending:** David McMillan, Director of Commercial & Technical Services; Dan Henderson, Director of Economic, Planning & Environmental Services; Ronald Dinnie, Head of Roads, Transport & Environmental Services; Russell Fleming, Resource Manager, Commercial & Technical Services; John McKerracher, Head of Leisure, Property, Catering & Cleaning Services; Alasdair Gregor, Planning and Development Manager; William Gibson, Section Head of Estates; Seumas Macfarlane, Team Leader, Economic Development; and Craig Stewart, Administrative Assistant.

**Apology:** An apology for absence was intimated on behalf of Councillor Jim Bollan.

**Councillor Connie O'Sullivan in the Chair**

### MINUTES OF PREVIOUS MEETING

2613 The Minutes of Meeting of the Committee held on 3 March 2004 were submitted and approved as a correct record.

### ATHLETICS PROVISION WITHIN WEST DUNBARTONSHIRE

2614 With reference to the Minutes of Meeting of the Committee held on 3 March 2004 (Pages 627/628, paragraph 2066 refers), a report was submitted by the Director of Commercial and Technical Services outlining possible options for athletic provision in West Dunbartonshire.

2615 The Committee agreed:-

- (1) to note the possibility of utilising athletics facilities at Clydebank Rugby Club following further discussion with the Club and with consideration thereafter being given to undertaking a condition survey; and

- (2) that the Director of Commercial and Technical Services be requested to submit a further report to a future meeting of the Committee.

### **ROAD MAINTENANCE PROGRAMME 2004/2005**

- 2616 A report was submitted by the Director of Commercial and Technical Services seeking approval for the proposed programme of road maintenance works to be carried out in 2004/2005.
- 2617 After discussion and having heard the Director of Commercial and Technical Services, the Committee agreed:-
- (1) to approve the Road Maintenance Revenue Programme 2004/2005 on the basis outlined in the report;
  - (2) that authority be delegated to the Director of Commercial and Technical Services to take appropriate action in the event of the programme being delayed as a consequence of public utility operations and/or adverse weather conditions; and
  - (3) that a copy of the report be provided to all Community Councils in West Dunbartonshire and any other parties considered appropriate.

### **STREET LIGHTING REVENUE AND NON-HRA CAPITAL PROGRAMME OF WORK 2004/2005**

- 2618 A report was submitted by the Director of Commercial and Technical Services seeking approval of the proposed programme of street lighting revenue and non-HRA capital works to be carried out in the financial year 2004/2005.
- 2619 The Committee agreed to approve the proposed street lighting revenue and capital programme of works as detailed in the Appendix to the report.

### **COMMERCIAL & TECHNICAL SERVICES DEPARTMENT – FINANCIAL REPORT (PERIOD 11)**

- 2620 A report was submitted by the Director of Commercial and Technical Services providing an update on the financial performance of the Commercial and Technical Services Department's Probable Outturns for the period up to 29 February 2004 (Period 11).
- 2621 The Committee agreed to note the report.

### **A814 - REPLACEMENT OF DUNTOCHER BURN BRIDGE**

2622 A report was submitted by the Director of Commercial and Technical Services seeking approval to appoint the main Contractor to undertake the contract to replace Duntocher Burn Bridge.

2623 The Committee agreed that the tender submitted by George Leslie Ltd. be accepted as the most economically advantageous tender.

### **ENVIRONMENTAL LEVY BILL**

2624 A report was submitted by the Director of Commercial and Technical Services seeking approval for the formal response to the Environmental Levy Bill proposed by Mr. Mike Pringle, MSP.

2625 After discussion and having heard the Head of Roads, Transport & Environmental Services, the Committee agreed:-

- (1) that the contents of the report be noted; and
- (2) to approve the proposed response on the basis outlined in the Appendix to the report.

2626 In relation to a point raised by Provost Macdonald, the Committee agreed to commend Commercial and Technical Services staff for the excellent work undertaken in respect of the removal of chewing gum on footways and public areas in West Dunbartonshire.

### **DISABILITY ACCESS AUDIT PROGRESS IN PUBLIC BUILDINGS**

2627 A report was submitted by the Director of Commercial and Technical Services advising of progress to date in carrying out Disability Access Audits to identify and plan to meet the Council's obligations under the Disability Discrimination Act 1995.

2628 The Committee agreed to note the contents of the report.

### **HEALTHY CHOICES AWARDS**

2629 A report was submitted by the Director of Commercial and Technical Services providing an update on the progress in promoting Healthy Choices Award schemes in 6 schools within West Dunbartonshire.

2630 The Committee agreed that the contents of the report be noted.

### **PROPOSED STAFF TRAINING ARRANGEMENTS AT COUNCIL RUN LEISURE FACILITIES**

2631 A report was submitted by the Director of Commercial and Technical Services outlining proposals to increase staff training opportunities for employees working within leisure facilities at the Vale of Leven Pool, Play Drome and Meadow Centre.

2632 The Committee agreed to approve the closure of each leisure facility for one hour per week on the basis outlined in the report, in order to facilitate the effective delivery of staff training sessions.

### **URGENT ITEM OF BUSINESS**

2633 The Convener, in terms of Section 50B (4) (b) of the Local Government (Scotland) Act 1973, as inserted by the Local Government (Access to Information) Act, 1985, decided that the following item be considered as a matter of urgency on the grounds that the action to be taken required early consideration.

### **PRIVATE SECTOR REPAIR AND IMPROVEMENT GRANTS**

2634 A report was submitted by the Director of Economic, Planning and Environmental Services informing of the bidding process for private sector housing grant from Communities Scotland.

2635 After hearing the Planning and Development Manager in elaboration, the Committee agreed:-

- (1) to note, with satisfaction, the success of the bid; and
- (2) to note that the amount of funding for repair and improvement grants for 2004/05 had increased from £399,000 to £1.228M.

## **ECONOMIC REGENERATION AND THE CAPITAL PROGRAMME**

- 2636 A report was submitted by the Director of Economic, Planning and Environmental Services making recommendations concerning the allocation of the funding of £1.980M contained in the Council's General Services Capital Programme (2004/05) for Economic Regeneration.
- 2637 The Committee agreed to continue consideration of the report to the meeting of Council to be held on 26 May 2004.

## **ECONOMIC, PLANNING AND ENVIRONMENTAL SERVICES – BUDGETARY CONTROL REPORT (PERIOD 11)**

- 2638 A report was submitted by the Director of Economic, Planning and Environmental Services informing on how the budgets controlled by the Economic, Planning and Environmental Services Department performed against projections for the period up to 29 February 2004 (Period 11).
- 2639 The Committee agreed to note the report.

## **WORKING FOR FAMILIES FUND – FINAL SUBMISSION AND PROGRESS**

- 2640 A report was submitted by the Director of Economic, Planning and Environmental Services providing an update on the progress of the Council's submission for this Fund and seeking homologation of the decision by the Director, in conjunction with the Convener, on the content of the final submission of projects made to the Scottish Executive by the required deadline date.
- 2641 After discussion and having heard the Team Leader, Economic Development in elaboration and in answer to Members' questions, the Committee agreed:-
- (1) to homologate the action taken by the Director of Economic, Planning and Environmental Services, in consultation with the Convener, in relation to submitting the proposal for implementing the Working for Families Fund to the Scottish Executive; and
  - (2) otherwise to note the contents of the report.

## **EUROPEAN STRUCTURAL FUNDS**

- 2642 A report was submitted by the Director of Economic, Planning and Environmental Services advising of discussions taking place between the European Commission and member states concerning the future of European Structural Funds.
- 2643 After hearing Councillor O'Sullivan, Convener, and the Director of Economic, Planning and Environmental Services, the Committee agreed that the contents of the report be noted.

## **STRATHLEVEN REGENERATION COMPANY**

- 2644 A report was submitted by the Director of Economic, Planning and Environmental Services advising of progress in respect of Strathleven Regeneration Company's strategy to regenerate the Strathleven area, including the former J & B Plant.
- 2645 After hearing Councillor O'Sullivan, Convener, the Committee agreed:-
- (1) to note the progress made in respect of the activities of the Strathleven Regeneration Company;
  - (2) to transfer title of sufficient land to facilitate the construction of a new roundabout on the A82 to the Strathleven Regeneration Company at no cost;
  - (3) to transfer title of land off Gooseholm Road, Dumbarton to the Strathleven Regeneration Company at no cost; and
  - (4) that authority be delegated to the Director of Economic, Planning and Environmental Services, in consultation with the Convener and the Head of Legal and Administrative Services, to conclude appropriate legal agreements and to refer these matters to the Scottish Executive should this be required.

## **OVERTOUN HOUSE – PROGRESS REPORT NUMBER 1**

- 2646 A report was submitted by the Director of Economic, Planning and Environmental Services informing on the progress of works being undertaken to refurbish Overtoun House and recommending an extension to the existing lease.
- 2647 After discussion, the Committee agreed:-

- (1) that the contents of the report be noted;
- (2) that the Director of Economic, Planning and Environmental Services, in consultation with the Head of Legal and Administrative Services, be authorised to review and revise the lease including extending the lease to a period of up to 99 years, with a view to facilitating access to external grant funding;
- (3) that, with regard to the issue of water pressure, a financial contribution from the Common Good Fund was recommended and that this aspect be referred to the Corporate Services Committee or the Council, as appropriate, for ratification; and
- (4) that, in the event of a new and acceptable gymnasium facility being deliverable, an area of additional land commensurate with that required for the new facility be included into the lease, subject to the finalisation of the terms by the Head of Legal and Administrative Services.

#### **TOURISM - REVIEW OF AREA TOURIST BOARDS**

2648 A report was submitted by the Director of Economic, Planning and Environmental Services informing of the recent Parliamentary Statement by the Minister for Tourism, Culture and Sport on the review of tourism and in particular Area Tourist Boards and the impact of this on the Council.

2649 Having heard the Director of Economic, Planning and Environmental Services, the Committee agreed:-

- (1) to note the contents of the report; and
- (2) that the Service Level Agreement concerning tourism services be renegotiated in line with the new arrangements.

#### **GLASGOW & CLYDE VALLEY GREENSPACE TRUST**

2650 A report was submitted by the Director of Economic, Planning and Environmental Services providing an update on the current position of the Glasgow and Clyde Valley Greenspace Trust.

2651 Having heard the Director of Economic, Planning and Environmental Services, the Committee agreed:-

- (1) to note the current position regarding the Glasgow and Clyde Valley Greenspace Trust; and
- (2) that the Council participates in the forthcoming review procedures as necessary.

### **FOOD STANDARDS AGENCY AUDIT OF WEST DUNBARTONSHIRE COUNCIL**

2652 A report was submitted by the Director of Economic, Planning and Environmental Services advising of the results of a Food Standards Agency (FSA) audit and informing on the Action Plan agreed by the Environmental Health Section and the FSA.

2653 The Committee agreed to note the report.

### **SALE OF 5.14 ACRES OR THEREBY OF LAND ADJOINING ST. JAMES RETAIL PARK, DUMBARTON TO THE ADJACENT LANDOWNER**

2654 A report was submitted by the Director of Economic, Planning and Environmental Services recommending the sale of 5.14 acres or thereby of ground owned by the Council to the adjacent landowner at St. James Retail Park, Dumbarton.

2655 The Committee agreed:-

- (1) that the Director of Economic, Planning and Environmental Services be authorised to agree the sale of 5.14 acres or thereby of land adjacent to St. James Retail Park on the terms and conditions detailed in the report; and
- (2) that the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as are considered appropriate.

### **SALE OF FIRST FLOOR FLATS AT 122A AND 122B MAIN STREET, ALEXANDRIA TO THE ADJACENT LANDOWNER**

2656 A report was submitted by the Director of Economic, Planning and Environmental Services recommending the sale of first floor flats at 122A and 122B Main Street, Alexandria to Mr. Paul Coccozza.

2657 The Committee agreed:-



- (1) that the Director of Economic, Planning and Environmental Services be authorised to agree the sale of the first floor flats at 122A and 122B Main Street, Alexandria on the terms and conditions detailed in the report; and
- (2) that the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as are considered appropriate.

### **DUMBARTON & ALEXANDRIA TOWN CENTRE PROJECTS 2003-2004 - AWARDING OF CONTRACTS**

- 2658 A report was submitted by the Director of Economic, Planning and Environmental Services confirming the awarding of works contracts for Phase Three Shopfront Improvements to Church Street and Castle Street in Dumbarton and Phase 1, Shopfront Improvements in Alexandria.
- 2659 The Committee agreed to note the awarding of contracts to Hunter and Clark Ltd. and Leonard Builders Ltd. as the works contractors for Phase 3 of Dumbarton Shopfront Improvements and Phase 1 of Alexandria Shopfront Improvements, respectively.

### **ALEXANDRIA – HEART OF THE VALE, TOWN CENTRE ACTION PLAN**

- 2660 A report was submitted by the Director of Economic, Planning and Environmental Services:-
- (a) informing of the newly prepared Town Centre Action Plan for Alexandria and outlining its broad content; and
  - (b) seeking the adoption of the Town Centre Action Plan as a policy document to be pursued subject to the availability of finance.
- 2661 After hearing Councillor O'Sullivan, Convener, the Committee agreed:-
- (1) to approve the "Alexandria – Heart of the Vale, Town Centre Action Plan" and that the Action Plan be adopted as a basis for a sustained programme for the Town Centres Initiative Partnership to secure the regeneration of Alexandria Town Centre; and
  - (2) to undertake to work with all partners, notably West Dunbartonshire Town Centres Initiative Ltd., to secure funding from all relevant sources for projects detailed in the Action Plan.

- 2662 In relation to a point raised by Councillor Calvert, the Committee agreed to congratulate everyone involved for their commitment in the speedy preparation of the Action Plan.

The meeting closed at 11.45 a.m.