

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held by Zoom Video Conference on Wednesday, 10 February at 2.00 p.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Caroline McAllister, Iain McLaren, Marie McNair, John Mooney, Lawrence O'Neill, Martin Rooney, David McBride and Jonathan McColl.

Attending: Gail MacFarlane, Chief Officer – Roads and Neighbourhood; Angela Wilson, Chief Officer – Supply, Distribution and Property; Richard Cairns, Strategic Advisor; Michael McGuinness, Economic Development Manager; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Assets Coordinator; Sally Michael, Principal Solicitor; Jackie Allison, Business Partner – Resources and Lynn Straker, Committee Officer.

Also Attending: Ross Jackson, Representative from Lidl, Janice Ross and Kevin Mason, Representatives from Town Centre Forum

Councillor Iain McLaren in the Chair

STATEMENT BY LEGAL OFFICER

Prior to proceeding with the business of the meeting, Councillor McLaren, Chair, requested that the Legal Officer read out a statement to the Committee.

Principal Solicitor Sally Michael advised that when considering Item 6, Members present, who were also members of West Dunbartonshire Council's Planning Committee, should note it was important to consider what the Councillor's Code of Conduct states in relation to matters which would ultimately come before the Planning Committee. She asked Members to note that in considering Item 6 they must avoid saying anything that could reasonably lead any member of the public to form the view or conclusion that they have already pre-determined how they will deal with the matter once, and if, it reaches the Planning Committee.

The Legal Officer also advised if any such member subsequently wishes to participate in the decision of the Planning Committee, they must not indicate or imply their support or opposition to the proposals or declare the voting intention, prior to

the meeting of the Planning Committee, when all available information will be to hand and considered at the relevant meeting.

DECLARATIONS OF INTEREST

After hearing advice from the Legal Officer, Councillors Casey, Conaghan and Docherty declared an interest in Item 6 due to being current members of the Planning Committee.

STATEMENT BY CHAIR – AUDIO STREAMING

Councillor Iain McLaren, Chair, advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 18 November 2020 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

UPDATE ON SITE MITCHELL WAY, ALEXANDRIA

A report was submitted by the Chief Officer - Supply, Distribution and Property providing the Committee with indicative layout plans for the proposed development at Mitchell Way redevelopment site, Alexandria.

At this point Councillor McLaren, Chair, referred to the previous decision of the Committee and requested that representatives from the Town Centre Forum give their presentation on proposed plans for the redevelopment site. Thereafter, a representative from Lidl was invited to answer any queries Members had on indicative plans prior to formal consultation with West Dunbartonshire Council and submission of a Planning Application.

The Asset Coordinator was then heard in further explanation and in answer to Members' questions regarding the indicative layout plans.

Councillor McAllister, seconded by Councillor McColl, moved:-

In order to meet our Council's aspirations on regeneration of Alexandria Town Centre, our Council should request Lidl reconsider the siting of their store to

face onto Mitchell Way thus creating a clear demarcation between retail units and the planned residential development.

This allows for the link road known as Church Street to be retained in line with local resident wishes. Council respectfully requests that Lidl engages with the Council's Planning department as a priority in order to move this development forward without further delay.

In making this decision, we note that it will be for members of the Planning committee to make a determination on planning grounds, and no view is being expressed at this time.'

As an Amendment, Councillor Rooney, seconded by Councillor McBride, moved:-

This Committee welcomes the report from the Chief Officer recognised all of the hard work that has been taken to progress the regeneration of Alexandria Town Centre.

The proposals from Lidl would mean that after 12 years of planning, the redevelopment of Mitchell Way could eventually become a reality.

As well as the redevelopment of Mitchell Way the Lidl proposals make full use of the available land to the South for car parking and the new Lidl store anchoring the South of the site.

The Lidl plans also show the Co-operative store to the West; Iceland to the North; and Aldi to the East; with Mitchell Way at the heart of the four stores.

The proposals include new housing would be built in this area as well.

The Lidl proposals include improved road access to the development with 134 car spaces and public realm improvements.

The proposals would ensure that we get the quality outcome we need for the redevelopment of Mitchell Way and Alexandria Town Centre.

This Committee asks Lidl to consider the road traffic issues caused by the entry and exit to the site; and should consider retaining the link road at Church Street.

This Committee notes that the demands for retail units in Town Centres has fallen over the years due to increased competition; on-line shopping; Town Centre retail costs and changes in the way people shop.

There is no miracle solution that will bring additional footfall to Main Street, Alexandria. Instead, it will be the popularity and the quality of the shops on Main Street that will secure their futures.

However, having four anchor stores in the centre of Alexandria will secure Mitchell Way as the key shopping area for the Vale of Leven.

This Committee therefore agrees to support the Lidl development proposals for Alexandria Town Centre and meeting the needs of the wider community of the Vale of Leven.'

On a roll call being taken 4 Members voted for the motion, namely Provost Hendrie, Councillors McAllister, McColl and McLaren and 2 Members voted for the motion, namely Councillors Rooney and McBride. 2 Members abstained from decision – Councillors Conaghan and Docherty.

The motion was accordingly declared carried.

NOTE: - Councillors Casey, McNair, Mooney and O'Neill left the meeting during consideration of this item and did not participate in the Roll Call.

BUDGETARY CONTROL REPORT P9

A report was submitted by the Chief Officer – Resources providing an update on the financial performance in Period 9 of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee.

After discussion and having heard from the Asset Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of this report showing the revenue budget forecast to overspend against budget by £0.956m (8.4%) at the year-end, of which £0.918m is COVID-19 related;
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £18.314m (39.66%) due to slippage of £18.637m (40.36%) and an overspend of £0.323m (0.7%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2020/21.

The meeting closed at 4:00 p.m.