

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Special Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Thursday, 29 March 2018 at 11.05 a.m.

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

* Attended later in the meeting.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Ronnie Dinnie, Strategic Lead – Environment & Neighbourhood; Jim McAloon, Strategic Lead – Regeneration; Craig Jardine, Corporate Asset Manager; Stuart Gibson, Assets Coordinator; Stephanie Williamson, Sustainability Officer; Sally Michael, Principal Solicitor and Craig Stewart, Committee Officer.

Apology: An apology for absence was intimated on behalf of Councillor Lawrence O'Neill.

Councillor Iain McLaren in the Chair

CHAIR'S REMARKS

Councillor McLaren, Chair, began the meeting by advising that the Principal Solicitor would read out a short statement which was of relevance to those Members who were also Members of the Planning Committee, in relation to their considerations on the item under the heading 'Pappert Windfarm'. In so doing, Members noted the terms thereof.

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETINGS

The undernoted Minutes of Meetings of the Infrastructure, Regeneration and Economic Development Committee were submitted and approved as correct records:-

- (1) Ordinary Meeting held on 22 November 2017; and
- (2) Special Meeting held on 17 January 2018.

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

After hearing Councillor McLaren, Chair, the Committee agreed to vary the Order of Business as hereinafter minuted.

PAPPERT WINDFARM

(a) Request for Deputations by Mr Graham Lang and Ms Susan Crosthwaite

The Committee agreed to hear deputations by Mr Graham Lang and Ms Susan Crosthwaite in relation to the proposed windfarm. Both were heard in respect of their deputations, and a copy of their joint submission, setting out their arguments against the proposal, was circulated to Members at the meeting.

(b) Report by the Strategic Lead – Regeneration

A report was submitted by the Strategic Lead – Regeneration advising of progress made with this project and seeking approval to carry out option appraisals on further investigation into a more detailed business case for a wholly-owned WDC windfarm or to enter into a joint venture with a private sector partner.

After discussion and having heard the Corporate Asset Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the content of the report, and the terms of the discussion that had taken place at the meeting;
- (2) to continue with feasibility and environmental assessments;

- (3) to continue engagement with statutory consultees;
- (4) to proceed to a detailed business case on both layout options in order to determine the best option;
- (5) to receive an update report following the revision of financial feasibility information on both scheme options; and
- (6) to request that, in addition, officers look into other energy sources, such as hydroelectric from the River Leven, with a report exploring further options being submitted to a future meeting of the Committee for Members' consideration.

Note: Councillor McColl entered the meeting during consideration of the above item.

PROPOSED SALE OF 13 ALEXANDER STREET, CLYDEBANK, G81 1SQ TO A SITTING TENANT

A report was submitted by the Strategic Lead – Regeneration seeking to obtain consent for the proposed disposal of the property at 13 Alexander Street, Clydebank to the sitting tenant.

The Committee agreed:-

- (1) to approve the disposal of 13 Alexander Street, Clydebank to the sitting tenant, Ms Bushra Abrar for a consideration of £43,500 (Forty Three Thousand Five Hundred Pounds);
- (2) that the Strategic Lead – Regeneration be authorised to conclude negotiations; and
- (3) that the Strategic Lead – Regulatory be authorised to conclude the transaction subject to such conditions that are considered appropriate.

FORMER OUR LADY AND ST PATRICK'S HIGH SCHOOL (OLSP), CARDROSS ROAD, DUMBARTON – SITE DEVELOPMENT ISSUES

A report was submitted by the Strategic Lead – Regeneration:-

- (a) advising on the delivery of the Council decision of 22 February 2017 regarding the continued use of the football pitches at the former OLSP school site;
- (b) advising on the main issues which will impact on the development of the former OLSP school site;
- (c) advising on the extent of the former OLSP school site which is to be declared surplus for disposal;

- (d) seeking approval to relocate the janitor and his family from the school house at Cardross Road; and
- (e) seeking approval to negotiate with the adjacent developers regarding access to the former OLSP school site.

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

- (1) to note that at the Council meeting held on 22 February 2017 it had been agreed that part of the former OLSP High School site be retained for continued use of the existing football pitch and the development of a new sports pavilion;
- (2) to note the impact of the Council decision on the previously envisaged use of the site for housing;
- (3) to note that there was a likelihood that there would be a future requirement for further funding to upgrade the pitch;
- (4) to request that Council allocates a further £50,000 to the capital plan to allow the allocation of £350,000 for the construction of the pavilion and the upgrade of the pitch;
- (5) that there would also be a requirement for the revenue costs of running the pavilion to be included in revenue budgets in future years;
- (6) to note that the Health & Social Care Partnership were currently considering site suitability for a potential care home prior to proceeding to market, if still required;
- (7) that the Strategic Lead – Environment and Neighbourhood be authorised to agree such terms as appropriate with West Dunbartonshire Leisure Trust to run and operate the facility when completed;
- (8) to the relocation of the janitor and his family from the school house at Cardross Road subject to the provision of suitable alternative accommodation;
- (9) that the Strategic Lead – Regeneration be authorised to work with Crest Investments (Dumbarton) Ltd and to agree such terms as appropriate with Crest to jointly develop the access to the sites shown on the plan which had been appended to the report, subject to the appropriate procurement guidelines; and
- (10) that the Strategic Lead – Regulatory be authorised to formalise the required agreements subject to such legal conditions that are considered appropriate.

WEST DUNBARTONSHIRE COUNCIL ACTION FOLLOWING EDINBURGH SCHOOLS INQUIRY REPORT

A report was submitted by the Strategic Lead – Regeneration advising of the actions undertaken by Corporate Asset Management in relation to our new-build schools (PPP and non-PPP schools) in operation since 2009 following the reports relating to the structural failure of a gable wall at Oxfangs Primary School, Edinburgh, and the subsequent publishing of the Independent Inquiry Report into the Construction of Edinburgh Schools.

After discussion and having heard the Strategic Lead – Regeneration and the Corporate Asset Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note the report and the actions detailed in Appendix 2 to the report.

COMMUNITY ASSET TRANSFER

A report was submitted by the Strategic Lead – Regeneration:-

- (a) providing an update in respect West Dunbartonshire Council's Community Asset Transfer Policy; and
- (b) seeking approval to conclude the lease of Wylie Park, Renton, the site to the rear of 344 Braehead, Bonhill and the property known as Phoenix Community Centre, Dumbarton.

After discussion and having heard the Strategic Director and the Assets Coordinator in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report and the progress made in respect of Community Asset Transfer;
- (2) to note that the lease of the site and pavilion known as Wylie Park, Renton to Renton Craigandro Football Club as detailed in the report had been approved as an emergency item at the Council meeting held on 5 March 2018;
- (3) to approve the lease of the site to the rear of 344 Braehead, Bonhill to Bonhill Community Garden Association on the basis outlined in the report;
- (4) to approve the lease of the property known as Phoenix Community Centre, Dumbarton to the Rock Community Church on the basis outlined in the report;
- (5) that the Strategic Lead – Regeneration be authorised to conclude negotiations in relation to paragraphs 2.1(ii), 2.1(iii), and 2.1(iv) of the report; and

- (6) that the Strategic Lead – Regulatory be authorised to conclude the transaction on such conditions as considered appropriate in relation to paragraphs 2.1(ii), 2.1(iii), and 2.1(iv) of the report.

CLIMATE CHANGE DUTIES MANDATORY REPORT

A report was submitted by the Strategic Lead – Regeneration proving a summary of the West Dunbartonshire Council Mandatory Climate Change Act submission for 2016/17.

After discussion and having heard relevant officers in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

Note: Councillor McBride left the meeting at this point in the proceedings.

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2017/18 TO PERIOD 10 (31 JANUARY 2018)

A report was submitted by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 31 January 2018 (Period 10) of those services under the auspices of this Committee.

Having heard the Strategic Director, the Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to underspend against budget by £0.340m (1.3%) at the year-end;
- (2) to note the net projected annual capital underspend of £27.783m (46.9%), of which £26.974m (45.6%) relates to project rephasing and an in-year underspend of £0.809m (1.4%); and
- (3) to note the progress on savings incorporated into budgets for 2017/18.

WORKING WELL TOGETHER - ATTENDANCE MANAGEMENT: QUARTER 3 (1 OCTOBER – 31 DECEMBER 2017)

A report was submitted by the Strategic Lead – People and Technology providing a detailed analysis on the attendance performance for Quarter 3.

After discussion and having heard the Strategic Director in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the decrease in Council wide sickness absence of 81.12 FTE days lost (-3.1%) compared to the same period last year as outlined in Appendix 1 to the report; and

- (2) to note the very slight increase in sickness absence of 00.1 FTE days lost (0.3%) compared to the same period last year for the service areas outlined in Appendices 2-3 to the report.

The meeting closed at 12.20 p.m.