

COMMUNITY SAFETY & ENVIRONMENTAL SERVICES COMMITTEE

At a Meeting of the Community Safety & Environmental Services Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 7 January 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; Irving Hodgson, Head of Planning and Development; Alasdair Gregor, Planning and Development Manager; Rod McCreath, Head of Protective Services; David McCulloch, Section Head (Trading Standards); 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

1561 The Minutes of Meeting of the Committee held on 5 November 2003 were submitted and approved as a correct record.

COMMERCIAL & TECHNICAL SERVICES DEPARTMENT – FINANCIAL REPORT PERIOD 7

1562 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 budgets to period 7 (31 October 2003).

1563 The Committee agreed to note the position with regard to the financial performance of the Commercial and Technical Services Department.

SWIMMING POOL CHILD ADMISSION POLICY

1564 A report was submitted by the Director of Commercial and Technical Services:-

- (1) outlining national guidance in respect of child admissions to public swimming pools; and
- (2) proposing amendments to the existing policy operated by West Dunbartonshire Council.

1565 Having heard the Head of Leisure, Property, Catering & Cleaning Services, the Committee agreed to approve the revised Swimming Pool Child Admission Policy as detailed in Appendices B and C of the report, in light of the guidance issued by the Institute of Sport and Recreation Management.

CYCLING, WALKING AND SAFER STREETS PROJECTS 2004/2005

1566 A report was submitted by the Director of Commercial and Technical Services seeking approval to undertake a list of schemes which will be funded from the public transport budget of the Scottish Executive.

1567 Having heard Councillor McDonald, Service Spokesperson for Commercial and Technical Services, it was agreed that consideration of the matter be continued to the next meeting of the Committee in order that Members could make representations to the Director of Commercial and Technical Services concerning any schemes in their respective wards.

REPAIRS TO DUMBARTON BRIDGE

1568 A report was submitted by the Director of Commercial and Technical Services advising of the appointment of the Contractor engaged to undertake repairs to Dumbarton Bridge.

1569 It was noted:-

- (1) that the contract had been awarded to George Leslie Ltd., Glasgow who had submitted the lowest tender of £1,211,136.14, exclusive of contingencies, which compared favourably with the allowance of £1,250,000 in the Capital Plan;
- (2) that the works to replace the failed footways on Dumbarton Bridge would commence during January 2004 with a contract duration of 45 weeks; and
- (3) that, during the operation of the works, it would be necessary to prohibit vehicular and pedestrian traffic over the bridge, with the diversion route for all traffic being via the Artizan Bridge into West Bridgend.

1570 The Committee otherwise agreed to note the contents of the report.

VEHICLE REPLACEMENT PROGRAMME

- 1571 A report was submitted by the Director of Commercial and Technical Services seeking approval to commence tendering procedures for the council wide supply of vehicles and appropriate leasing package for the financial year 2004/05.
- 1572 The Committee agreed, following the outcome of the budget exercise for 2004/05 and subsequent consultation and agreement with client departments, that authority be delegated to the Director of Commercial and Technical Services, in consultation with the Director of Corporate Services, to tender and award contracts for the supply of vehicles and subsequent leasing arrangements for the vehicle replacement programme 2004/05.

NUTRITION IN SCOTTISH SCHOOLS: EXPERT PANEL REPORT – HUNGRY FOR SUCCESS

- 1573 A report was submitted by the Director of Commercial and Technical Services advising of the progress made within West Dunbartonshire in terms of implementing the recommendations outlined in the Scottish Executive Report, Hungry for Success – A Whole School Approach to School Meals in Scotland.
- 1574 The Committee agreed to note the contents of the report.

WEST DUNBARTONSHIRE STRATEGIC COMMUNITY SAFETY PARTNERSHIP – SCHOOL HOLIDAY DIVERSIONARY INITIATIVES

- 1575 A report was submitted by the Director of Commercial and Technical Services advising of the involvement by the Department of Commercial and Technical Services in the delivery of school holiday diversionary activities in conjunction with other Council services and local partner organisations.
- 1576 The Committee agreed:-
- (1) to note the success of the diversionary school holiday initiative funded by the Scottish Executive; and
 - (2) to note the success of the follow-on project implemented by Strathclyde Police during the October 2003 school holidays.

BETTER NEIGHBOURHOOD SERVICES FUND – NEIGHBOURHOOD FITNESS CENTRES

- 1577 A report was submitted by the Director of Commercial and Technical Services advising of progress in relation to the construction and scheduled opening of Neighbourhood Fitness Centres in four of the authority's secondary schools.

1578 After discussion, the Committee agreed:-

- (1) to note the successful completion of all construction projects, the scheduled opening of the facilities and the anticipated beneficial long-term impact they were likely to have on the health and well-being of West Dunbartonshire citizens; and
- (2) that the availability of the facilities would be suitably advertised.

ACCESS AUDIT – MITCHELL WAY, ALEXANDRIA

1579 A report was submitted by the Director of Commercial and Technical Services providing an update on the outcome of the disabled access audit carried out at Mitchell Way, Alexandria.

1580 The Committee agreed:-

- (1) to note that the Access Audit Report for Alexandria Town Centre provided by the consultants would be used as an example of good practice to guide officers in managing other open space areas within the ownership of West Dunbartonshire Council; and
- (2) to note that improvement works would be carried out to all open space areas within the Council's ownership in order to meet the requirements of the Disability Access Legislation. In this connection, the priority 1 issues identified by the consultants for Alexandria Shopping Centre would be carried out as part of a phased programme of improvements with the costs being met from within existing budgets.

ECONOMIC, PLANNING AND ENVIRONMENTAL SERVICES – BUDGETARY CONTROL REPORT PERIOD 7

1581 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 October 2003 (Period 7).

1582 The Committee agreed to note the report.

THE ENFORCEMENT OF HEALTH AND SAFETY AT WORK LAW BY THE ENVIRONMENTAL HEALTH SECTION

1583 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval of the Health and Safety Enforcement Service Plan 2003/04 and an updated Health and Safety Enforcement Policy Statement.

- 1584 The Committee agreed to approve the Health and Safety Enforcement Service Plan 2003/2004 and the Health and Safety Enforcement Policy.

NOISE ENFORCEMENT POLICY

- 1585 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval of a noise enforcement policy for West Dunbartonshire.
- 1586 Having heard the Head of Protective Services, the Committee agreed to approve the Noise Enforcement Policy as detailed in the Appendix to the report.

ENVIRONMENTAL PROTECTION ACT 1990, PART II A – SECOND REVIEW OF INSPECTION STRATEGY FOR THE IDENTIFICATION OF POTENTIALLY CONTAMINATED LAND

- 1587 A report was submitted by the Director of Economic, Planning and Environmental Services advising of the results of the review of the Inspection Strategy for the Identification of Potentially Contaminated Land.
- 1588 The Committee agreed to approve the report on the second review of the Inspection Strategy.

DRAFT WATER SERVICES (SCOTLAND) BILL – CONSULTATION ON PROPOSED PROVISIONS

- 1589 A report was submitted by the Director of Economic, Planning and Environmental Services advising of proposals by the Scottish Executive for addressing the possibility of competition on Scotland's Public Water and Sewerage Networks.
- 1590 The Committee agreed to endorse the proposed response to the consultation paper on this issue on the basis outlined in the report.

FORTHCOMING CONTROLS ON THE SUPPLY, POSSESSION AND USE OF FIREWORKS

- 1591 A report was submitted by the Director of Economic, Planning and Environmental Services informing on forthcoming changes to the legal controls which regulate the supply, possession and use of fireworks.
- 1592 After discussion and having heard the Director of Economic, Planning and Environmental Services and the Section Head (Trading Standards) in answer to Members' questions, the Committee agreed:-

- (1) that a briefing note would be issued to Members of the Committee as soon as more information was available on the operation of the new licensing scheme; and
- (2) otherwise, to note the contents of the report.

REVISED CONDITIONS FOR PETROLEUM LICENCES

- 1593 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval for new conditions to be attached to licences granted for the keeping of petroleum spirit in underground tanks.
- 1594 The Committee agreed that the revised licence conditions for petrol filling stations be adopted with immediate effect.

LOWER CLYDE TRADING STANDARDS CONSORTIUM WORKING GROUP

- 1595 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval for participation in the Lower Clyde Trading Standards Consortium Working Group.
- 1596 The Committee agreed to approve the participation of the Trading Standards Section in the Lower Clyde Trading Standards Consortium Working Group.

DEPARTMENT OF TRADE AND INDUSTRY (DTI): CONSUMER STRATEGY PROJECT – FUTURE OF TRADING STANDARDS SERVICE

- 1597 A report was submitted by the Director of Economic, Planning and Environmental Services informing on plans being progressed by the DTI to develop a world class consumer protection framework.
- 1598 The Committee agreed to note the proposed review of the Trading Standards function and the ongoing review of the Local Authority Health and Safety enforcement function.

PROPOSED SUPERSTORE DEVELOPMENT – CLYDEBANK TOWN CENTRE

- 1599 A report was submitted by the Director of Economic, Planning and Environmental Services advising of a proposal by the Co-operative Insurance Society Ltd. to promote the development of a superstore on land immediately to the south of the Forth and Clyde Canal in Clydebank Town Centre.
- 1600 After hearing Councillor O’Sullivan, Convener, the Committee agreed:-

- (1) that the Director of Economic, Planning and Environmental Services be authorised, in conjunction with Clydebank Re-built, to enter into further discussions with the Co-operative Insurance Society Ltd. in order to consider the viability of a superstore development proposal at this location and report back to Members; and
- (2) that, in the event that the proposals were considered viable, a condition be imposed which requires the Play Drome Leisure Centre to be replaced by first class leisure facilities in Clydebank, with these facilities being in place and operational prior to the Play Drome being closed.

**15 MEADOWBANK STREET, DUMBARTON – DISPOSAL OF
1394 SQ. M. OR THEREBY OF GROUND**

1601 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval to dispose of land extending to 1394 sq. m. or thereby at 15 Meadowbank Street, Dumbarton to the Inland Revenue.

1602 The Committee agreed:-

- (1) that the proposed sale of 1394 sq. m. or thereby of ground at 15 Meadowbank Street, Dumbarton to the Inland Revenue for the sum of £70,000 (Seventy Thousand Pounds) be agreed; and
- (2) that the Director of Economic, Planning and Environmental Services be authorised to refer this disposal to the Head of Legal and Administrative Services to conclude this transaction, subject to such legal conditions as are considered appropriate.

**CONSENT TO NEGOTIATE THE DISPOSAL TO THE ADJACENT
LANDOWNER OF 5.14 ACRES OR THEREBY ADJOINING
ST. JAMES RETAIL PARK, DUMBARTON**

1603 A report was submitted by the Director of Economic, Planning and Environmental Services advising of a written proposal which had been received in connection with the Council's ground adjacent to St. James Retail Park, Dumbarton and seeking consent to enter into detailed negotiations to dispose of this site.

1604 The Committee agreed that the Director of Economic, Planning and Environmental Services be authorised to enter into detailed negotiations with Henry Lax Ltd., on behalf of British Land, to discuss terms and conditions of a sale of the 5.14 acre site at St. James Retail Park, Dumbarton and provide a report back to a future meeting of the Committee.

POSSIBLE SALE OF COUNCIL LAND AT GLASGOW ROAD/FAIFLEY ROAD, HARDGATE TO TESCO STORES LTD. FOR PROPOSED SUPERSTORE DEVELOPMENT

- 1605 A report was submitted by the Director of Economic, Planning and Environmental Services advising that agents acting for Tesco Stores Ltd. had requested an extension of the period available to the company to submit a planning appeal in respect of the above development.
- 1606 The Committee agreed that the request from Tesco Stores Ltd. for an extension of the 18 month period set out in the missive for the submission of a planning appeal in respect of their proposed development at Hardgate be refused.

HOUSING (SCOTLAND) ACT 2001, PART 6: CHANGES IN THE PROVISIONS FOR PRIVATE SECTOR HOUSING IMPROVEMENT & REPAIR GRANTS

- 1607 A report was submitted by the Director of Economic, Planning and Environmental Services providing an update on significant changes which have been introduced to private sector improvement and repair grants and seeking agreement on a proposed policy for the prioritisation and allocation of financial resources.
- 1608 After discussion and having heard the Director in elaboration and in answer to Members' questions, the Committee agreed:-
- (a) that applications be ranked within an agreed system of prioritisation, as indicated within Appendix 2 to the report;
 - (b) that the 2004/05 budget be sub-divided on the percentage basis noted in Appendix 4 to the report;
 - (c) that the existing policy of deduction of the first part of the cost of repair and improvement grant works be updated as follows:
 - £600 for all grants except:-
 - £250 for health related projects (e.g. lead pipe replacement); and
 - Nil for all disabled grants;
 - (d) that the maximum approved expense limit be capped at £5,500 in the case of repairs and £12,600 in the case of improvements except disabled adaptations where the applicant is eligible for a percentage less than 75%. In such cases applicants would get the new percentage of the approved cost up to a limit of £20,000;
 - (e) that applications for grants for mains powered smoke detectors and for door entry systems and fire doors should not be considered unless as part of a larger scheme of renovation;

- (f) that grant applications for heating and for insulation should in the first instance be referred to the Energy Action Grants Agency. Furthermore, applications for heating systems should only be considered where there was medical support and applications for insulation should only be considered as part of a supported application for heating;
- (g) that a budget allocation for common works be agreed to facilitate better advice to applicants on the possibility of grant. Wherever possible, grants would be allocated to owners affected by common works projects who had no control over the commencement of a project. However, it is recognised that, unless adequate resources are made available for such grants, some projects may need to proceed where owners are in opposition to the project and where no grant can be approved; and
- (h) that all retrospective grant applications be refused with the Director of Economic, Planning and Environmental Services having powers of discretion only in exceptional cases such as urgent medical conditions.

1609 It was also agreed:-

- (1) that officers would investigate the mechanism for loans in relation to repairs; and
- (2) that the Director of Economic, Planning and Environmental Services be authorised to write to the Scottish Executive to express the Council's concern on the extra burden placed on the Authority as a consequence of these changes.

WORKING FOR FAMILIES: OFFER OF FUNDS

1610 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval for the acceptance of a grant offer from the Scottish Executive of £1.2M over the financial year 2004/05 and 2005/06, to help disadvantaged people in deprived areas into work by providing access to flexible, affordable childcare to enable parents to enter education, training or employment.

1611 The Committee agreed to accept, with satisfaction, the Scottish Executive's offer of £1.2M grant under the heading of Working for Families for the period 2004-2006.

ENVIRONMENTAL IMPROVEMENTS – DRUMRY AREA ACTION PLAN

1612 A report was submitted by the Director of Economic, Planning and Environmental Services recommending support in principle for delivery of

environmental improvements through the Drumry Area Action Plan and a funding contribution to facilitate delivery of one of the proposals contained within the plan.

1613 The Committee agreed:-

- (1) to support, in principle, the Environmental Action Plan for Drumry; and
- (2) that the Director of Corporate Services be requested to approve a grant in the sum of £5,600 from the Quality of Life funding which had been made available to the Council.

The meeting closed at 11.30 a.m.