

**HELENSBURGH PIERHEAD MASTERPLAN APPROVAL FOR A FURTHER ROUND
OF PUBLIC CONSULTATION**

1. INTRODUCTION

- 1.1 On the 15th of December 2011 the Executive authorised the Executive Director for Development & Infrastructure to undertake a public consultation on proposed Draft Masterplans for two key development sites in Helensburgh in an effort procure a proposed new Leisure Facility and further the development and marketing of the Pierhead and Hermitage Sites. Following this consultation the former Hermitage Masterplan was approved but the scale of changes proposed for the Pierhead required that a further round of public consultation would be necessary.
- 1.2 This report contains a summary of the changes made to the draft Masterplan following the consultation period and analysis of results (see attached **Pierhead Finalised Masterplan Document**). Once approved the Masterplan will inform a marketing brief for the site and the council's capital investment in the Pierhead area including flood prevention and the construction of the new leisure facility. The changes to the Masterplan have been made with the assistance of Gareth Hoskins Architects.

2. RECOMMENDATIONS

- 2.1 That the Area Committee approve the **Finalised Pierhead Masterplan** as attached to this report and recommend to the Council that the document be publicised for a minimum of 28 days commencing on the 3rd of September 2012 to allow for public comments to be submitted.

3.0 BACKGROUND

- 3.1 The background to the need for the Masterplans was set out in the report approved by the Executive on the 3rd of November 2011. On the 15th of December the Executive approved the Masterplans for a period of public consultation that commenced on the 16th of December 2011 and finished on the 18th of January 2012.
- 3.2 The scale of the changes required to the Draft Pierhead Masterplan arising from the comments received during the consultation together with council decisions relating to the capital program required that a Finalised Pierhead Masterplan be produced for a further period of public consultation.

4.0 PROPOSED MAJOR CHANGES TO THE PIERHEAD MASTERPLAN

- That the retail units be considerably reduced in scale and height together with being set back along West Clyde Street in an effort to open up views from Sinclair Street, lessen its visual impact and allow for additional pedestrian space and accommodate drop off/pick up points for buses, taxis and cars.
- That the requirement for residential units be deleted from the Masterplan to reflect public opinion and help reduce the height of the proposed retail units.
- That the Masterplan contains space for dedicated coach parking to take place.
- That the Pool/Community Leisure facility be retained on the Pierhead but drawn back from the head of the pier to help reduce exposure to the elements but still allowing for it to be constructed prior to the demolition of the existing pool facility.
- That a position for the skatepark is identified on the Pierhead.
- That any proposed Flooding works undertaken on the Pierhead take full account of potential impacts on adjacent East and West Clyde Streets that are also subject to increasing flooding events.

5.0 CONSULTATION ARRANGEMENTS

- 5.1 The **Helensburgh Pierhead Masterplan** has been subject to extensive consultation the full results of can be found in the published **Public Consultation Document**. The changes proposed to the Masterplan reflect these comments received and consequently this round of public consultation will consist of the publication of the **Finalised Pierhead Masterplan** on the council's website, the placing of paper copies in all local libraries in the Helensburgh and Lomond area and Scotcourt House together with the use of an on line form to allow people to record their views over a 28 day period commencing on the 3rd of September 2012. All views will be reported back to the Council prior to any final approval of the **Helensburgh Pierhead Masterplan**.

6.0 CONCLUSION

- 6.1 Following approval by the Executive in December public consultation was undertaken during the specified timescales that attracted survey responses and additional items of correspondence from approximately 1,200 local people and other interested parties including agents of retail operators/potential developers of both sites. The content of the Finalised Pierhead Masterplan reflects the views expressed during this consultation together with subsequent decisions made by the council in relation to its capital programme. Given the scale of the change from the original draft Masterplan it is considered necessary that a further period of public consultation be undertaken to allow additional comments to be made prior to final approval of the Masterplan by the council. Once finally approved it is intended that the Masterplan will help inform a marketing brief for the site and the implementation of the council's capital programme with regard to Helensburgh.

7.0 IMPLICATIONS

Policy	– As per content
Financial	– As per content
Personnel	– As per content
Equalities Impact Assessment	–None anticipated
Legal	– As per content

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