MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held in the THE VICTORIA HALLS, SINCLAIR STREET, HELENSBURGH on TUESDAY, 9 NOVEMBER 2004

Present: Councillor Kinloch (Chair)
Councillor Freeman Councillor Petrie
Councillor Kelly Councillor Tacchi
Councillor Morton Councillor Reay
Councillor Mulvaney Councillor Thompson
Councillor Stewart

Attending: Lynn Smillie, Area Corporate Services Manager
Andrew Law, Director of Operational Services
Howard Young, Senior Planning Officer
Alan Kerr, Area Manager Roads and Amenity Services
Lorna Campbell, Area Regeneration Manager
Fergus Murray, Development Policy Manager
William Winthrop, Area Environmental Health Manager
Caroline Sheen, Graduate Estates Surveyor

Under Section 14 of the Council’s Standing Orders the Chair agreed to consider an urgent motion to enable immediate action to be taken regarding Argyll and Clyde Health Board decision to close the Jeannie Deans Unit, Helensburgh.

1. APOLOGIES

None.

2. DECLARATIONS OF INTEREST

Councillor Mulvaney declared a non pecuniary interest in item 5.d. – Enforcement Report, Main Road, Cardross, as he is a member of the organisation. He declared a financial interest in item 5.e. – Argyll and Bute Local Plan and in item 6d – Waste Disposal Contract for Helensburgh and Lomond and Future Options as he has conflicting business interests in relation to both items. Councillor Mulvaney left the room and took no part in discussion of those items.

3. PREVIOUS MINUTES

(a) AREA COMMITTEE - 5 OCTOBER 2004

i) The Committee approved the Minutes of the meeting of 5 October 2004 as a correct record subject to the additional wording to item 4(h) to read ‘Agreed to approve the recommendations contained within report subject to public consultation on specific aspects and recognising that the report will act as a lever for additional funding from public/private sector partners’.

ii) Telecommunications Mast at Craigendoran Station.
Decision

Noted response dated 22 October 2004 from Network Rail and agreed to request the Council to write to Network Rail in the strongest terms regarding their “failings” to notify local residents of the proposed erection of the mast.

(b) SITE VISIT - LAND OPPOSITE GREENHILL, SHORE ROAD, KILCREGGAN - 4 OCTOBER 2004

The Committee approved the Minute of the Site Inspection meeting of 4 October 2004 as a correct record.

4. HELENSBURGH AND LOMOND AREA STRATEGY


Decision

i) To note the contents of the report.

ii) To approve the Area Strategy 2004-2007 for the Helensburgh and Lomond Area as outlined in Appendix 1 subject to the agreed minor amendments.

iii) Agreed to recommend the Helensburgh and Lomond Area Strategy 2004-2007 to the Strategic Policy Committee.

(Reference: Report by Director of Corporate Services dated 25 October 2004)

5. DEVELOPMENT SERVICES

(a) MONTHLY LIST OF DELEGATED DECISIONS BY THE DIRECTOR OF DEVELOPMENT SERVICES

Delegated decisions taken by the Director of Development Services with regard to planning applications and building warrants since the last Committee were submitted for information.

Decision

To note the contents of the report.

(Reference: Report by Director of Development Services dated 13 October 2004)

(b) PLANNING APPLICATION - 25 HENRY BELL STREET, HELENSBURGH
04/00942/DET – Mr Ian Philipson – Detailed Application – Replacement windows and door to south elevation – 25 Henry Bell Street, Helensburgh.

**Decision**

To approve the application subject to the Conditions and Reasons as recommended by the Director of Development Services.

(Reference: Report by Head of Planning dated 6 September 2004)

(c) **PLANNING APPLICATION - LAND OPPOSITE GREENHILL, SHORE ROAD, KILCREGGAN**

04/01471/DET – Scottish Water – Detailed Application – Reprofiling of land to accommodate buried pumping station, extension of layby, erection of kiosk and ancillary development – Land opposite Greenhill, Shore Road, Kilcreggan.

**Decision**

Agreed to continue application until the December 2004 Area Committee and request that an independent report is undertaken on the feasibility of lowering the ground levels of the pumping station to recover the usual impact of the structure.

(Reference: Report by Head of Planning dated 17 October 2004)

**Exclusion of Press and Public**

The Area Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 13, Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

(d) **ENFORCEMENT NOTICE - CARDROSS**


A report outlining a potential breach of condition of planning consent.

**Decision**

To note the current situation regarding the potential breach of condition of planning consent.

(Reference: Report by Head of Planning dated 20 October 2004)

Councillor Mulvaney left for discussion of this next item.
ARGYLL & BUTE LOCAL PLAN

A report identifying the main general and localised issues that have arisen following the publication of the Consultative Draft Local Plan and setting out the next key milestones for the production of the Local Plan.

**Decision**

i) Noted both the general and localised issues raised by the Consultative Draft Local Plan and the proposed response from the Policy Unit to enable the preparation of the Finalised Draft Local Plan.

ii) Noted the next key milestones in the production of the Argyll and Bute Local Plan.


Councillor Mulvaney returned to the meeting.

6. OPERATIONAL SERVICES

(a) CARE OF GARDEN SCHEME

A report outlining the Care of Garden Scheme which operated in the Helensburgh & Lomond Area between August 1998 to January 2003.

**Decision**

i) To note the contents of the report.

ii) Agreed that the Area Amenity and Roads Manager undertakes investigations and reports back to a future meeting of the Area Committee on potential options to operate a Care of Garden Scheme within the Helensburgh and Lomond area.

(Reference: Roads and Amenity Services Area Manager dated 25 October 2004)

(b) STRATEGIC TRANSPORTATION PROJECTS

A report providing a supplementary list of strategic projects additional to that submitted to the Strategic Policy Committee on 7 September 2004 in preparation for a future programme for Regional Transportation Funding.

**Decision**

To approve the projects for submission to the Policy Development Group for subsequent submission to the Strategic Policy Group.

(c) **CYCLING, WALKING, SAFER STREETS BUDGET**

A report providing an update to the 1 June 2004 Roads Works Programme report item 3.2.D and to approve the project proposals.

**Decision**

i) To note the contents of the report.

ii) To approve the proposals outlined in 3.4, 3.5 and 3.6 of the report.


**Exclusion of Press and Public**

The Area Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 8, Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

Councillor Mulvaney left for discussion of this next item.

(d) **WASTE DISPOSAL CONTRACT FOR HELENSBURGH AND LOMOND AND FUTURE OPTIONS**

A report on the current Waste Disposal Contract within the Helensburgh and Lomond Area which is due to expire at the end of July 2007, requesting that consideration be given to either renewal or amendment to the Contract.

**Decision**

Agreed to continue consideration pending further information and clarification from the Director of Operational Services.

(Reference: Report by Director of Operational Services dated 2 November 2004)

Councillor Mulvaney returned to the meeting.

7. **COMMUNITY SERVICES**

(a) **LEISURE DEVELOPMENT GRANTS**

Three Leisure Development Grants were presented for consideration.

**Decision**

i) Noted the balance of £9372.50.
Leisure Development Grants were determined as follows:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Narrative</th>
<th>Project Cost</th>
<th>Grant Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Helensburgh Community Council</td>
<td>Festival of Remembrance</td>
<td>£300</td>
<td>£300</td>
</tr>
<tr>
<td>Gibson Community Council</td>
<td>To enable the group to host a production by the Mull Theatre group and a Puppet Festival for children</td>
<td>£1080</td>
<td>£540</td>
</tr>
<tr>
<td>Helensburgh &amp; Lomond Sports Council</td>
<td>To enable the Sports Council to administer a small grants scheme for local organisations</td>
<td>£3000</td>
<td>£3000 subject to conditions as outlined in report.</td>
</tr>
</tbody>
</table>

(Reference: Report by Area Regeneration Manager dated 9 November 2004)

8. CORPORATE SERVICES

(a) SHELLFISH GATHERING FROM HELENSBURGH FORESHORE

A report relating to concerns expressed by the public and Members on the gathering of shellfish, for commercial purposes, from the Helensburgh foreshore which may affect Public Health.

Decision

To note the contents of the report.


(b) SCHEME OF LOCAL LIAISON UPDATE

A report outlining the items recorded at the Area Liaison Meetings up to November 2004 and the action taken from the Scheme of Local Liaison Community Meetings between August and October 2004.

Decision

To note the contents of the report.

(Reference: Report by Area Corporate Services Manager dated 9
HELENSBURGH CCTV SYSTEM

A report advising of progress on the contract for the installation of Helensburgh CCTV system.

**Decision**

To note the contents of the report.

(Reference: Report by Head of Democratic Services & Governance dated 25 October 2004)

Exclusion of Press and Public

The Area Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 9, Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

DISPOSAL OF ACCESS STRIP AT LINESIDE WALK, RHU

A report advising the proposed sale of an access strip at Lineside Walk, Rhu.

**Decision**

Agreed to conclude the sale of the ground as outlined in report.

(Reference: Report by Director of Corporate Services dated 26 October 2004)

9. **URGENT MOTION**

a) Closure of Jeannie Deans Unit – Helensburgh.

Notice of the following Motion had been given by Councillor Morton, seconded by Councillor Reay

The Helensburgh and Lomond Area Committee:

i) Regrets the decision by Argyll & Clyde Health Board to close the Jeannie Deans Unit.

ii) Asks Argyll & Bute Council to investigate the possibility of the Council taking over responsibility for the unit, bearing in mind that the Council operates elderly care units in every area of Argyll & Bute other than in Helensburgh and Lomond.

iii) Asks that failing ii) above, the Council then explores the possibility of
the Church of Scotland or other agencies taking over the Jeannie Deans Unit as a replacement for Clydeview which is also earmarked for closure.

iv) Requests that the Director of Community Services report to the Area Committee in January 2005 on the progress of proposal if approved by Council.

**Decision**

Agreed to support contents of Motion.