

MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held ON A HYBRID BASIS BY MICROSOFT TEAMS AND IN THE MARRIAGE SUITE IN THE HELENSBURGH AND LOMOND CIVIC CENTRE on TUESDAY, 13 DECEMBER 2022

Present: Councillor Gemma Penfold (Chair)

Councillor Math Campbell-	Councillor Paul Donald Kennedy
Sturgess	Councillor Ian MacQuire
Councillor Maurice Corry	Councillor Gary Mulvaney
Councillor Graham Hardie	Councillor Iain Paterson
Councillor Fiona Howard	
Councillor Mark Irvine	

Attending: Ross McLaughlin, Head of Commercial Services
Shona Barton, Governance Manager
Stuart Green, Corporate Support Manager
Douglas Whyte, Housing Strategy Team Lead
Colin Young, Senior Transportation Delivery Officer
Stuart Watson, Assistant Network and Standards Manager
Kirsteen Macdonald, Regeneration Project Manager
Alison McGrory, Interim Associate Director, HSCP
Seymour Adams, Vice-Chair, CHARTS

1. APOLOGIES

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

3. MINUTE OF THE MEETING OF THE HELENSBURGH AND LOMOND AREA COMMITTEE, HELD ON 20 SEPTEMBER 2022

The Minute of the meeting of the Helensburgh and Lomond Area Committee, held on 20 September 2022 was approved as a correct record.

4. PUBLIC QUESTION TIME

Question from Sarah Davies, Helensburgh Community Council

Sarah Davies enquired about the street lights on Upper Colquhoun Street at the Hill House. She advised the Committee that they were in poor repair with 2 not functioning.

Response from Committee

Councillor Penfold advised that the Committee would seek a response from the appropriate department.

Questions from Angela Anderson, Plastic Free Helensburgh /Time for Change Argyll and Bute

Angela Anderson asked the Committee to ensure that anyone available attends the Climate Literacy Training. She also asked for Clarification on the Council's waste stream management and advised the Committee that Time for Change, Plastic Free Helensburgh and the GRAB Trust are collaborating to show The Oil Machine in the Tower Cinema and asked that as many people come as possible, adding that invitations would be sent to all Councillors.

Response from the Committee

Councillor Penfold advised that the Carbon Literacy Training was great and added that some Councillors have said they would be happy to do it, if course is offered again. She advised that a response would be sought on behalf of Angela regarding the Waste Stream Management.

Questions from Peter Brown, Helensburgh Community Council

Question 1

Section 3.4 of the Waterfront Development Update states that the 2012 approved Masterplan "agreed that the former pool area within the waterfront site would be developed primarily for commercial use". This is incorrect and, as per the diagram from the 2012 Masterplan it can be seen that the footprint of the former pool is in fact primarily to be used for landscaping/playpark/skatepark. Does the Committee agree that the subject of this paper is actually the "grey area" of the Leisure Centre development plan, which is significantly more than the site of the former pool?

Response from Head of Commercial Services

The Head of Commercial Services advised that he had slides as part of Item 14 that also illustrated the retail/commercial area that he would talk to later in Committee. He said it is correct that the Masterplan shows retail area further over to the right of the section of the area next which is not subject of any planning consent and overall does form part of the demolished pool. Mr McLaughlin advised that they are now progressing with a large scale regeneration site which is now largely complete and what cannot be disputed is the fact that the majority of the remainder of the site was part of the old pool and as per later item is the subject of the proposed marketing exercise.

Question 2

Section 3.7 of the Waterfront Development Update states that "to dispel speculation there is no 'done deal' or proposition to build at the site at this stage". The author of this report, the Executive Director with responsibility for Commercial Services, was at a meeting with members of Helensburgh Community Council in August where a 2-storey building with retail frontage extending between Sinclair Street and Colquhoun Street was pictured on the pierhead site. We were shown a plan view of this building, along with 3-dimensional sketch views, and the plan was marked as created by Darton B3 in March 2022. This was clearly a "proposition" for the site that the Council had procured, yet from the Minutes of the Helensburgh & Lomond Area Committee meetings, the Committee had not given direction that this was to be created. Can the Committee answer why that plan was

created, why it has not been made public, and whether that is actually the proposition that Avison Young are to market?

Response from Committee/Head of Commercial Services

Councillor Penfold advised that as far as she knew the plan was created to show what could be done in that area and was not a proposition. The Head of Commercial Services confirmed that the plan which had been presented at the meeting with the Community Council and Councillors was a desk based mock up to show what could be possible on the site. Mr McLaughlin advised that there is no done deal and that the report later on the agenda asks for agreement to take forward the marketing of the site.

Question 3

Section 3.6 of the Waterfront Development Update states that the Full Business Case for the Leisure Centre was "underpinned by forecast future income / capital receipt from commercially developing the remaining plot abutting West Clyde Street". The cost of the leisure centre, which the Council approved is £23M. Within that figure, the Council has agreed to fund £16.3M, with a further £5M coming from the LIBOR grant. The Council has incrementally increased its contribution over the last 6 years, when it had budgeted in 2014 to provide only £11.7M. If the Council has been willing to increase its spend on this site by £4.6M as the project has evolved to a total of £16.3M, it is disingenuous to say that the project is underpinned by an expected £1M contribution from the sale of the area next to West Clyde Street. Does the Committee agree that they could ask the full Council to increase its spend by a further £1M and decouple the leisure centre cost from this site?

Response from Committee

Councillor Penfold advised that she would seek further information and provide a response to Dr Brown by e-mail.

Question 4

Section 3.10 of the Waterfront Development Update, almost as a footnote, says that "Consultants have also been commissioned to update previous reports and consider the wider impacts developing this site would have on the town centre". The crucial report that needs to be updated is the Retail Survey which was last done in 2011, and on which the Masterplan's retail requirements were based. In particular, the 2011 report's proposed additional grocery spend in the town has already been fulfilled by Waitrose/Morrisons and therefore any new store would mean that an existing town centre store would close. Does the Committee agree that marketing for retail purposes can only be considered once a new Retail Survey has been put in front of the Committee?

Response by Head of Commercial Services

The Head of Commercial Services highlighted that the retail study which was released in 2011 pre-dates the adopted 2012 masterplan, therefore the findings on demand were known to officers drawing up the adopted masterplan and also when it was approved by Committee the following year. Mr McLaughlin advised that Waitrose was an out of town site and added that as far as he was aware there is no ceiling demand for retail in the town centre. He advised that "Town Centre First" principles apply and that retail development and a mixed use designation applies to the site. The Head of Commercial Services advised that he would provide fuller response to Dr Brown on the basis that he

had not had prior sight of the question and would take advice from others, but he advised that it would be the intention to update the studies from 2011.

Question 5

The Conclusion of the Waterfront Development Update states that the "site is of strategic importance to the council and to Helensburgh". Yet for such an important site to the community, the only time that community consultation is mentioned is as part of a future planning application. The last time the community was consulted on the "grey area" site by the Council was January 2012, at which they rejected the proposed 2011 Masterplan because 55% did not want a large supermarket on the pierhead. In the 10 years since the community were asked for their views, the local and national commercial landscape has shifted seismically - Waitrose built their supermarket in 2013, there have been hundreds of houses added to Helensburgh, online retail is now 36% of all shopping, and we are at present in a cost of living crisis. The Committee is being asked to agree to market the site without asking the community what they want for this site, and so if Marks and Spencers, or Lidl, or B&M are the highest bidders then they are the people who will have a say in this prime site rather than the residents. Does the Committee agree that this site, the centrepiece of Helensburgh, deserves better than to be sold to the highest bidder, and that instead the community's views should be sought before a marketing brief is prepared?

Response from Head of Commercial Services/Committee

The Head of Commercial Services advised that the grey area is a designated site within the adopted local development plan which has had consultation. Mr McLaughlin advised that the community would be consulted once the marketing exercise has been completed and there is an idea in terms of what the propositions for the site might be. This would give a degree of realism and move things forward.

Councillor Penfold agreed with Mr McLaughlin that they needed to wait and see what interest in the site comes forward as a result of the marketing exercise.

5. POLICE SCOTLAND UPDATE

Consideration was given to a report which provided an update on the ongoing work of Police Scotland. The report included information on staff resourcing; the relaunch of the Youth Volunteer (PSYV) programme; the ongoing work on the 'not at home' part of the 'Respect' programme; the newly established Community Policing Team; the training programme set up in conjunction with the National Park Rangers; the 'Don't be that guy' campaign and the launch of the Dementia Safeguarding Tag.

Decision

The Helensburgh and Lomond Area Committee considered and noted the information provided in the report.

(Reference: Report by Inspector Andrew Barron, Police Scotland, dated December 2022, submitted)

6. CHARTS (ARGYLL AND THE ISLES)

Seymour Adams, Vice Chair of the Cultural Heritage and Arts Assembly for the Argyll and Isles presented the annual review for 2021-22 to the Committee. The presentation provided information on their current achievements; what they have planned in Helensburgh for the next year and the CHARTS infrastructure and the way in which they have used the Council Grant this year. Seymour advised that there is a particular focus on youth engagement and providing opportunities for young people such as gaining a range of qualifications.

Decision

The Helensburgh and Lomond Area Committee noted the contents of the presentation and information provided.

(Reference: Presentation by Seymour Adams, CHARTS)

7. AREA PERFORMANCE REPORT - FQ2 2022/23

The Committee considered the Area Performance Report for Financial Quarter 2 2022/23 (July to September 2022) which illustrated the agreed performance measures.

Decision

The Helensburgh and Lomond Area Committee:-

1. noted and considered the performance and supporting commentary as presented;
2. noted that upon receipt of the Quarterly Performance Report the Area Committee should contact either the Responsible Named Officer or Sonya Thomas with any queries; and
3. noted that work is ongoing and to respond to Sonya Thomas with requests or comments regarding the layout and format of the Performance Report and Scorecard.

(Reference: Report by Executive Director with responsibility for Customer Support Services, dated 20 October, submitted)

8. PERFORMANCE EXCELLENCE PROJECT, COMMUNICATIONS UPDATE

The Corporate Support Manager provided a short presentation on the Performance Excellence project. He outlined the findings of the Council's Best Value Audit which took place in 2020 and highlighted key points from the Best Value Improvement Action Plan. Mr Green advised that as a result of recommendations agreed by Council in September 2021, a new suite of Corporate Outcome Indicators will be reported on annually and that other improvements to the system were underway. He outlined the new hierarchy of performance reporting and confirmed that the Pyramid system previously used for performance reporting will be decommissioned by the end of this financial year.

Decision

The Helensburgh and Lomond Area Committee agreed to note the contents of the presentation and information provided.

(Reference: Presentation by Corporate Support Manager, dated December 2022, submitted)

9. LOCAL HOUSING STRATEGY (LHS) 2022-27 - ANNUAL UPDATE

Members gave consideration to a report which presented the Argyll and Bute Local Housing Strategy (LHS) Annual Report for 2022. It was noted that a further report with area specific information would be provided to the Committee at their meeting in March 2023.

Decision

The Helensburgh and Lomond Area Committee considered and noted the contents of the report.

(Reference: Report by Executive Director with responsibility for Housing, dated 10 October 2022, submitted)

10. ARGYLL AND BUTE HSCP ANNUAL PERFORMANCE REPORT 2021

Consideration was given to the Argyll and Bute Health and Social Care Partnership (HSCP) Annual Performance Report for 2021.

Decision

The Helensburgh and Lomond Area Committee considered the Annual Performance Report for the Health and Social Care Partnership for the year 2021 which was presented to the IJB on 23 November 2022.

(Reference: Report by Head of Strategic Planning, Performance and Technology, Health and Social Care Partnership, dated November 2022, submitted)

11. ROADS AND INFRASTRUCTURE SERVICES UPDATE

The Committee gave consideration to a report proposing a new format for the Roads and Infrastructure Services standing Area Committee reports.

Discussion was had in relation to the value of quarterly reporting on this subject given the implementation of Member Zone system, with it being noted that there will be a meeting of all Area Committee Chair's and Vice-Chairs in the new year to discuss future agenda items.

Decision

The Helensburgh and Lomond Area Committee considered and noted the contents of the report and provided feedback on the proposed new format.

(Reference: Report by Executive Director with responsibility for Roads and Infrastructure Services, dated November 2022, submitted)

12. LUSS TRAFFIC REGULATION ORDER - REPORTERS REPORT

Consideration was given to a report providing an update on the progress of the two Traffic Regulation orders (TROs) relating to Luss Village and the U228 Old A82.

Decision

The Helensburgh and Lomond Area Committee:-

1. noted the Reporters observations;
2. agreed to accept the Reporters modifications to the Order;
3. agreed to refer the Order to Scottish Ministers seeking consent for the prohibition of driving;
4. delegated appropriate authority to the Executive Director with responsibility for Roads and Infrastructure in consultation with the Area Committee Chair to allow the Order to be referred for making following consent from Scottish Ministers to minimise implementation delays; and
5. agreed that the Area Committee writes to the Scottish Ministers highlighting the importance of having the Traffic Regulation Orders implemented in advance of the tourist season.

(Reference: Report by Executive Director with responsibility for Roads and Infrastructure Services, dated November 2022, submitted)

13. HELENSBURGH AND LOMOND ACTIVE TRAVEL PROJECTS UPDATE

The Committee gave consideration to a report updating Members on the Active Travel projects in the Helensburgh and Lomond Area.

Decision

The Helensburgh and Lomond Area Committee

1. noted the update; and
2. welcomed the continued support of external funding partners to supporting the development of key active travel routes in Helensburgh and Lomond.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth, dated 9 November 2022, submitted)

14. HELENSBURGH WATERFRONT DEVELOPMENT UPDATE

The Committee considered a report providing a project update outlining the current position and seeking the support of the Helensburgh & Lomond Area Committee to commence the initial marketing of the former pool site to determine the real market demand for the location.

Decision

The Helensburgh and Lomond Area Committee:

1. noted the successful delivery of the new Helensburgh Leisure Centre, car parking, public realm and landscaping as it nears completion along with improvements to the pier;
2. noted that the skatepark equipment will be reinstated as part of the current works and that further discussions will be undertaken with the group regarding incorporating the skatepark into the next phase of the development;
3. noted the adopted planning policy position that permits a range of uses including leisure, retail, open space or other commercial uses and that any proposal will be subject to a separate planning application and community consultation;
4. noted the challenges around construction costs and the importance of financial sustainability in terms of future use and Business Case associated with Helensburgh Leisure Centre; and
5. agreed to marketing the site of the former pool for all expressions of interest with outcomes to be brought to a future meeting of the Area Committee.

(Reference: Report by Executive Director with responsibility for Commercial Services, dated 28 November 2022, submitted)

15. CHARITABLE TRUSTS, BEQUESTS AND TRUST FUNDS

Consideration was given to a report providing information on proposals relating to the ongoing management and proposed distribution arrangements for Charitable Trusts, Bequests and Trust Funds for which the Helensburgh and Lomond Area Committee are Trustees.

Decision

The Helensburgh and Lomond Area Committee:-

1. noted the financial position of the Charitable Trusts, Bequests and Trust Funds as of August 2022;
2. agreed that the 'John Logie Baird Prize Fund' prize be limited to £30;
3. agreed all other charities and trust funds are awarded on the basis outlined in paragraph 5.5 and defined within appendix 1; and
4. noted that officers are in ongoing dialogue with representatives from the Lord Advocates office to establish appropriate methods of distributing funds from the Clydesdale Air Raid Distress Fund.

(Reference: Report by Executive Director with responsibility for Legal and Regulatory Support, dated November 2022, submitted)

16. HELENSBURGH AND LOMOND AREA COMMITTEE WORKPLAN

The Helensburgh and Lomond Area Committee Workplan was before members for information.

Decision

The Helensburgh and Lomond Area Committee noted the contents of the Workplan.

(Reference: Helensburgh and Lomond Area Committee Workplan dated 13 December 2022)

The Committee resolved in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the press and 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 6 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

17. HELENSBURGH, CARDROSS AND DUMBARTON CYCLEPATH UPDATE

The Committee gave consideration to a report updating Members on the progress made since the previous report to the Committee on 20 September 2022, in relation to the delivery of a dedicated, high quality walking and cycle route linking Helensburgh, Cardross and Dumbarton.

Decision

The Helensburgh and Lomond Area Committee:-

1. welcomed the agreement with WSP that their work package will be completed no later than 31 March 2023; and
2. noted that some elements of work will require to be completed separately during summer 2023 to finalise the full package required for construction.

(Reference: Report by Executive Director with responsibility for Development and Economic Growth, dated 9 November 2022, submitted)