

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

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

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.

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. delegat

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;

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)