

Minute of Meeting Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 07 November 2018	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Jennifer Marion Adam-McGregor, Councillor Bill Binks, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, Councillor Carolann Davidson, Councillor Eddie Devine, Councillor Audrey Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor John Hood, Councillor Karen Kennedy, Councillor James MacLaren, Councillor Cathy McEwan, Councillor Will Mylet

Chair

Councillor McEwan, Convener, presided.

In Attendance

G McNeil, Director of Environment & Infrastructure; O Reid, Head of Communities & Public Protection and C Dalrymple, Regulatory and Enforcement Manager (both Communities, Housing & Planning); G Hannah, Interim Head of Operations & Infrastructure, K Anderson, Amenity Services Manager – Waste, K Gray, StreetScene Manager, J Wallace, Roads Technical Officer and D Kerr, Service and Coordination Manager (all Environment & Infrastructure); and K Graham, Head of Corporate Governance, J Lynch, Head of Property Services, M Conaghan, Legal & Democratic Services Manager, F Hughes, Asset Manager, A Stevenson, Assistant Business Partner, R Devine, Senior Committee Services Officer and N O'Brien, Assistant Committee Services Officer (all Finance & Resources).

Declarations of Interest

Councillor Audrey Doig declared a financial interest in respect of items 13 and 16 of the agenda as she was an employee of Renfrewshire Leisure Limited. She indicated that it was her intention to leave the meeting during consideration of these items and not to take part in any discussion or voting thereon.

1 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services, Children's Services and Environment & Infrastructure in respect of Services reporting to the Infrastructure, Land and Environment Policy Board for the period 1 April to 14 September 2018.

DECIDED: That the report be noted.

2 Capital Budget Monitoring Report

There was submitted a joint capital budget monitoring report by the Directors of Finance & Resources and Environment & Infrastructure in respect of Services reporting to the Infrastructure, Land and Environment Policy Board for the period 1 April to 14 September 2018.

The report advised that budget changes totalling £77,000 had arisen since the previous report to the Board as a result of an increase in the Vehicle Replacement Programme to reflect grant funding received for electric cars.

DECIDED: That the report be noted.

3 Environment & Infrastructure Service Improvement Plan 2018/19: Mid-Year Monitoring Report

There was submitted a report by the Director of Environment & Infrastructure relative to the Service Improvement Plan for Environment & Infrastructure highlighting performance over the period 1 April to 30 September 2018. A copy of the Environment & Infrastructure Service Improvement Plan 2018/21 Mid-Year monitoring report was appended to the report.

The report outlined the key achievements of the Service, detailed future priorities and provided an update on progress to implement the action plan.

DECIDED:

(a) That it be noted that the report reflected the new service structure for Environment & Infrastructure;

(b) That progress made on actions and performance indicators specific to the areas of activity delegated to this Policy Board, as detailed in the appendix to the report, be noted;

(c) That it be noted that the Environment & Infrastructure Service Improvement Mid-Year Monitoring Report would also be submitted to the Finance, Resources & Customer Services Policy Board for approval with regard to those areas of activity within its remit; and

(d) That an out-turn report in respect of areas of activity delegated to this Policy Board be submitted to this Board for consideration by spring 2019.

4 **Operational Performance**

There was submitted a report by the Director of Environment & Infrastructure relative to operational performance.

The report provided an update on the main projects and activities delivered by the services within Environment & Infrastructure together with a performance update which summarised target and actual performance for key performance indicators and benchmarking targets under each of the key change themes.

<u>DECIDED</u>: That the operational performance update detailed within the report be approved.

5 Winter Maintenance Plan 2018/19

There was submitted a report by the Director of Environment & Infrastructure relative to the Winter Maintenance Plan 2018/19.

The report detailed the Council's winter maintenance preparations and arrangements for 2018/19 to ensure that Renfrewshire's road network, footpaths and schools remained accessible during the winter period to support the economy and connect people with jobs, learning and social needs. A copy of the Winter Maintenance Programme 2018/19, which detailed priorities attached to roads and footpaths, staff deployment and co-ordination procedures, the assessment criteria used for the location of grit bins, salt supply arrangements and City Region winter maintenance planning activity was appended to the report.

DECIDED: That the Winter Maintenance Plan for 2018/19, as detailed in the Appendix to the report, be approved.

6 Chewing Gum

Under reference to item 16 of the Minute of the meeting of the Council held on 28 June 2018 there was submitted a report by the Director of Environment & Infrastructure relative to options and costs for the removal of chewing gum from Renfrewshire's pavements.

It was noted that it had been agreed that the Director of Environment & Infrastructure undertake a review of arrangements in relation to the removal of chewing gum from Renfrewshire's pavements. The report referred to the revision of the Code of Practice on Litter and Refuse to include chewing gum and the associated implications for the Council and the potential introduction of a tax/charge on single use plastics, including chewing gum, following a consultation exercise by the UK Government.

The report outlined four potential options for the removal of chewing gum from pavements in Renfrewshire: continuation of the current approach; adoption of an enhanced service; addition of dedicated removal vehicles to the existing service; and the addition of dedicated mechanical sweepers to the existing service. Associated costs were provided in respect of each option and it was highlighted that any option or combination of options beyond the existing provision would result in additional revenue costs.

Councillor Burns, seconded by Councillor Don, moved that the Board agree option 1 and maintain the status-quo until proposed changes in legislation come into practice in June 2019 and further consideration is given to applying a levy on single use plastic, which would include chewing gum. Both considerations could influence the issue of dealing with the clean up of chewing gum dropped in our streets.

Councillor Hood, seconded by Councillor Davidson, moved as an amendment that option 2, the enhanced chewing gum removal service, be agreed.

On the roll being called the following members voted for the amendment: Councillors Davidson, Devine, Hood and Kennedy.

The following members voted for the motion: Councillors Adam-McGregor, Binks, Burns, Cameron, Campbell, Audrey Doig, Don, Graham, MacLaren, McEwan and Mylet.

Four members having voted for the amendment and 11 members having voted for the motion, the motion was accordingly declared carried.

DECIDED: That option 1 be agreed and the status quo maintained until proposed changes in legislation came into practice, in June 2019, and further consideration was given to applying a levy on single-use plastic, which would include chewing gum, as both considerations could influence the issue of dealing with the clean-up of chewing gum dropped in streets.

7 Lochwinnoch Railway Station Access

Under reference to item 21 of the Minute of the meeting of the Council held on 28 June 2018 there was submitted a report by the Director of Environment & Infrastructure Policy Board relative to access at Lochwinnoch Railway Station Access.

It was noted that it had been agreed that the Council write to Network Rail and Scotrail to ask for a review of parking provision, including disabled parking spaces, at Lochwinnoch train station; request that the relevant authority make provision for disabled facilities at platform 2 within the train station; and that both the footpath at the bridge on the A761 adjacent to the train station be upgraded and a suitable crossing to the train station be provided to ensure it was fully accessible.

The report indicated that the Council had subsequently written to Network Rail, Scotrail and local MSPs regarding the car park and provision of disabled facilities at the station. It was noted that no response had, as yet, been received from Scotrail. A response, a copy of which was appended to the report, had been received from the Cabinet Secretary for Transport, Infrastructure & Connectivity advising that there were currently no plans to extend the car park at Lochwinnoch train station and that, based on the criteria set by the UK Government the train station did not meet the criteria for accessibility investment. A response from Scotrail would be pursued. The Convener advised that she would write, on behalf of the Board, to both the UK Government, seeking changes to the criteria set for accessibility investment, and Network Rail.

The report intimated that a review had been undertaken by the Director of Environment & Infrastructure in relation to the requested improvements to the footpath at the bridge and the A760. The report detailed planned interventions which would be implemented to address the issues.

DECIDED:

(a) That the response received from the Cabinet Secretary for Transport, Infrastructure & Connectivity, a copy of which was appended to the report, be noted;

(b) That the interventions, detailed in section 1.5 of the report, to improve accessibility on the footpath and road crossing on the A760, be approved; and

(c) That it be noted that the Convener would write, on behalf of the Board, to the UK Government, seeking change to the criteria set for accessibility investment, and Network Rail.

8 Collection and Disposal of Grass Cutting Arisings

Under reference to item 22 of the Minute of the meeting of the Council held on 28 June 2018 there was submitted a report by the Director of Environment & Infrastructure relative to the collection and disposal of grass cutting arisings.

It was noted that it had been agreed that a report be prepared on the cost of adding collection boxes to grass cutting machinery and, where possible, collecting and disposing of the grass cuttings.

The report stated that it was possible to uplift grass cuttings from the majority of the Council's grass/open spaces in accordance with previous decisions taken in relation to the Grounds Maintenance Service however grass cuttings were only collected from high amenity areas of Paisley Town Centre. It was highlighted that the existing grass-cutting equipment could not be converted to collect grass arisings. In order that grass arisings be uplifted the grass-cutting equipment would require to be replaced at an estimated capital investment cost of £1 million. Reference was also made to the need to increase the frequency of grass cuts to facilitate the lifting and disposal of arisings, the reduced productivity resulting as a consequence of the collection of arisings in comparison to the grass cutting approach currently employed and the associated staffing and disposal costs.

It was noted that the current grass-cutting service, which had been introduced in 2012, would be reviewed during winter 2018/19 with the aim of reflecting the inputs and activities undertaken and the outcomes achieved to deliver the needs of communities within current service resources.

DECIDED:

(a) That the costs of adding collection boxes to the grass-cutting machinery and the additional annual costs of the collection and disposal of the Council's grass-cutting arisings be noted; and

(b) That it be noted that a review of the StreetScene grass-cutting services, as outlined in paragraph 5.1 in the report, would be undertaken during winter 2018/19.

9 Reinstatement of Naturalised Areas into a regular Grass Cutting Schedule

Under reference to item 22 of the Minute of the meeting of the Council held on 28 June 2018 there was submitted a report by the Director of Environment & Infrastructure relative to the reinstatement of naturalised areas into a regular grass cutting schedule.

It was noted that it had been agreed that the maintenance of grassed areas be reviewed with a view to reinstating naturalised areas into a regular grass-cutting schedule. The report referred to the review of StreetScene Services undertaken between June 2010 and April 2012 which had resulted in the implementation of the current grassmaintenance regime, introduced naturalised areas and achieved savings of £2.1 million. Of the 112 areas which were naturalised in 2012, 52 had subsequently been reintroduced into regular grass cutting schedules during 2013/14. A summary of the outcome of the review undertaken following the Council decision in June 2018, which had focused on the remaining 60 naturalised areas, was provided. Proposals for reinstatement of 97 of the existing 112 naturalised grass areas were detailed within an appendix to the report. It was noted that the remaining 15 naturalised areas were not recommended for reinstatement into a regular grass cutting schedule due to the complexity of cutting the grassed area involved in a safe manner. It was highlighted that no budget provision had been made for the additional recurring costs of maintaining the 97 naturalised areas, £140,000 per annum, the initial preparatory works required to facilitate scheduled maintenance, estimated to be around £50,000 and one-off capital costs associated with the purchase of vehicles and cutting machinery, £150,000.

Councillor Don, seconded by Councillor Adam-McGregor, moved that the Board agree that the Council incorporate naturalised areas into the review of StreetScene grass cutting services, agreed as item 8 of this Minute, to allow maintenance of all grassed areas to be considered in a comprehensive manner.

Councillor Hood, seconded by Councillor Davidson, moved as a first amendment:

- (a) That it be noted that the review of the existing naturalised areas had been completed;
- (b) That it be agreed to reinstate the 112 areas into the regular grass cutting schedule;
- (c) That the recurring revenue costs for the Council to reinstate the naturalised areas as part of regular grass cutting schedules be approved; and

(d) That the one-off revenue cost in 2018/19, to prepare the naturalised areas for return to a regular grass cutting schedule, be approved.

Councillor J MacLaren, seconded by Councillor Graham, moved as a second amendment:

(a) That it be noted that the review of the existing naturalised areas had been completed;

(b) That consideration of the reinstatement of 97 of the 112 areas into a scheduled grass cutting frequency, as detailed in the Appendix to the report, be noted;

(c) That the recurring revenue costs for the Council of £290,000 per annum to reinstate the naturalised areas as part of regular grass-cutting schedules be approved;

(d) That the one-off revenue cost of £50,000 in 2018/19, to prepare the naturalised areas for return to a regular grass cutting schedule, be approved; and

(e) That the Board agree that the Council incorporate naturalised areas into the review of StreetScene grass cutting services, agreed in item 8 of this Minute, to allow maintenance of all grassed areas to be considered in a comprehensive manner.

On the roll being called between the motion and the first amendment, the following members voted for the first amendment: Councillors Davidson, Devine, Hood and Kennedy.

The following members voted for the motion: Councillors Adam-McGregor, Burns, Cameron, Campbell, Audrey Doig, Don, McEwan and Mylet.

The following members abstained: Councillors Binks, Graham and MacLaren.

Four members having voted for the first amendment, eight members having voted for the motion and three members having abstained, a vote was then taken between the motion and the second amendment.

On the roll being called the following members voted for the second amendment: Councillors Binks, Graham and J MacLaren.

The following members voted for the motion: Councillors Adam-McGregor, Burns, Cameron, Campbell, Audrey Doig, Don, McEwan and Mylet.

The following members abstained: Councillors Davidson, Devine, Hood and Kennedy.

Three members having voted for the second amendment, eight members having voted for the motion and four members having abstained, the motion was accordingly declared carried.

DECIDED: That naturalised areas be incorporated into the review of StreetScene grass cutting services, agreed following consideration of the report entitled Collection and Disposal of Grass Cutting Arisings, as detailed in item 8 of this Minute, to allow maintenance of all grassed areas to be considered in a comprehensive manner.

10 Scottish Power Energy Networks Green Economy Fund

There was submitted a report by the Director of Environment & Infrastructure relative to the Green Economy Fund launched by Scottish Power Energy Networks (SPEN).

The report advised that applications for funding had been invited to support the Scottish's Government's energy strategy and the UK's drive to a low carbon economy.

The Green Economy Fund provided capital or revenue funding for projects and initiatives which focussed on activities which delivered low-carbon transport technology;

built the infrastructure and learning needed for the changes in transport expected over the next decade; and resulted in high-carbon savings and air-quality benefits. The applicant's ability to provide funding towards the project would be considered as part of the assessment of bids. The report referred to the funding application for £2.2 million submitted by the Council in terms of the Switched-on Towns and Cities Challenge Fund and highlighted that the bid criteria for the Switched-on Towns and Cities Challenge Fund focussed on a town approach whereas the SPEN Green Economy Fund allowed a wider Renfrewshire bid approach. It was noted that in order to meet the for applications a bid for £1.5 million had been made by the Director of Environment & Infrastructure on behalf of the Council which if successful would expand the electricvehicle charging network and increase the number of electric vehicles within the Council Fleet. The Council's contribution, funded from the Annual Vehicle Replacement Programme, for delivery of the proposed project was anticipated to be £300,000 over 2019/21.

DECIDED:

(a) That the action by the Director of Environment & Infrastructure in submitting a bid of \pounds 1.5 million to the Scottish Power Energy Networks Green Economy Fund be homologated;

(b) That it be noted that the contribution from the Council for the delivery of the project was anticipated to be up to $\pm 300,000$ during 2019/20 and 2020/21, which would be funded from the Council's annual Vehicle Replacement Programme; and

(c) That it be noted that, if the bid was successful, a further report would be submitted to a future meeting of this Policy Board setting out the award and detailed plans for the next two years.

11 Public Sector Climate Change Duties Reporting 2017/18

There was submitted a report by the Director of Environment & Infrastructure relative to the annual Renfrewshire Council Public Sector Climate Change Duties Report 2017/2018, a copy of which was appended to the report.

The report stated that Councils required, in terms of the Climate Change (Duties of Public Bodies; Reporting Requirements) (Scotland) to prepare an annual report detailing progress in helping to mitigate and adapt to climate change. It was noted that subject to approval by the Board arrangements would be made to submit the 2017/18 Annual Report to the Sustainable Scotland Network.

DECIDED: That the content and submission of Renfrewshire Council's mandatory 2017/18 Public Sector Climate Change Duties report be approved.

12 Consultation on the proposal for New Regulations for the Licensing of Dog, Cat and Rabbit Breeding Activities in Scotland

There was submitted a report by the Director of Environment & Infrastructure relative to consultation by the Scottish Government in respect of the licensing of dog, cat and rabbit breeding activities in Scotland.

The report advised that the 2017/18 Scottish Government Programme for Government had made a commitment to introduce new legislation to improve and enhance the licensing of dog, cat and rabbit breeding activities in Scotland. The breeding of dogs was governed under the Breeding of Dogs Act 1973 and the Breeding and Sale of Dogs (Welfare) Act 1999 while the breeding of cats and rabbits was currently unregulated. Consultation was being undertaken in respect of the regulation of the breeding of dogs, cats and rabbits in Scotland. The proposed legislation would replace current legislation and be drafted under powers conferred by the Animal Health & Welfare (Scotland) Act 2006. Introducing the legislation under these powers would allow for relevant amendments to be made more easily in future, without changing primary statute. The proposed legislation would extend the requirement for a licence to breed cats and rabbits and lower the threshold for licensable dog breeding. It was noted that breeders who held independent accreditation would be subject to a different inspection regime.

Responses to the consultation required to be submitted by 30 November 2018. A copy of the proposed response prepared on behalf of the Council was appended to the report.

DECIDED:

(a) That the consultation on the proposals to regulate the breeding of dogs, cats and rabbits in Scotland be noted; and

(b) That the proposed response of the Council to the consultation, appended to the report, be approved.

Declaration of Interest

Councillor Audrey Doig having previously declared an interest in the following item of business left the meeting and took no part in the discussion or voting thereon.

13 Sub-Lease of Premises at Clark Street, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed sub-lease of premises, identified on a plan appended to the report, currently leased by the Council at Clark Street, Paisley.

The report advised that as part of the capital investment works to refurbish Paisley Museum, services would be temporarily relocated to a range of alternative locations and facilities. The Council's operational portfolio had been reviewed and it had been established that Clark Street depot, which was leased by the Council, had adaptable vacant space. It was proposed that as a best value solution the vacant space at the Clark Street depot be sub-let, for a six-month period, to Renfrewshire Leisure Limited. Landlord's consent for the agreement had been agreed in principle and the terms and conditions agreed with the proposed tenant were detailed within the report.

DECIDED: That the Head of Property Services and the Head of Corporate Governance be authorised to implement a sub-let, for a period of six months, of part of the premises at Clark Street depot, identified on a plan appended to the report and extending to circa 149 square metres, based on the terms and conditions detailed in paragraph 4 of the report.

Sederunt

Councillor Audrey Doig re-entered the meeting prior to consideration of the following item of business.

14 Disposal of Commercial Property at 16 High Street, Johnstone

There was submitted a report submitted by the Director of Finance & Resources relative to the proposed disposal of commercial property, identified on the plan appended to the report, at 16 High Street, Johnstone.

The property, which had been declared surplus to the Council's requirements at the meeting of the Council's Communities, Housing & Planning Policy Board held on 31 October 2018, was leased to Mr Peralla. No trading was currently being undertaken from the premises. The tenant proposed to combine the property with the properties at 12/14 High Street, Johnstone, which he owned and were trading as an Italian restaurant and takeaway. If this was not possible he proposed to open the premises as a retail opportunity. Details of the provisional terms agreed with the tenant for the acquisition of the interest in the property were provided. It was noted that there was a shared maintenance responsibility with three flats in High Street and eight flats on Walkinshaw Street, Johnstone and that five of these 11 flats were in private ownership. In accordance with the Scottish Minister consent process when disposing of Housing Revenue Account assets, the disposal would be in terms of the General Consent available and be self-certified by the Council.

DECIDED:

(a) That it be noted that the property, identified on the plan appended to the report, had been declared surplus to the Council's requirements at the meeting of the Communities, Housing & Planning Policy Board held on 30 October 2018;

(b) That the proposed purchase price of £67,000 for the commercial property at 16 High Street, Johnstone, be accepted;

(c) That the property be disposed of to the existing tenant, Mr Perella, on the terms and conditions negotiated with the Head of Property Services and any other terms as the Head of Corporate Governance deemed necessary to protect the Council's interests; and

(d) That it be noted that, in accordance with the Scottish Minister consent process when disposing of Housing Revenue Account assets, the disposal would be in terms of the General Consent available and be self-certified by the Council.

15 Disposal of Land adjacent to 42 Parksail, Erskine

There was submitted a report by the Director of Finance & Resources relative to the disposal of land, identified on the plan appended to the report, adjacent to 42 Parksail, Erskine.

The area of land involved, which was held on the General Services Account, comprised a total area of 103 square metres and was an area of open space, maintained by Environment & Infrastructure. An offer to purchase the land for incorporation into their garden ground had been received from the owner of the property at 42 Parksail, Erskine. Provisional agreement had been reached in terms of a purchase price subject to the ground being declared surplus to the Council's requirements. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised. The Head of Planning & Housing Services had confirmed that the proposed purchaser would require to obtain the required planning consents for the change of use from open space.

DECIDED:

(a) That the land adjacent to 42 Parksail, Erskine, identified on the plan appended to the report, be declared surplus to the Council's requirements with the land being disposed of to the adjacent owner;

(b) That the sale to the proprietor of 42 Parksail, Erskine on terms and conditions negotiated by the Head of Property Services, utilising delegated powers, be authorised;

(c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as deemed necessary to protect the Council's interest; and

(d) That it be noted that the Head of Housing & Planning Services would advertise the proposed sale of the area of open space in the local press in terms of the Town and Country Planning (Scotland) Act 1959.

Declaration of Interest

Councillor Audrey Doig having previously declared an interest in the following item of business left the meeting and took no part in the discussion or voting thereon.

16 Robertson Centre, 16 Glasgow Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the provisional terms and conditions proposed in connection with the relinquishment of the existing lease with Renfrewshire Joint Valuation Joint Board (RVJB) of the Robertson Centre, 16 Glasgow Road, Paisley and associated car parking, and the proposed terms and conditions of the lease to be entered into with Renfrewshire Leisure Limited.

The report advised that to support the RVJB's medium-term financial planning and operating arrangements, the lease of the Robertson Centre had been extended

previously until 31 March 2024. This had enabled the RVJB to plan their service provision within the existing building, provided certainty in relation to rental charges and allowed the RVJB an extended period to repay existing loan charges. Following discussion with the RVJB in connection with modernising work practices it had been identified that savings could be achieved by reducing the office space occupied. Enquiries had been made by RVJB regarding the possibility of downsizing by vacating the first-floor offices and sub-letting the space. It was noted that the lease prohibited sub-letting and that the Council and Renfrewshire Leisure Limited would require space to relocate staff for up to four years while Paisley Museum and Library were refurbished. In this connection the space which RVJB proposed to vacate had been identified as offering a potential solution. Following discussion between all parties, provisional terms and conditions of lease had been reached. Details of the proposed terms and conditions agreed with both RVJB and Renfrewshire Leisure Limited in respect of the leases were provided.

DECIDED:

(a) That the relinquishment of the existing lease between Renfrewshire Council and Renfrewshire Joint Valuation Board for the Robertson Centre as a whole be authorised;

(b) That the grant of a new lease to RVJB of the Robertson Centre, 16 Glasgow Road, Paisley for the ground floor only with associated parking based upon the terms and conditions detailed within the report be approved; and

(c) That the grant of a lease to Renfrewshire Leisure Limited of the first floor offices at the Robertson Centre, 16 Glasgow Road, Paisley with associated parking be authorised.

Sederunt

Councillor Audrey Doig re-entered the meeting and Councillor Davidson left the meeting prior to consideration of the following item of business.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved that the press and public be excluded from the meeting during consideration of the following item of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there would be disclosure to them of exempt information as defined in paragraphs 12 and 13 of Part I of Schedule 7A of the Local Government (Scotland) Act 1973.

17 Bird Fouling under Railway Bridges