

Minute of Meeting

Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 15 March 2023	10:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present: Councillor Jennifer Adam, Councillor Stephen Burns, Councillor Jacqueline Cameron, Councillor Michelle Campbell, Councillor Audrey Doig, Councillor Chris Gilmour, Councillor John Gray, Councillor James MacLaren, Councillor Janis McDonald, Councillor Iain McMillan, Councillor John McNaughtan, Councillor Will Mylet, Councillor Iain Nicolson, Councillor Ben Smith

Chair

Councillor Campbell, Convener, presided.

In Attendance

G McNeil, Director of Environment & Infrastructure; A Morrison, Head of Economy & Development Services, B Walker, Programme Director (City Deal & Infrastructure), G Crawford, Senior Communications Officer, A Johnston, Principal Estates Surveyor, C Horn, Senior Planning & Policy Development Officer and S Inrig, Programme Manager – Community Asset Transfer & Regeneration (all Chief Executive's); G Hutton, Head of Operations & Infrastructure, K Anderson, Amenity Services Manager - Waste, K Gray, Streetscene Manager, G Hannah, Infrastructure, Transportation & Change Manager, L Rennie, Operations Manager, G Heaney, Assistant Infrastructure & Assets Manager and S Heron, Assistant Transportation & Development Manager (all Environment & Infrastructure); N Drummond, Lead Officer (Environmental Co-ordination) (Communities & Housing); and M Law, Senior Asset & Estates Surveyor, L Dickie, Finance Business Partner, D Pole, End User Technician, E Gray, Senior Committee Services Officer, K O'Neill, Assistant Democratic Services Officer and D Cunningham, Assistant Committee Services Officer (all Finance & Resources).

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be filmed for live or subsequent broadcast via the Council's internet site.

Apology

Councillor Davidson.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Community Asset Transfer Review Sub-committee

There was submitted the Minute of the meeting of the Sub-committee held on 20 January 2023, a copy of which is appended hereto.

DECIDED: That the Minute be approved.

2 Revenue and Capital Budget Monitoring

There was submitted a joint Revenue and Capital Budget Monitoring report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing Services as at 6 January 2023.

The report stated that the projected revenue outturn as at 31 March 2023 for all services reporting to this Policy Board was an overspend position of £2.402 million against the revised budget for the year, 7.3 percent of the budget. The projected capital outturn as at 31 March 2023 for projects reporting to the Board was a break-even position against the revised budget for the year. Summaries were provided around the relevant services in the tables within the report, together with further analysis.

It was noted that there had been revenue budget adjustments to the value of £0.860 million through a drawdown from reserves for Environment and Place and Memorial Safety. It was also noted that there were capital budget adjustments to the value of £3.215 million arising from £0.248 million of budget increases; £0.070 million of budget brought forward from 2023/24; £3.533 million of budgets reprofiled from 2022/23 to 2023/24 and £0.200 million of 2022/23 budget transfers.

DECIDED:

(a) That the projected Revenue outturn position, as detailed in table 1 of the report, acknowledging that the forecast position was based on best estimates available at the time, be noted;

(b) That the projected Capital outturn position, as detailed in table 2 of the report, be noted; and

(c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

3 **Operational Performance Report**

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

The report provided updates since the previous Policy Board meeting in respect of key areas delivered by services within Environment & Infrastructure, which were within the remit of this Policy Board, including fleets; roads and transportation; parks investment; Streetscene; climate change; Team Up to Clean Up and waste recycling services.

Councillor Gilmour, seconded by Councillor Smith moved an amendment which the Convener ruled was not competent in terms of Standing Order 28 – rescinding of decisions – as it was contrary to the decision which had been taken at item 3 of the Minute of the meeting of Council held on 2 March 2023 and there had been no material change in circumstances justifying the matter being reconsidered.

DECIDED: That the operational performance update detailed in the report be approved.

4 **Renfrewshire Allotments Annual Report 2022**

There was submitted a report by the Chief Executive relative to the Renfrewshire Allotments Annual Report 2022. The annual report was set out in full at Appendix 1 to the report.

The report set out the Council's statutory duty to provide allotments under the provisions of the Community Empowerment (Scotland) Act 2015 (Part 9) along with a number of associated duties, including the requirement for the publication of an annual allotments report. It was noted that there were 351 individual growing plots and a waiting list of 123 people as of December 2022. The number of people on a waiting list had risen by three since the end of 2021 but the ratio between waiting list and plot numbers remained below the statutory requirement of 50 percent.

DECIDED:

(a) That the Renfrewshire Annual Allotments Report 2022 be approved; and

(b) That it be noted that the Renfrewshire Annual Allotments Report 2022 would be published on the Renfrewshire Council website in accordance with statutory requirements.

5 **The Renfrewshire Council (Advanced Manufacturing Innovation District Scotland, South) Compulsory Purchase Order 2023**

Under reference to item 6 of the Minute of the meeting of this Board held on 31 August 2022, there was submitted a report by the Chief Executive relative to land required to implement the Advanced Manufacturing Innovation District Scotland, South project. A detailed list of owners and reputed owners of the associated sites was set out at Appendix 1 to the report together with site plans at Appendix 2.

The report provided a background to the projects and detailed a number of areas of land where the Council required to acquire the titles for the duration of the construction phase, an expected period of 18 to 24 months, in order to successfully deliver the project. It was intended that, where negotiations had faltered, that Compulsory Purchase Orders be served, as agreed in principle at the meeting of this Policy Board held on 31 August 2022. The report noted that discussions would continue with affected owners throughout the process and that compensation would be negotiated with each owner in accordance with Compulsory Purchase Order legislation.

DECIDED:

(a) That the use of Compulsory Purchase Orders (CPO) to acquire the titles and interests in the land (including leases and/or licences for periods in excess of 12 months and for the duration of the construction contract) shown on Plans CPO Location Plan, Maps 1, 2, 3, 4, 5, 6, 7 and 8, as set out in an appendix to the report, be approved;

(b) That it be noted that discussions would continue with all affected owners concurrently with the publication of the CPOs and compensation would be negotiated with each owner as appropriate and in accordance with CPO legislation; and

(c) That it be noted that minor modifications to the areas of land to be acquired could be necessary if there were changes in ownership and/or voluntary acquisitions or otherwise.

6 **Lease renewal of Telecommunications Installations**

There was submitted a report by the Chief Executive relative to the proposed extension of the leases for the telecommunications masts at Maxwellton Court and Glencairn Court, Paisley and Provost Close, Johnstone by the current lease holder EE. The sites were identified in plans which were appended to the report.

The report intimated that the current lease holder had been a tenant for over 20 years and that the leases were currently operating on a year-to-year basis at a rate of £8,750 per year at Glencairn Court and £8,742.21 per year at Maxwellton Court and Provost Close plus VAT, service charges and insurance costs.

The sought extension was for a period of 10 years from a date to be agreed by both parties at a rate of £5,500 in year 1, £5,000 in year 2, £4,500 in year 3 and £4,000 in years 4-10 plus VAT, service charges and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised in conjunction with the Head of Economy & Development to conclude a new lease of the telecommunications masts at Maxwellton Court and Glencairn Court, Paisley and Provost Close, Johnstone on the basis of the terms and conditions detailed in the report.

7 Shop at 36/40 Foxbar Road, Paisley

There was submitted a report by the Chief Executive relative to a proposed new lease for a shop at 36/40 Foxbar Road, Paisley. The site was identified in a plan which was appended to the report.

The report set out that Martin McColl Limited became a tenant of the unit in May 2016 for a period of 10 years with an annual rent of £18,200. Following the lease holder entering administration in May 2022 their interests were sold to Morrisons Plc. It was noted that the property had been refurbished and was trading as Morrisons Daily. The report sought to formalise the occupation through the granting of a new lease.

The sought lease was for a period of 10 years from a date to be agreed by both parties at a rate of £18,200 per year plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised to conclude a new lease of the shop property at 36/40 Foxbar Road, Paisley on the basis of the terms and conditions detailed in the report.

8 Shop at 28/30 Skye Crescent, Paisley

There was submitted a report by the Chief Executive relative to a proposed new lease for a shop at 28/30 Skye Crescent, Paisley. The site was identified in a plan which was appended to the report.

The report set out that Mrs Rozena Ali became a tenant of the unit in December 2016 and that the lease was currently operating on a year-to-year basis with an annual rent of £11,400. The lease holder wished to transfer the lease to Mr Usman Asghar with a longer term to afford more security to the tenure.

The sought lease was for a period of 10 years from a date to be agreed by both parties at a rate of £11,500 per year, reviewable after five years, plus VAT, service charge and insurance costs. The proposed terms and conditions were detailed in full within the report.

DECIDED: That the Head of Corporate Governance be authorised to conclude a new lease of the shop property at 28/30 Skye Crescent, Paisley on the basis of the terms and conditions detailed in the report.

9 Disposal of Land adjacent to 5 Barwood Drive, Erskine

There was submitted a report by the Chief Executive relative to the proposed disposal of land adjacent to 5 Barwood Drive, Erskine. The site was identified in a plan attached as an appendix to the report.

The report referenced a 106sqm piece of land, held on the General Services account, which the owner of a neighbouring property had expressed an interest in obtaining to provide additional garden space. A price for the proposed sale had been agreed with the interested party and the Head of Economy & Development using delegated powers, subject to the land being declared surplus.

The report set out that confirmation had been received from the Council's Environment and Infrastructure, Planning and Legal services that the land had no operational or legal requirement. It was noted that, should the land be declared surplus, the Chief Planning Officer would place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

DECIDED:

(a) That the area of land located adjacent to 5 Barwood Drive, Erskine, as detailed on in the plan at Appendix 1 to the report, be declared surplus to requirements, with a view to disposing to the adjoining owner;

(b) That the sale thereof to the adjoining owner of 5 Barwood Drive, Erskine, on such terms and conditions as may be negotiated by the Head of Economy & Development 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 may be deemed necessary to protect the Council's interest; and

(d) That it be noted that the Chief Planning Officer would place an advert in the local press, in terms of the Town and Country Planning (Scotland) Act 1959, for the proposed sale of an area of open space.

10 Disposal of Land adjacent to 7 Barwood Drive, Erskine

There was submitted a report by the Chief Executive relative to the proposed disposal of land adjacent to 7 Barwood Drive, Erskine. The site was identified in a plan attached as an appendix to the report.

The report referenced an 89sqm piece of land, held on the General Services account, which the owner of a neighbouring property had expressed an interest in obtaining to provide additional garden space. A price for the proposed sale had been agreed with the interested party and the Head of Economy & Development using delegated powers, subject to the land being declared surplus.

The report set out that confirmation had been received from the Council's Environment and Infrastructure, Planning and Legal services that the land had no operational or legal requirement. It was noted that, should the land be declared surplus, the Chief Planning Officer would place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

DECIDED:

- (a) That the area of land located adjacent to 7 Barwood Drive, Erskine, as detailed on in the plan at Appendix 1 to the report, be declared surplus to requirements, with a view to disposing to the adjoining owner;
- (b) That the sale thereof to the adjoining owner of 7 Barwood Drive, Erskine, on such terms and conditions as may be negotiated by the Head of Economy & Development 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 may be deemed necessary to protect the Council's interest; and
- (d) That it be noted that the Chief Planning Officer would place an advert in the local press, in terms of the Town and Country Planning (Scotland) Act 1959, for the proposed sale of an area of open space.

11 Land at Broomlands Street, Paisley

Under reference to item 13a of the Minute of the meeting of this Policy Board held on 8 November 2017, there was submitted a report by the Chief Executive relative to the proposed disposal of land at Broomlands Street, Paisley. The site was identified in a plan attached as an appendix to the report.

The report provided a background to the land which was declared surplus to requirements at the meeting of this Policy Board held on 8 November 2017 with a view to disposing of it to Nixon Blue Limited, subject to them acquiring the adjacent Ogilvie Club site. The Ogilvie Club actually sold their land to J & A Developments Limited who planned to build 40 flats on the site. J & A Developments Limited were seeking to purchase the land to allow approximately an additional 20 flats to be built.

The proposed purchase price was £250,000 subject to planning permission being obtained for the construction of 60 flats. The purchase price would be adjusted on a pro-rata basis should plans for more or less than 60 flats be granted at a rate of £12,500 per flat. The proposed terms and conditions of the sale were detailed in full in the report.

DECIDED: That the Head of Economy & Development and the Head of Corporate Governance be authorised to conclude the disposal of land at Broomlands Street, Paisley shown shaded and hatched on the attached plan, to J & A Developments Limited, subject to the terms and conditions contained in the report.