

Helensburgh Community Council



“Forward together”

Minutes of a Meeting of the Helensburgh Community Council Thursday 24th November 2011

Present: Sonja Aitken, Dave Allen, Karen Brabender, Allan Carrie, Henry Deane, Neil Drummond, Tariq Durrani, Jill Fish, Marion Gillies, Darrell Hendrie, Geoff Holliman, Alastair Macbeth, Nigel Millar, Stewart Noble, Kathleen Siddle, David Sinclair and Richard Trail.

Councillors: Andrew Nisbet.

Helensburgh Advertiser: Jenny Faulds.

Public: Three members.

Apologies: Al Reay, Anna Rodgers, John Tacchi, David Williams and Sheila Wilson.

Topic	Minute	Decision / Action
1. Welcome	In the absence of the Convener and Vice Convener Kathleen Siddle welcomed those present.	
2. NHS Highland	<p>Derek Leslie, the General Manager of the Argyll & Bute CHP, Viv Smith who is one of our three Locality Managers and Bill Brackenridge, Chair from NHS Highland spoke to us about its operations in Helensburgh and Lomond with particular reference to budgetary matters. Some data include:</p> <ul style="list-style-type: none">◆ NHS Highland covers one third of the land mass of Scotland.◆ It serves a population of about 400,000.◆ Has an annual budget of about £500m.◆ Employs 10,000 people.◆ Has one acute hospital.◆ Some £175m is spent in Argyll and Bute Council (including GP services).◆ It has a policy of no redundancy. <p>This was followed by a useful question and answer session. The Acting Convener thanked our guests.</p>	
3. Suspension	The meeting was suspended at this point to allow the AGM to take place.	
4. Resumption	After the AGM the meeting was resumed with the Convener in the chair.	

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Topic

Minute

Decision / Action

5. Minutes of previous meeting

The minutes of the previous meeting held on 27th October 2011 were considered page by page. The following adjustments were noted. The name of David Williams should have been included in the list of those submitting apologies.

Subject to these adjustments the minutes were **approved**.

6. Matters Arising **Update on possible Sainsbury's supermarket**

A report on the second meeting held with Sainsbury's was previously circulated (Appendix I), which was updated. The following points were noted:
Income from the sale of the site would be ringfenced for use in Helensburgh.
A notional costs of a new swimming pool and sports centre would be £9-11m.

7. Budget Consultation

The Community Council voted on each of the six questions posed by Argyll and Bute Council, an information paper having been previously issued to members and a brief explanation given by Councillor Nisbet on each of the questions in turn.

I would be willing to pay for more council tax to help protect public services in Argyll and Bute.

strongly agree	agree	neutral	disagree	strongly disagree
1	4	2	3	7

I would accept additional charges for some services if this would protect essential services.

strongly agree	agree	neutral	disagree	strongly disagree
2	9	2	2	2

I would accept the council not providing some services to protect and develop others.

strongly agree	agree	neutral	disagree	strongly disagree
2	5	5	1	4

The council should outsource its estates' management team to the private sector.

strongly agree	agree	neutral	disagree	strongly disagree
2	6	6	2	1

Topic

Minute

Decision / Action

The adult care service should stop providing some services directly and have other organisations deliver them on its behalf.

strongly agree	agree	neutral	disagree	strongly disagree
6	10		1	

The housing service should offer fewer grants for repairs to private properties.

strongly agree	agree	neutral	disagree	strongly disagree
5	8	1	1	2

The members of the Community Council were very appreciative of the contribution made by Councillor Nisbet.

A number of questions which could be asked of Argyll and Bute Council in the budget consultation process had been tabled as noted below. After discussion a vote was taken – 9 voted for and 3 against asking them

It was agreed to ask the six questions.

1. The Study Group report showed that in 2008-9 the ratio of per capita staffing costs was as follows.

H&L : £657 per resident; **Other three areas** : £1,151 per resident.

Does the budget intend to continue that ratio?

2. Regarding care for the elderly, although H&L has 30% of the A&BC population, it only received 21% of the funding for "Integrated Care". Expressed in terms of people aged 75 and over, expenditure on care for the elderly was as follows.

H&L : £2,814 per person aged 75+. **Other three areas** : £3,688 per person aged 75+.

Would the proposal in the second statement of Q2 in the budget consultation rectify the imbalance if implemented?

3. Does the proposed budget intend to perpetuate the finding that, after extracting rurality costs, the Helensburgh and Lomond area cross-subsidises the rest of A&B by about £7 million a year?

Could A&BC give the counterpart figure as envisaged in the budget?

4. The Helensburgh Study Group report suggested the adoption of the following general principle : "That, in a time of recession such as now, it would seem reasonable that (among other criteria) savings be found from those Areas that are expending most."

Is that principle reflected in the draft budget?

5. The Helensburgh Study Group report suggested that inter-Area comparisons of expenditure might become a normal part of Council management and get reported publicly. While the Study Group saw this as integral to good management, HCC sees its value in terms of democracy and fairness.

Will such analyses be made public regularly?

6. The budget consultation paper states "The council has already made a number of savings". It appears that the employee costs proposed in the 2011/12 budget would be almost 13% higher than in the financial year 2008/9.

Is that true and, if so, how does that represent savings?

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- 8. Public Session**
- 4a Sainsbury's consultation**
Adverse comment was made about Sainsbury's period of consultation including a lengthy period occupied by the Christmas and New Year holiday.
- 4b Obstructions on Footways**
Attention was drawn to the growing problem of footways obstructed by advertising material. It was noted that this is a matter which the TIG has in hand.
- 9. Planning**
A report had previously been circulated. See Appendix II.
- 10 TIG**
A report had previously been circulated. See Appendix III.
- 7. Secretary's Correspondence**
A list had been previously circulated. See Appendix IV.
- 9. Treasurer's Report**
There has been no change in the financial position since last month.
- 12. AOCB**
None.
- 13. Next Meeting**
The next meeting will be held on Thursday 22th December 2011 at 19.00 hours in the Osprey Suite of the Commodore Hotel.

The accommodation for this meeting was kindly provided to us by the Commodore Hotel.

APPENDIX I
Meeting with Sainsbury – 10 November 2011

Sainsbury

Jeff Wilson (Sainsbury Property Manager Scotland & N Ireland)
Donald Anderson (PPS Group – Stakeholder Liaison/ Communications)
Richard Phillips (Turley Associates – Planning Consultant)
David Dunbar (ADF Architects – Project Architect)

HCC

Darrel Hendrie (Convenor)
John Tacchi (Vice Convenor)
Kathleen Siddle (Secretary)
Stewart Noble (Treasurer)
David Sinclair (Minute Secretary)
Nigel Millar (Notes)

QUESTION

DISCUSSION

What proportion of the Pier Site does Sainsbury intend to take up? Sainsbury wish to buy the whole site and will occupy 85% with a supermarket, petrol station and car park. The store will be sited at the north of the site facing onto West Clyde Street but it will be accessed from the east. The remainder is for a destination café/restaurant, operated by a 3rd party, at the south-west corner of the site next to the pier

A layered development is envisaged. To integrate with the north side of West Clyde Street there will be 15 flats above the store entered from West Clyde Street. There will public open space over the car park at the seaward end of the site with access from the café/restaurant.

There will be **NO** swimming pool/leisure centre on the site. This is envisaged for the old Academy site. **HCC** - *would prefer the facility to remain on the Pier Head Site – close to public transport, town centre shops and cafes, more attractive to visitors and more environmentally friendly.*

What would be the actual size of the proposed supermarket, the petrol station and the car park? 35k sq ft of net sales space split 80:20 between food/drink and non food. There will also be a café. The 20% will be a different offering from that provided by local retailers – it will augment rather than compete with them. Sainsbury is looking at the development of the site taking account of the overall development needs and aspirations of Helensburgh – CHORD and the new Council offices on East Clyde Street.

What will be their positioning on the site/design of the site? The store will face onto West Clyde Street and the café/restaurant, operated by a 3rd party, will be at the south-west corner. The petrol station and loading bays will not be seen from West Clyde Street.

HCC - *To encourage residents/visitors to take full advantage of this landmark site HCC wants a promenade round it linking to the upgraded CHORD western esplanade*

This is a once in a lifetime opportunity to add to Helensburgh's design legacy. Whatever is built on this landmark site has to reflect the renowned design excellence of Victorian/Edwardian Helensburgh – DISTINCTIVE : VARIED : CREATIVE : INTEGRATED WITH ITS LOCAL LANDSCAPE. And : outstanding design is good for business. While existing economic realities have to be recognised, down the line there will be no thanks if this opportunity is sacrificed for short term financial and political expediency

A number of design options for the whole site will be presented at the public exhibition in the Victoria Halls on 25/26 November. However nothing can be

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finalised until the revised development brief for the Pier Head Site is issued by A&BC.

Is multi storey car parking seen as an option? No. It will be too expensive for a store of this size. External entrance/exit ramps would have to be provided along with internal stairs and a lift/escalators.

How many car parking spaces will there be apart from those attached to Sainsbury's? There will be around 380 car parking spaces. On its own the supermarket requires over 260 spaces which will be free for 2 hours. This will deter commuters but will give sufficient time for people to visit the supermarket AND local shops. The 15 flats will get one space each. The remainder will be for residents/visitors. There will be no space for coach parking. That will have to be found elsewhere, e.g. Craigendoran, Kidston Park, Helensburgh Rugby Club, old ESSO petrol station.

What are the plans for access to the site? The site will be accessed/exited at the junction (widened) of West Clyde and Sinclair Streets only. The petrol station will not be seen from West Clyde Street and will be screened from East Clyde Street. The site line to the sea down Colquhoun Street is too important to have a vehicle access/exit there

Will Sainsbury contribute financially to a new leisure centre on the Pier Head Site or elsewhere? Yes. But how much will depend on whether Waitrose gains planning consent for its store. This would reduce significantly the value of the Pier Head Site to Sainsbury. This in turn would reduce the capital receipt going to the Council towards the cost of the new pool/leisure centre.

HCC – how will the proceeds from the sale of the site will be used by A&BC? Normal practice is for only 12.5% to be directly allocated to the Area in question. However local residents will wish to see 100% going towards the new swimming pool/leisure centre. The final decision on this will rest with the Council.

What does Sainsbury see as the running order of knocking down/rebuilding the leisure centre and the public toilets, and building the supermarket, car park and petrol station? *HCC - would like to see the swimming pool/leisure centre built before the current pool is demolished.*

Would Sainsbury welcome HCC running its own public consultation exercise in the Victoria Halls on 25/26 November. Yes. HCC will share in advance its proposed questionnaire with Sainsbury. And vice versa.

Would Sainsbury welcome some consultation with HCC on the design of the buildings? Yes. This was agreed at the 14 October HCC-Sainsbury meeting. The company will be working hard to come up with an outstanding design for the whole site and not just for the supermarket itself.

Other Issues *HCC - Visible from all four sides the Pier Head Site is a superb site. What goes on to it must be of outstanding, landmark design and not just the standard supermarket box.*

Flooding The site will be raised by 2m at its south edge

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Public Toilets

A&BC will not be selling the existing public toilets. There will be clean, well serviced toilets inside the entrance to the store.

HCC – the view down Colquhoun Street would be enhanced if the existing loos were demolished and the Sainsbury toilets at the entrance were made available to the public at large. A similar arrangement works well at Lomond Shores where the toilets were inside the foyer but outside the Jenners store.

Timescales

Sainsbury anticipate a planning application for the supermarket being lodged in April 2012

APPENDIX II
Planning Group Meeting – 18 November 2011

Present : Kathleen Siddle (Chair), Henry Deane, Geoff Holliman, Nigel Millar

Apologies : Stuart Hannah, David Williams, Sheila Wilson

1. EAST CLYDE STREET SCHOOL

Until 24 November Helensburgh library is housing an exhibition of sketch drawings and layouts on A&BC's proposals to develop an office complex for its staff on the site of the old East Clyde Street School and on the open space immediately to the west. Initial reactions from the Group were :

LIKES	<p>EXTERIOR</p> <ul style="list-style-type: none"> ◆ A Grade B listed building will be brought back into use thus saving it from demolition ◆ The new offices complements well the old school building in terms of scale, height and mass ◆ The link between the school and new office building ◆ The glass frontage facing the Clyde takes will give an uplifting view to staff. It also offers opportunities for solar gain ◆ The colour of the exterior to the new offices complements the old school building <p>INTERIOR</p> <ul style="list-style-type: none"> ◆ The attractive first floor walkways and balustrades. The latter will allow an appreciation of the balance of archways between the ground and first floors ◆ Existing archways have been picked out and emphasised ◆ Imaginative use of the ground floor of the old School building. The proposed café will encourage informal inter departmental working and help break down the Council's traditional silo management style
DISLIKES	<p><i>The new offices are insufficiently distinguished and self confident for the new Civic heart to Helensburgh</i></p> <p><i>The glass cladding on the new building facing the Clyde has a 1970s feel about it and looks something akin to Prestwick Airport.</i></p> <p><i>Window and door design are dominant features of the old School – vertical, curves & archways. They are not in the new office building. Windows are small and more square, and do not complement those in the old school in any meaningful way.</i></p> <p><i>There is far too much bare external wall in the new office building facing E Clyde Street. It should be opened up with more window space to help further integrate the H&L community with those working on its behalf.</i></p>
QUESTIONS	<p>The cladding materials on the new building facing East Clyde Street. Since this</p>

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	<p>will be what 90% of what residents will see of it they need to complement those of the old School</p> <p>Will keeping clean the glass frontage on the new offices be a problem?</p> <p>There is no mention of energy efficiency or other sustainable measures being built into both buildings. As the new civic heart to Helensburgh they should be at the leading edge of existing, proposed and foreseen legislation/regulation in these areas.</p> <p>Will the public be able to use the café?</p> <p>When is the new complex expected to open?</p>
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2. SAINSBURY'S PROPOSALS

An HCC questionnaire will be used to seek public comment and reaction from those visiting the Sainsbury exhibition on 25/26 November in the Victoria Halls on their proposals for the Pier Head Site. Some suggested improvements to it were made. The H. Advertiser has said it will include the questionnaire in the paper. Actions

- ◆ Improvements to be forwarded to Darrel
- ◆ Final questionnaire to be sent to the Advertiser
- ◆ Hermitage Academy to be asked to run the questionnaire

Kathleen
Kathleen
Nigel

3. NEW PLANNING APPLICATIONS

The A&BC weekly list issued on 11 November was considered and no representations were deemed necessary (but see below). One question was raised – why did the Council not circulate an equivalent list of applications rejected, approved, carried over. **Kathleen** to take up with the Council.

Ref 11/02218/PP – Change of Use of former Saleroom on E King Street to Car Park and Erection of Boundary Fence. Henry has looked subsequently at the application. Since the proposed fencing is the type which normally surrounds commercial premises – close vertical bars – there is no reason to object.

4. UPDATES

MORAR HOUSE : Kathleen reported that most of the building had been made secure and the grounds by the entrance tidied up. It was agreed that the owner, Mr Palosi, should be approached by the Planning Group to express in person its concerns and to ask him about his longer term plans for the building and overall site. Kathleen to arrange.

APPENDIX III

Minutes and Report of a meeting of the TIG Group HCC held on Tuesday 22nd November.

Present : Neil Drummond, Darrel Hendrie and David Allan.

Apologies: Sheila Wilson, John Tacchi.

We are required to appoint a Group secretary to produce and submit minutes of all meetings duly signed and submitted to David Sinclair – Minute Secretary for HCC, the Group discussed this and it was decided to attempt to co-opt a non TIG Group member to carry out this role. This co-opted person would of course be an existing HCC member.

We are required to produce some sort of report for distribution to all HCC members ahead of the meeting this Thursday. It was agreed that this document should serve as the minutes and report and be submitted to Minute Secretary as soon possible. It was felt that signatures could be appended at a later date due to shortness of time before the next HCC meeting.

We decided to confirm to all HCC members that this Group is now TIG (Town Improvement Group) and not TEIG as before.

Signs outside shops blocking pavements.

It was agreed that a draft letter would be prepared with the intention of sending this to premises that use such signs. Draft letter to be prepared by Neil for approval by the TIG group initially.

Scottish Gas Pipeline in East Princes Street.

It was agreed to approach Scottish Gas again to attempt to ascertain an end date for this project. Neil to pursue this.

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It was further agreed to ask the same question to the A&B Councillors present at the next HCC meeting. Darrell will action this.

Street Lighting

Street lighting and in particular unlit road signs as Darrel has previously spoken about.

It was agreed that some action had been taken by A&B DC re street lighting however as reported several months ago many road signs must be lit (stop, no entry, give way) as it is a legal requirement that they must be lit. They are all fitted with lights yet there is not one single one lit.

It was agreed that Darrell would contact A&B Council as he has previous knowledge in this matter.

Play parks

Again Darrel refers to this issue in an earlier report.

Some progress has been made however there is a Health and Safety with the bridge railings at Hermitage Park. It appears that the TEIG were advised that this had been dealt with however this does not appear to be the case. This has been raised with A&B Councillors and we await a response.

Blocked Drains in the town?

It appears that some work has been done in the upper part of the town but not all over.

David will look at this and bring further information to the Group.

Broken Steps on the Seafront.

David had raised this at a previous meeting of HCC however we were a little unclear if this would be part of the Chord project or not. Agreed that all members of the Group should seek further information.

APPENDIX IV CORRESPONDENCE AS AT 22 NOVEMBER 2011

1. Letter from NHS Highland regarding the recruiting of a Chair and 2 non executive members of the Board.
2. Autumn Newsletter from Dunbritton Housing Association including articles regarding the old Hermitage Academy site, Important changes to Housing Benefit and the Right to Repair.
3. Letter from NHS Greater Glasgow and Clyde describing their new website.
4. Newspaper from NHS Greater Glasgow and Clyde dated October/November 2011. Articles include Tried and tested ways of driving up clinical standards, Core values of care and respect, and Inspectors drive up standards.