



Securing the future... • *Improving services*
• *Enhancing quality of life* • *Making the best use of public resources*

Council Building
2 High Street
Perth
PH1 5PH

04/01/2023

A hybrid meeting of the **Property Sub-Committee** will be held in **the Council Chamber** on **Wednesday, 11 January 2023** at **10:00**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

THOMAS GLEN
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Councillor Grant Laing (Convener)
Councillor Eric Drysdale (Vice-Convener)
Councillor Peter Barrett
Councillor Andy Chan
Councillor Dave Cuthbert
Councillor Angus Forbes
Councillor Tom McEwan

Property Sub-Committee

Wednesday, 11 January 2023

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

1 WELCOME AND APOLOGIES/SUBSTITUTES

2 DECLARATIONS OF INTEREST

**3 MINUTE OF MEETING OF THE PROPERTY SUB-COMMITTEE 5 - 8
OF 14 NOVEMBER 2022
(copy herewith)**

IT IS RECOMMENDED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEM(S) IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

**P1 PROPOSED DISPOSAL OF 0.367 HECTARES (0.906 ACRES)
OF INDUSTRIAL LAND AT KINROSS WEST TO A J SPENCE
LIMITED OR THEIR NOMINEES**

- Exempt Reason 9 - Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.
--

All Council Services can offer a telephone translation facility.
--

PROPERTY SUB-COMMITTEE

Minute of hybrid meeting of the Property Sub-Committee of the Finance and Resources Committee held in the Council Chamber, 2 High Street, Perth on Monday 14 November 2022 at 10.00am.

Present: Councillors G Laing, E Drysdale, P Barrett, A Chan, D Cuthbert, J Duff (Substituting for A Forbes) and T McEwan.

In Attendance: B Renton, Executive Director (Communities); M Butterworth, L Campbell, B Cargill, J Janes, M McCaskie and B Watt (all Communities), A Brown, G Fogg, J Guild, S Hendry and M Pasternak (all Corporate and Democratic Services).

Also in Attendance: Alasdair Kay (Systra Associate).

Apologies: Councillor A Forbes.

Councillor G Laing, Presiding.

1. WELCOME AND APOLOGIES

Councillor G Laing welcomed all present to the meeting and an apology was noted as above.

2. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct, Councillor J Duff declared an interest in Item 6. Class 3 Business Opportunity at Rie-Achan Road Car Park, Pitlochry.

3. DEPUTATIONS

In terms of Standing Order 13, The Committee agreed to hear deputations on Item 6. Class 3 Business Opportunity at Rie-Achan Road Car Park, Pitlochry.

4. MINUTE OF MEETING OF PROPERTY SUB-COMMITTEE OF 13 JUNE 2022

The minute of meeting of the Property Sub-Committee of 13 June 2022 was submitted and approved as a correct record.

5. THE FUTURE USE OF RODNEY CENTRE

There was submitted a report by the Executive Director (Communities) (22/274) requesting the Property Sub-Committee to consider (1) alternative public service for Rodney Centre and options for future use of the building and (2) the potential for Rodney Centre to be used as an annex for Kinnoull Primary School.

Resolved:

- (i) It be noted that there is no service requirement for the site from the Council or the Health and Social Care Partnership.
- (ii) It be noted that a review has been undertaken to establish if Rodney Centre is required to be used as a nursery or an annex for Kinnoull Primary School. It further be noted that this review demonstrated that there is no requirement as sufficient provision is provided within the existing school and partner providers.
- (iii) It be noted that two Expressions of Interest have been received for the site and a reasonable time period for developing these into formal Community Asset Transfer (CAT) Applications be set for May 2023.
- (iv) Marketing of Rodney Centre, to the satisfaction of Head of Planning and Development and Head of Legal and Governance, should no formal CAT application be received by May 2023, or if received not granted, be approved.

HAVING DECLARED AN INTEREST IN THE FOLLOWING ITEM, COUNCILLOR J DUFF LEFT THE CHAMBERS.

6. CLASS 3 BUSINESS OPPORTUNITY AT RIE-ACHAN ROAD CAR PARK, PITLOCHRY

There was submitted a report by the Executive Director (Communities) (22/275) seeking approval of Property Sub-Committee to market a site for lease within the Council owned and operated car park at Rie-Achan Road, Pitlochry, for Class 3 Business Use. This follows the decision of the Planning and Development Management Committee on 7 April 2021 to grant planning consent for this change of use, specifically for the siting of two railway carriages. Previous reports regarding the lease of the site were submitted to Property Sub-Committee on 14 June 2021 and 10 January 2022.

M Wood, Councillor M Williamson, F McCallum and M McCallum addressed the Committee and answered Members' questions.

The Clerk, on behalf of F Hamilton, read a written deputation.

Motion (Councillors G Laing and E Drysdale)

To approve the marketing of Rie Achan Road Car Park as set out in Report 22/275, with an additional recommendation that the Executive Director (Communities) review signage regarding existing car parks and increase enforcement of on street parking.

Amendment (Councillor P Barrett)

To not agree to the marketing of Rie Achan Road Car Park and take no further action.

In line with Standing Order 18.3, as no seconder to the amendment was forthcoming, the amendment subsequently fell.

Resolved:

The site be marketed, as delineated in the extant planning permission, as an opportunity for Class 3 Business Use (restaurant, café, snack bar) on the following basis:

- (i) a lease on commercial terms be offered for a period of 10 years initially;
 - (ii) the lease be offered on the basis that the full cost of safely accommodating the change of use and reinstating the site when the use ceases, is met by the tenant; and
 - (iii) all compliant offers be submitted to Property Sub-Committee for consideration and determination.
- While marketing is underway, officers are requested to:
- (vi) assess how best to reconfigure the car park to increase capacity, potentially utilising under-used coach park spaces.
 - (v) Investigate the redesignation of the car park for short term parking to better manage the use of car parks across the town.
 - (vi) review signage regarding existing car parks and increase enforcement of on street parking.

COUNCILLOR J DUFF RETURNED TO THE CHAMBERS.

IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973.

P1. SCHEDULE OF PROPERTY MATTERS APPROVED UNDER DELEGATED POWERS

There was submitted and noted, a report by the Executive Director (Communities) (22/276) advising Property Sub-Committee of property transactions undertaken by the Council and approved under Delegated Authority in the period 14 August 2021 – 23 September 2022.

