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2) Kidston Park

The site at Iona Stables, Colgrain (next to Morrisons supermarket) is in private ownership. However, the council is in discussions with the landowner to promote the development of a business park at this location. During the early site investigations it was discovered that the ground next to Morrisons is potentially

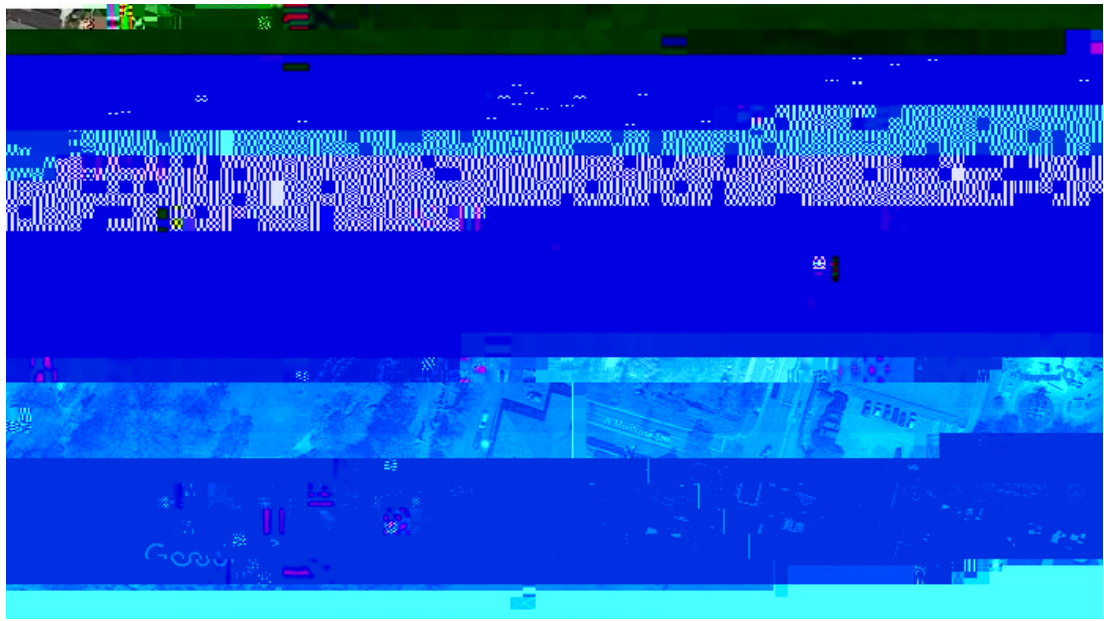
Therefore this site could be available for other uses which are allowed such as a skatepark.

further. In addition, the site is large enough to accommodate this use and is adjacent to other commercial uses rather than housing. Another positive factor is that it is adjacent to the high school which will be a potential user group. The site also benefits from having a local train station at Craigendoran and nearby supermarket.

it is too far out from the centre of Helensburgh which would mean it is used less

were concerned that it may attract anti-social behaviour due to the remote location and the risk of flooding.

#### 4) Hermitage Park



The multi-use plaza space within the recently redeveloped Hermitage Park, funded through the National Lottery Heritage Fund (NLHF) Parks for People fund, is a site which could offer a skatepark location as it is central, overlooked by other uses and adjacent to the café / toilets.

However there are concerns from Economic Development and initial contact was made with NLHF to seek their views on Hermitage Park as a possible location. NLHF have advised that this would represent a change in the approved purposes and masterplan and would require a heritage impact assessment to be undertaken by a specialist consultant in historic parks and accompanied by

plans, surveys etc. for consideration by NLHF. As a consequence the final drawn down of c£100k has been put on hold by NLHF pending further information

risk to the council as it may breach the purposes of the £2.3m grant.

Officers from Development and Economic Growth have also noted the following:

1. The plaza itself is not a vacant space.
2. well as to the adjoining care home and residential properties.
3. It forms an integral part of the Park design and hosts a wide range of activities which would be lost to the Park, including school activities, events, fitness activities, family activities and a range of other social uses.
4. It contributes to the practical operation of the park and the day to day use by visitors,
5. It functions as part of the approved access route to the Pavilion for the less able and helps meet our obligations in terms of the Disability Discrimination Act.
6. The space itself is designed to allow easy access by all users including the less able.
7. This use has increased markedly since the completion of the care home immediately neighbouring the park.
8. The site is also close to housing and sheltered accommodation and a skate park in this location would significantly change the character of the Park.
9. All taken together, the park would lose much more than it gains from such a change.

There are other areas within Hermitage Park such as the ground behind the Victoria Hall which could be considered. However, this may also not be approved by NLHF but more importantly is quite secluded, close to residential properties and could be more prone to anti-social behaviour from people not using the skatepark.

The skatepark group have noted that Hermitage Park would be a suitable where there was conflict with other users, groups or funders.

- 3.5 Some other locations were also considered such as Helensburgh Rugby Club and East End Park but it was considered that the existing use and proposals from further development.
- 3.6 For any proposed location there will be positives and challenges to overcome and it is apparent that while there is general support for a new skatepark this does tend to be less enthusiastic when the development own house / business / community activity.
- 3.7 When considering any rin7 T1176002325/50AA//business / community activity.

- 3.8 The Policy & Resources Committee on 10<sup>th</sup> August has approved the use of place based investment funding (£80k) to assist the delivery of a permanent skatepark subject to all conditions being met. It is therefore considered that the next steps should be to investigate the preferred option of Kidston Park in more detail utilising some of this funding. In addition the option of Hermitage Park should also be explored further while noting the concerns of Economic Development highlighted above.

#### **4. CONCLUSIONS & NEXT STEPS**

- 4.1 The Council and wider public are very supportive of the Helensburgh Skatepark Group and wish to support its aspirations to develop a skatepark in the Helensburgh area for local people to enjoy and also to attract visitors to the area. This is signified by the recent allocation of £80,000 to the project by the council.
- 4.2 There are a number of potential locations to consider, each with their own benefits and challenges, and officers would now like to concentrate resources on the preferred option of Kidston Park with Hermitage Park also being explored further.

#### **5. IMPLICATIONS**

- 5.1 Policy The provision of a temporary skatepark at the waterfront is a planning condition associated with the delivery of the community sports hub.
- 5.2 Financial The council has allocated £80,000 to the project. There is a risk that c£100,000 of funding from NLHF may be withheld if Hermitage Park is selected as the skatepark location.
- 5.3 Legal - The terms and conditions of any transactions to follow are intended to be delegated to the Executive Director of Customer Services.
- 5.4 HR None
- 5.5 Fairer Scotland Duty
- 5.5.1 Equalities Protected characteristics None
- 5.5.2 Socio economic Duty None
- 5.5.3 Islands None
- 5.6 Climate change The use of ground which is unsuitable for alternative development for a community use is a positive outcome and also encourages a healthier outdoor lifestyle. The development of a skatepark, particularly if it is concrete, is a negative factor.
- 5.7 Risk The main risk is that an alternative location is not found which could

5.8 Customer Service None.

Douglas Hendry, Executi



## **Appendix 1**

### Skatepark locations - initial options assessment

Location	Skatepark group views	Site owned by the council	Central location	Other risks (funding, road safety)	Site has passive supervision	Site has other amenities (toilets / café)	Site near housing / residences	Total
East Bay Park	2	3	3	1	3	2	1	15
Kidston Park	3	3	2	3	3	3	2	19
Iona Stables	1	2	1	3	2	2	3	14
Hermitage Park	2	3	3	1	2	3	2	16