

## Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 16 January 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

### Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor Andy Doig, Councillor Natalie Don, Councillor John Hood, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Jane Strang

### In Attendance

A Morrison, Acting Director of Development & Housing Services; S MacDougall, Director of Environment & Communities; F Carlin, Head of Planning & Housing Services, D Bryce, Development Standards Manager, and S Marklow, Assistant Manager - Policy (all Development & Housing Services); C Dalrymple, Regulatory Enforcement Manager, D Kerr, Service Co-ordination Manager (both Environment & Communities); and A McLaughlin, Senior Solicitor Litigation & Regulatory and R Devine, Senior Committee Services Officer (both Finance & Resources).

### Declarations of Interest

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

## 1 Pre-Determination Hearing

### **PLANNING APPLICATION - 17/0394/PP - BAE SYSTEMS LTD - USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT (IN PRINCIPLE), ROYAL ORDNANCE, STATION ROAD, BISHOPTON.**

The Convener invited the Head of Planning & Housing Services to provide an overview of the purpose of the pre-determination hearing and the procedure to be followed.

The Head of Planning & Housing Services advised that the purpose of the pre-determination hearing was to hear from the applicant and objectors in relation to the above application as it was considered a major development which was significantly contrary to the development plan. It was noted that it was a mandatory requirement under Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations to hold a pre-determination hearing for such applications. The Head of Planning & Housing Services outlined the procedure for conducting the hearing, a copy of which had been circulated to members of the Policy Board, and explained the order in which the parties would be heard. He reminded elected members present that they should not express any views on the application, which would be submitted to a future meeting of the Council.

There was submitted a report by the Director of Development & Housing Services in summary of the application. A copy of the location plan for the proposal was circulated.

The Convener invited the applicant's representative, J Gettinby (BAe Systems), to provide an overview of the proposal. During the presentation Mr Gettinby outlined the future of Dargavel Village, mentioning the original masterplan and planning permission; the land owner-led programme that supported Scottish Government targets for housing; the redevelopment of brownfield land in a sustainable location; community engagement; and the high-profile collaborative programme to deliver a high quality sustainable village community. Reference was also made to the provision of strategic off-site infrastructure, education and health facilities, affordable housing and retail and community greenspaces.

Representatives of the objectors, D Woodrow and J Mackintosh (Bishopton Community Council) and S Macleod (Dargavel Residents Association) were then given the opportunity to outline their representations on the application during which reference was made to the historical background of the proposal. Concerns were expressed regarding the increased number of houses; the capacity of the new-build school; the lack of engagement by Renfrewshire Community Health Partnership in respect of the health centre facility; the potential loss of employment/industrial areas; the lack of facilities for the elderly and infirm; the impact on parking and volume of traffic on Craigton Road resulting from the proposed retail development; drainage issues; and the loss of sports pitches and pavilion.

Mr J Gettinby (BAe Systems) and Mr G Trehwella (Cass Associates), the applicant's representatives, were then given an opportunity to respond to the points raised during the representations and to questions by councillors and provided clarification.

The Convener thanked everyone for their participation in the hearing.

**DECIDED:** That the representations be noted.

## **2 Minute of Meeting of Police and Fire & Rescue Scrutiny Sub-Committee**

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 7 November 2017, which formed the Appendix to this Minute.

**DECIDED:** That the Minute be approved.

## **3 Revenue Budget Monitoring Report**

There was submitted a joint report by the Director of Finance & Resources, Director of Development & Housing Services, Director of Children's Services and Director of Environment & Communities in respect of Services reporting to the Communities, Housing & Planning Policy Board for the period 1 April to 10 November 2017.

**DECIDED:**

(a) That the budget position be noted; and

(b) That it be noted that there had been no budget adjustments since the previous report.

## **4 Capital Budget Monitoring Report**

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of Services reporting to the Communities, Housing & Planning Policy Board for the period 1 April to 10 November 2017.

**DECIDED:** That the report be noted.

## **5 Public Protection Operational Update**

There was submitted a report by the Director of Environment & Communities relative to recent activities undertaken by Renfrewshire Community Safety Partnership. The report provided updates in terms of environmental enforcement and improvement activities, protecting vulnerable residents, building safer communities, diversionary activities and performance in terms of achievement against indicators and targets

**DECIDED:** That the progress update report be noted.

## **6 Independent Review of Hate Crime Legislation in Scotland - Consultation Paper**

There was submitted a report by the Director of Environment & Communities relative to consultation by the Scottish Government in connection with the Independent Review of Hate Crime Legislation in Scotland.

The report advised that the review, led by Lord Bracadale, had been established following an Independent Advisory Group report which had recommended that the Scottish Government lead discussion on the terminology and definitions around hate crime, prejudice and community cohesion, and consider whether existing criminal law provided sufficient protection for those at risk of hate crime. In addition, a recent court case which raised issues in relation to crimes committed with a religious motivation and was the subject of much debate as to whether the offence fell within the statutory provisions of hate crime, had highlighted the need to consolidate hate crime to recognise recent factors that had changed the landscape around hate crime offences. The consultation, which had been undertaken between 31 August and 23 November 2017, had sought responses to specific questions. The report stated that the review was considering the full range of existing legislation in order to reach a view on whether it was the most effective way for the justice system to deal with conduct motivated by hatred, malice, ill-will or prejudice and advised that the deadline for submissions had been extended to allow a response to be considered and submitted on behalf of the Council following this meeting of the Policy Board.

The proposed responses to the consultation questions, detailed in section 4 of the report, had been drafted in consultation with the “I Am Me” charity” and reflected the responses made on behalf of that charity to the review. It was proposed that paragraph 4.7 of the proposed responses be amended to include ‘therefore to protect those targeted for their religious beliefs’ after the word ‘apply’ in the final sentence. This was agreed. It was anticipated that Lord Bracadale would publish his report during 2018 and the Scottish Government would thereafter determine how best to take forward the recommendations contained within his final report.

### **DECIDED:**

- (a) That the consultation on the Independent Review of Hate Crime Legislation in Scotland be noted;
- (b) That paragraph 4.7 of the response be amended to include ‘therefore to protect those targeted for their religious beliefs’ after the word ‘apply’ in the final sentence; and
- (c) That the Council’s consultation response be approved.

## **7 Scottish Fire and Rescue Service - Local Fire and Rescue Plan (Renfrewshire) 2018**

There was submitted a report by the Director of Environment & Communities relative to the Scottish Fire and Rescue Service, Draft Local Fire and Rescue Plan (Renfrewshire) 2018.

The report advised that the draft Local Fire and Rescue Plan (Renfrewshire) 2018 had been considered at the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 29 August 2017. The document detailed Scottish Fire and Rescue's priorities, underpinning the delivery of services to the local community in Renfrewshire in the forthcoming year. At the Sub-committee meeting the consultation response submitted on behalf of the Council had been approved.

A copy of the Scottish Fire and Rescue Service Local Fire and Rescue Plan (Renfrewshire) 2018 was appended to the report.

**DECIDED:**

(a) That the Scottish Fire and Rescue Service Local Fire and Rescue Plan (Renfrewshire) for 2018 be approved; and

(b) That it be noted that the operational implications and performance for Renfrewshire would be discussed with Scottish Fire and Rescue representatives at future meetings of the Police and Fire & Rescue Scrutiny Sub-Committee.

## **8 Renfrewshire Vacant and Derelict Land Strategy 2018**

There was submitted a report by the Director of Environment & Communities relative to the Renfrewshire Vacant and Derelict Land Strategy 2018.

The report stated that the Renfrewshire Local Development Plan contained a commitment to reduce the amount of vacant and derelict land across Renfrewshire. The Renfrewshire Vacant and Derelict Land Strategy 2018 aimed to support the Renfrewshire Local Development Plan in terms of this commitment and identified a number of actions to promote the redevelopment and/or re-use of brownfield and previously used land to enhance places and support sustainable economic growth. It was noted that local vacant and derelict land was monitored annually via the Renfrewshire Vacant and Derelict Land Survey and a copy of the 2017 survey was available on the Council's website. A copy of the Renfrewshire Vacant and Derelict Land Strategy 2018 was appended to the report.

**DECIDED:** That the Renfrewshire Vacant and Derelict Land Strategy 2018, a copy of which was appended to the report, be approved.

## **9 Planning (Scotland) Bill 2017**

There was submitted a report by the Acting Director of Development & Housing Services relative to the Planning (Scotland) Bill 2017.

The report made reference to previous reports, submitted during 2017, to the former Planning & Property Policy Board, and this Policy Board, regarding the Scottish Government's review of the Scottish Planning system. On 4 December 2017 the Minister for Local Government and Housing introduced the Planning (Scotland) Bill 2017 to the Scottish Parliament setting out how the Bill would underpin improvements to the Planning system.

A summary of the main aims and objectives of the Bill, in terms of development planning and development management, was provided within the report.

The report stated that the Bill was under the control of the Parliament's Local Government and Communities Committee and that it was anticipated that there would be a Call for Evidence early in 2018 to inform its scrutiny. Further reports would be submitted to future meetings of this Policy Board as the legislation changed and detailed proposals on the review of the planning system emerged.

**DECIDED:**

(a) That it be noted that the Planning (Scotland) Bill had been presented to the Scottish Parliament for scrutiny; and

(b) That the Acting Director of Development & Housing Services be authorised to submit views on the Planning (Scotland) Bill if requested.

## **10 Making Places Initiative - Foxbar Place Plan**

Under reference to item 25 of page 439 of the Minute of the meeting of this Policy Board held on 7 November, 2017 there was submitted a report by the Acting Director of Development & Housing Services relative to local applications submitted to the Scottish Government Making Places Initiative Fund.

The report advised that one of the two local funding applications submitted to support the development of a pilot local Place Plan for Foxbar in Paisley had been successful and would enable the delivery of a plan led by residents, businesses and community groups and informed by a strong programme of community consultation and engagement. The exercise was anticipated to commence during Spring 2018 and the outcomes would be reported to a future meeting of this Policy Board. It was noted that the application to deliver a design process for Clyde Muirshiel Regional Park (CMRP) had not been successful and alternative funding sources would be considered to assist delivery of the CMRP Strategy and Action Plan.

**DECIDED:**

(a) That the success of the Council's application to the Making Places Initiative Fund to support the development of a pilot Local Place Plan for Foxbar be noted; and

(b) That it be noted that the outcomes of the exercise for Foxbar would be reported to a future meeting of this Policy Board.

## **11 Planning Appeal Decisions - Proposed Housing Development within the Greenbelt**

There was submitted a report by the Acting Director of Development & Housing Services relative to the outcome of six planning applications, involving significant development proposals within the Green Belt, which had been refused planning permission by the Council and had been subject to appeal to the Scottish Government's Directorate of Planning and Environmental Appeals.

The report stated that the Reporters, appointed by Scottish Ministers, had dismissed all of the appeals, detailed in the Appendix to the report, and that planning permission in respect of the proposed developments had been refused.

**DECIDED:** That it be noted that the appeals involving large-scale housing development and a sixth appeal involving retail development, as detailed in the Appendix to the report, had been dismissed and that planning permission had been refused.

## **12 Proposal of Application Notices**

There was submitted a report by the Director of Development & Housing Services relative to proposal of application notices.

**DECIDED:** That the key issues identified to date be noted.

## **13 Planning Applications**

There were submitted reports by the Acting Director of Development & Housing Services relative to applications for planning permission that required to be determined by the Board.

The Clerk advised that only those members of the Policy Board who had attended the visit to the application site, undertaken on 12 December 2017, Councillors Binks, Burns, Don, J MacLaren, McGurk, McNaughtan and Strang, were eligible to consider and determine application A1 below.

**(A1) 17/0393/PP – WARD 11: USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT (AS PART OF NORTH WEST RESIDENTIAL NEIGHBOURHOOD) WITH ASSOCIATED SUDS POND (IN PRINCIPLE) AT ROYAL ORDNANCE, STATION ROAD, BISHOPTON PA7 5NJ: BAE SYSTEMS**

It was proposed that the application be granted subject to the conditions and reasons detailed within the report and the applicant entering into a Section 75 Agreement. This was agreed.

**DECIDED:** That the application be granted subject to the conditions and reasons detailed within the report and the applicant entering into a Section 75 Agreement.

**(A2) 17/0454/LB – WARD 4: DEMOLITION OF FORMER SCHOOL BUILDING AT THE INSTITUTE, MAXWELLTON STREET, PAISLEY: MR HARPER**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be continued for a site visit. This was agreed.

**DECIDED:** That the application be continued for a site visit.

**(A3) 17/0456/PP – WARD 4: ERECTION OF 40 FLATS, FORMATION OF PARKING AND LANDSCAPING AT THE INSTITUTE, MAXWELLTON STREET, PAISLEY: MR HARPER**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the application be continued for a site visit. This was agreed.

**DECIDED:** That the application be continued for a site visit.

**(A4) 17/0666/PP – WARD 1: ERECTION OF (NON-FOOD) RETAIL DEVELOPMENT COMPRISING THREE UNITS, SPRINKLER TANK, SUB-STATION AND PUMP ROOM WITH ASSOCIATED PARKING, ACCESS, LANDSCAPING AND PUBLIC REALM: BRAEHEAD GLASGOW LIMITED**

Councillor McGurk, seconded by Councillor McNaughtan, moved that the Board be disposed to the application being granted subject to conditions/Section 75 Agreement.

Councillor Andy Doig, seconded by Councillor K MacLaren, moved as an amendment that the application be refused as the proposal was contrary to the agreed and stated policy of Renfrewshire Council as outlined in its five Strategic Town Centre Plans for Paisley, Renfrew, Johnstone, Linwood and Erskine which sought to prioritise economic development there as the preferred location for strategic scale retail developments.

On the roll being called the following members voted for the amendment: Councillors Binks, Andy Doig, Hood, J MacLaren, K MacLaren, M MacLaren, McCulloch, Montgomery and Strang.

The following members voted for the motion: Councillors Burns, Don, McGurk and McNaughtan.

9 members having voted for the amendment and 4 members having voted for the motion, the amendment was accordingly declared carried.

**DECIDED:** That the application be refused as the proposal was contrary to the agreed and stated policy of Renfrewshire Council as outlined in its five Strategic Town Centre Plan for Paisley, Renfrew, Johnstone, Linwood and Erskine which sought to prioritise economic development there as the preferred location for strategic scale retail developments.



**(A5) 17/0838/CC – WARD 5: DEMOLITION OF BUILDING WITHIN CONSERVATION AREA AT 22 HIGH STREET, PAISLEY: RENFREWSHIRE COUNCIL.**

A revised copy of the location map for the proposal was circulated.

Councillor J MacLaren , seconded by Councillor McGurk, moved that the application be continued for a site visit. This was agreed.

**DECIDED:** That the application be continued for a site visit.