

Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 19 March 2024	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Alison Ann-Dowling: Councillor Andy Doig:
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:
Councillor Kenny MacLaren: Councillor Jamie McGuire: Councillor Marie McGurk:
Councillor John McNaughtan: Councillor Iain Nicolson: Councillor John Shaw:
Councillor Ben Smith:

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please email
democratic-services@renfrewshire.gov.uk

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Apologies

Apologies from members.

Declarations of Interest and Transparency Statements

Members are asked to declare an interest or make a transparency statement in any item(s) on the agenda and to provide a brief explanation of the nature of the interest or the transparency statement.

Finance

1 Revenue and Capital Budget Monitoring Report 1 - 6

Joint report by Chief Executive and Director of Finance & Resources.

Climate Change

2 Renfrewshire Biodiversity Duty Report 2021/23 7 - 28

Report by Chief Executive.

3 Consultation on Heat in Buildings Bill 29 - 40

Report by Director of Environment, Housing & Infrastructure.

Development Management

4 Tree Preservation Order Requests 41 - 44

Report by Chief Executive.

5 Section 75 Agreements - Update 45 - 50

Report by Chief Executive.

6 Site Development Brief – Paisley Grammar School 51 - 64

Report by Chief Executive.

7	Developer Contributions (Education) - new planning guidance	65 - 86
	Report by Chief Executive.	
8	Local Development Plan 3 Progress Update and Local Place Plans	87 - 92
	Report by Chief Executive.	
9	Planning Applications	
	Reports by Chief Executive.	
9(a)	22/0569/PP - Approval of Matters specified in Conditions 2, 4 and 6 of planning permission in principle approval 18/0638/PP, for the erection of a residential development comprising 180 dwellinghouses at land At Junction 29, St James Interchange, Ferguslie Park (bound by Ferguslie Park Avenue, existing Railway) by J29 (Scotland) Ltd c/o AS Homes Scotland Ltd 205 St Vincent St Glasgow G2 5QD way by	93 - 110
9(b)	22/0574/PP - Erection of a residential development comprising 45 flats with associated access, parking and landscaping at site between Abbeyfield House And Ivy Gardens Station Road Paisley by Springfield Properties PLC Ramoyle House Glenbervie Business Centre Larbert FK5 4RB	111 - 122
9(c)	23/0296/PP - Formation of car park with associated access and landscaping and realignment of boundary wall at India of Inchinnan Greenock Road Inchinnan by City Gate Construction Ltd Unit 3 Imperial Park West Avenue Linwood PA1 2FB	123 - 132
9(d)	24/0025/LB - Realignment of front boundary wall at India of Inchinnan Greenock Road Inchinnan by City Gate Construction Unit 3 Imperial Park West Avenue Linwood PA1 2FB	133 - 138



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive and Director of Finance and Resources

Heading: Revenue and Capital Budget Monitoring as at 5 January 2024

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2024 for those services reporting to the Planning and Climate Change Policy Board is an overspend position of £0.033 million (5.3%).
- 1.2. This is summarised in the table below and further analysis is provided in the Appendices.

Table 1	Revised Annual Budget £000	Projected Annual Outturn £000	Budget Variance (Adv) / Fav £000	Budget Variance %
Planning Services	625	658	(33)	(5.3)

- 1.3. There are no capital projects reporting to the Planning and Climate Change Policy Board.

2. Recommendations

- 2.1. Members are requested to:
- (a) Note the projected revenue outturn position in Table 1 above; and
 - (b) Note the budget adjustments detailed at section 4.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.033 million (5.3% of total budget) for all services reporting to

this Policy Board. Detailed division service reports can also be found here, together with an explanation of any significant projected variances.

- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reasons for the projected outturn position are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend position reflects the net effect of two main factors, being a projected under-recovery in fee income (see 3.5), offset by a projected underspend in employee costs due to the expected impact of staff turnover over the course of the financial year.
- 3.5. Due to the very demand-led nature of the income stream, which is impacted by the economic and financial climate, the level of Planning and Building Standards income can vary over the course of the financial year, which can make it challenging to determine trends for income projection. The projections, at the end of the third quarter of the financial year, currently indicate an expected over-recovery in Planning fees and an under-recovery in Building Standards fees and reflect a reasonable forecast at this stage in the financial year.

4. Revenue Budget Adjustments

- 4.1. No budget adjustments have been processed since the previous report to board.

Implications of this report

1. **Financial** – The projected budget outturn position for the revenue budget reported to the Planning and Climate Change Board is an overspend of £0.033 million. Income and expenditure will continue to be monitored closely for the rest of the financial year and any changes to current projections in Revenue budgets will be reported to the board as early as possible, along with an explanation for the movement.
2. **HR and Organisational Development**
None directly arising from this report.
3. **Community/Council Planning**
None directly arising from this report.
4. **Legal**
None directly arising from this report.

5. **Property/Assets**
None directly arising from this report.
6. **Information Technology**
None directly arising from this report.
7. **Equality and Human Rights**
None directly arising from this report.
8. **Health and Safety**
None directly arising from this report.
9. **Procurement**
None directly arising from this report.
10. **Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
11. **Privacy Impact**
None directly arising from this report.
12. **Cosla Policy Position**
N/a.
13. **Climate Risk**
None directly arising from this report.

List of Background Papers: None

Author: Valerie Howie, Finance Business Partner

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 5 January 2024

POLICY BOARD : PLANNING SERVICES

Objective Summary	Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Planning Strategy & Place	557	3	560	508	52	9.3%	36	16
Development Management	234	(3)	231	85	146	63.2%	149	(3)
Building Standards	(166)	0	(166)	65	(231)	(139.2%)	(220)	(11)
NET EXPENDITURE	625	0	625	658	(33)	(5.3%)	(35)	2

Objective Heading	Key Reasons for Projected Variance
Planning Strategy & Place	The projected underspend is mainly as a result of a higher than expected level of staff turnover over the course of the financial year.
Development Management	The projected underspend relates mainly to a projected over-recovery in Planning fee income (c. 11.0% of targeted income).
Building Standards	The projected overspend relates mainly to a projected under-recovery in Building Standards fee income (c. 26.5% of targeted income).

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 5 January 2024

POLICY BOARD : PLANNING SERVICES

Subjective Summary	Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	1,637	3	1,640	1,485	155	9.5%	163	(8)
Premises Related	1	0	1	1	0	0.0%	0	0
Transport Related	15	0	15	15	0	0.0%	0	0
Supplies and Services	180	0	180	182	(2)	(1.1%)	(2)	0
Transfer Payments	102	0	102	88	14	13.7%	1	13
Support Services	317	0	317	317	0	0.0%	0	0
GROSS EXPENDITURE	2,252	3	2,255	2,088	167	7.4%	162	5
Income	(1,627)	(3)	(1,630)	(1,430)	(200)	(12.3%)	(197)	(3)
NET EXPENDITURE	625	0	625	658	(33)	(5.3%)	(35)	2



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: **Renfrewshire Biodiversity Duty Report 2021 - 2023**

1. **Summary**

- 1.1 The purpose of this report is to inform the Planning and Climate Change Policy Board of the Renfrewshire Biodiversity Duty Report for 2021-2023. The report has been prepared in accordance with the Council's statutory duties as set out in the Wildlife and Nature Conservation (Scotland) Act 2011.
-

2. **Recommendations**

- 2.1 It is recommended that the Board:
- (i) Approves the Renfrewshire Council Biodiversity Duty Report 2021 – 2023.
 - (ii) Notes that, subject to Board approval, the report will be published on the Renfrewshire Council website in accordance with statutory requirements.
-

3. **Background**

- 3.1. The Nature Conservation (Scotland) Act 2004 gives all public bodies a duty to further the conservation of biodiversity while exercising their functions. This duty was reinforced by provisions included in the Wildlife and Nature Conservation (Scotland) 2011, which requires public bodies to publish a report every three years on the actions undertaken to meet biodiversity duties.

3.2. Renfrewshire Council published its third Renfrewshire Biodiversity Duty Report covering the period 2018 to 2020 in January 2021. In accordance with statutory requirements, this fourth Renfrewshire Biodiversity Duty Report has been prepared to highlight the actions undertaken by the Council to support biodiversity over the period 2021-2023.

4. **Renfrewshire Council Biodiversity Duty Report 2021 - 2023**

4.1. The Council continues to make good progress in enhancing biodiversity particularly through embedding biodiversity considerations in strategic policy documents such as the Renfrewshire Local Development Plan and Renfrewshire's Plan for Net Zero. This has been supported by a range of partners and stakeholders who have assisted in the delivery of a variety of biodiversity activities over the period.

4.2. The Biodiversity Duty Report 2021-2023 highlights that an important achievement during this period has been the variety of biodiversity activities and nature based solutions which contribute positively towards Renfrewshire's Plan for Net Zero and the Renfrewshire Biodiversity Action Plan. This includes landscape scale projects such as the creation of new woodland habitats and peatland restoration to the creation of biodiversity areas and local conservation activities.

4.3. The Council will continue to support biodiversity through implementation of the actions set out in the suite of strategic policy documents such as the Renfrewshire Local Development Plan, Renfrewshire Biodiversity Action Plan and Renfrewshire Plan for Net Zero.

Implications of the Report

1. **Financial** – None.

2. **HR & Organisational Development** – None.

3. **Community Planning** – None.

4. **Legal** – None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.

If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Climate Change** – this report summarises work which the Council has completed which will contribute positively towards achieving Renfrewshire's Plan for Net Zero.

Appendix 1

Renfrewshire Council Biodiversity Duty Report 2021 - 2023

List of Background Papers

(a) None.

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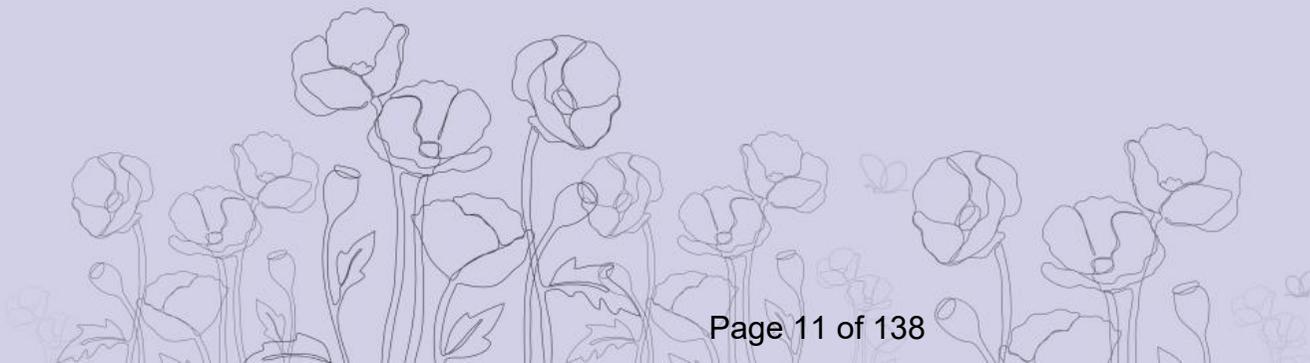


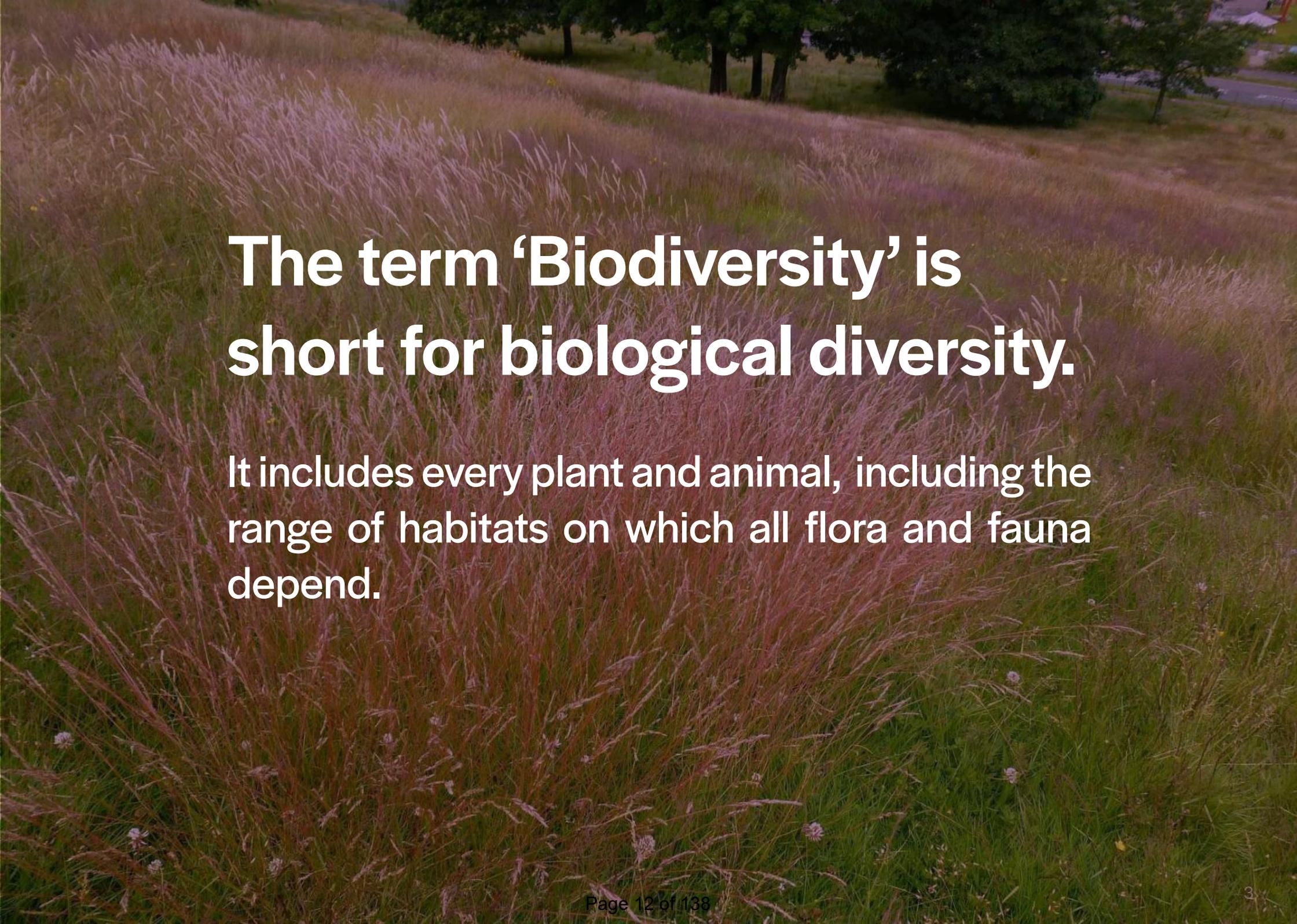
Renfrewshire Council
Biodiversity Duty Report 2023



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The term 'Biodiversity' is short for biological diversity.

It includes every plant and animal, including the range of habitats on which all flora and fauna depend.

Introduction

The Nature Conservation (Scotland) Act 2004 gives public bodies a duty to further the conservation of biodiversity. The Wildlife and Nature Conservation (Scotland) Act 2011 requires public bodies to publish a report every three years on the actions undertaken to meet biodiversity duty.

This report highlights the actions undertaken by Renfrewshire Council to support biodiversity over the period 2021-2023 and is the fourth Biodiversity Duty Report produced by the Council.

In July 2023 the Scottish Government amended its advice to public bodies and provided a revised template, setting out the main areas that it considers important for public bodies to include in their Biodiversity Duty Reports. This report follows the Scottish Government template.



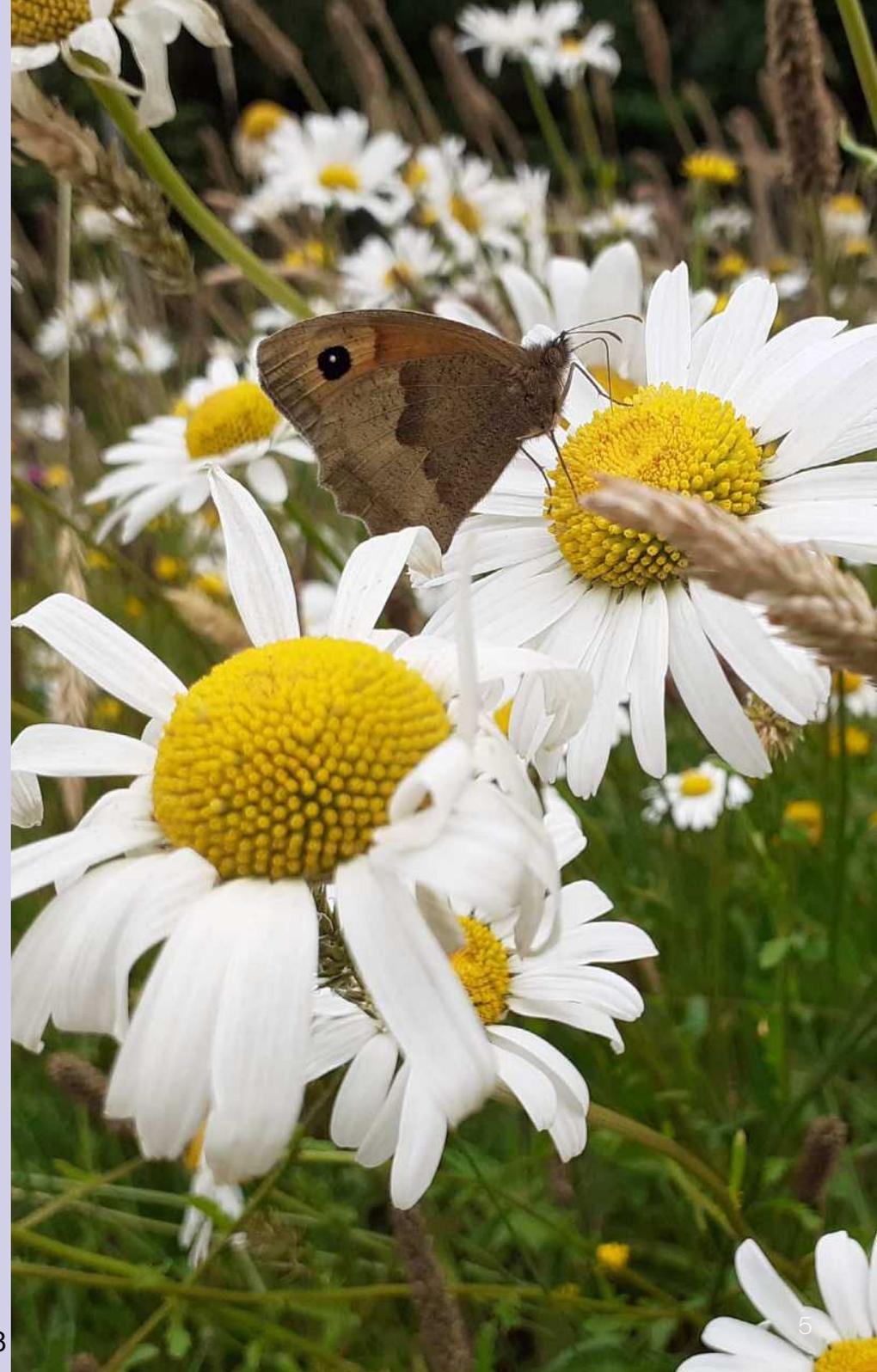
1. Biodiversity in Renfrewshire

Renfrewshire covers an area of some 270 square kilometres (102 square miles) and on 30 June 2021 had an estimated population of around 179,940 people.

The natural character and biodiversity of Renfrewshire is a valuable asset, providing the basis for many social and economic activities of direct benefit to the local community. Renfrewshire Council provides a range of services which seeks to support and enhance biodiversity conservation in this context. These include:

- The Economy & Development team within the Chief Executive's Service guides the use of land and its development, along with the maintenance and enhancement of high quality places within Renfrewshire, through the Local Development Plan and Development Management functions.
- Environment, Housing & Infrastructure Services manage urban parks, cemeteries, Gleniffer Braes Country Park, parts of Clyde Muirshiel Regional Park and open spaces.
- Children's Services promote environmental education through schools, encouraging children to become more conscious of biodiversity conservation and other sustainability issues.

The Council seeks to positively use, manage and maintain its land assets to support and enhance biodiversity conservation. This relates particularly to habitats and species prioritised on the Scottish Biodiversity List and these form the framework of the Renfrewshire Biodiversity Action Plan 2028-2022, which the Council co-ordinates on behalf of around 40 local biodiversity partner organisations.



2: Actions to Protect and Enhance Biodiversity

As in previous reporting periods, Renfrewshire Council has continued to protect and improve biodiversity, as well as connecting people with nature, through direct action and a series of innovative partnership projects, as summarised below.

Section 2: Actions to Protect and Enhance Biodiversity			
Ref. No.	Action	Inputs/Outputs	Outcomes
2.1	Creation of Biodiversity Areas in Renfrewshire	Annual allocations (from 2021/22) of Scottish Government Nature Restoration Fund grant-aid supported biodiversity improvements on 19 cut grassland sites, with a further 11 sites approved by the Infrastructure, Land & Environment Policy Board on 30 August 2023.	Greenspaces transformed from intensively managed grassland to create biodiversity areas https://storymaps.arcgis.com/stories/86b7ab224cce402f8f8e3fa2434c0ac4
2.2	Implementation of Muirshiel Country Park Woodland Management Plan 2016-2025	Maintenance of around 4000 native trees by volunteers, including Scots pine, aspen, silver birch, downy birch, common alder, hazel, rowan and oak. Removal of Sitka spruce saplings to protect an area of blanket bog at the edge of the Country Park and beside the surrounding moorland.	<ul style="list-style-type: none"> ▪ Involvement of volunteers directly in conserving priority habitats. ▪ Increased area of Scottish Biodiversity List priority habitats: Upland Birchwood, Upland Oakwood, Lowland Mixed Deciduous Woodland. Enhancement of upland blanket bog (Scottish Biodiversity List priority habitat).
2.3	Cample Burn Juniper Conservation Project in Clyde Muirshiel Regional Park.	Maintenance of 750 planted juniper, aspen and eared willow carried out with Clyde Muirshiel Regional Park volunteers.	The planted trees are contributing to an enhanced upland habitat and are an example of a local rewilding project.
2.4	Support for Castle Semple Volunteer Group.	In 2021/23 Clyde Muirshiel staff organised a programme of activities to support conservation work at Castle Semple and Muirshiel.	Group delivered 6,166 hours of voluntary biodiversity conservation work on tree planting, rhododendron and Himalayan balsam removal, hedge maintenance, litter removal and wildflower garden work.

Section 2: Actions to Protect and Enhance Biodiversity - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
2.5	Clyde Muirshiel Regional Park staff managing conservation volunteers	Supervised volunteering hours: 2020/21 951 2021/22 1,778 2022/23 3,437	Volunteers provide equivalent to one FTE member of staff working on important habitat improvements.
2.6	Volunteers at Gleniffer Braes Country Park led by on-site staff from Council's Environment, Housing & Infrastructure Services.	Supervised volunteering hours: 2021 86 2022 162 2023 132	Rhododendrons controlled, hedgerows managed, litter lifted, trees planted, sensory garden restored, bug hotels constructed and erected, scrub managed, pond planting, access improved and ditches cleared.
2.7	Peatland conservation works.	Renfrewshire Council helped Butterfly Conservation Scotland's Bog Squad to return to Sergeantlaw Moss in Gleniffer Braes Country Park to control invasive scrub early in 2024, providing Licence to Occupy for the project, help to promote the events and onsite guidance.	Lowland Raised Bog (a Scottish Biodiversity List priority habitat) conserved at the edge of Paisley. More volunteers actively involved in biodiversity conservation work.
2.8	Glasgow & Clyde Valley Green Network Partnership	Renfrewshire Council continued to liaise with the GCVGNP team at a City Region level to produce mapping resources designed to show opportunity areas for expanding the extent of Species Rich Grassland and then Wetlands.	Outputs and recommendations for future action could provide the opportunity to link locally valuable habitats into nature networks both within Renfrewshire across a wider framework provided by the Glasgow City Region.

Section 2: Actions to Protect and Enhance Biodiversity - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
2.9	Planned Dargavel Community Woodland Park	Following previous multi-agency guidance coordinated by Renfrewshire Council, BAE Systems' Dargavel Park Strategic Plan was approved by Renfrewshire Council in November 2021. The first phase – Formakin Link 1 - had been approved in June 2018. This has been delivered and includes a 'wildlife area', as per the approved plans. Proposals for Formakin Link 2 were approved in May 2021 and are being progressed by BAE Systems.	<p>The negotiations leading up to the Strategic Plan have clarified priorities for future conservation management, to ensure benefits for biodiversity and future site users are maximised.</p> <p>People living in the new community are already enjoying the biodiversity aspects of the attractive landscapes surrounding their homes.</p>
2.10	Brownside Braes Lesser Whitethroat Conservation Project	Delivery of Partnership project between Renfrewshire Council, Paisley Natural History Society and Trees for Cities had created new area of scrub woodland to attract nesting Lesser Whitethroats.	1,300 trees planted to special design over 7.9ha will increase CO2 sequestration by up to 55 tonnes per year. Direct community involvement in practical action.
2.11	Creation of Lowland Mixed Deciduous Woodland habitat at Barwood Park, Erskine	Delivery of Partnership project between Renfrewshire Council, Clyde Climate Forest and Trees for Cities has created new area of native woodland in an urban park.	1,050 trees planted to link existing isolated trees to create small woodland of 2,000 m2. Direct community involvement in practical action.

3: Mainstreaming

Renfrewshire Council has continued to make good progress in mainstreaming biodiversity duties into core activities and has taken several opportunities to integrate biodiversity conservation into corporate projects, plans and strategies.

Section 3: Mainstreaming Biodiversity			
Ref. No.	Action	Inputs/Outputs	Outcomes
3.1	Council plays lead role in developing, supporting and implementing the Renfrewshire Biodiversity Action Plan process	<ul style="list-style-type: none"> Outcomes of the 2018-2022 Biodiversity Action Plan reviewed and discussed with local biodiversity partners during meetings. Biodiversity Action Plan for 2023-2027 discussed with partners and drafted, with proposed submission to Council's Planning and Climate Change Board in spring 2024. Officer time provided to coordinate implementation of the Biodiversity Action Plan throughout reporting period. 	<ul style="list-style-type: none"> Nearly 40 partner organisations actively supporting joint biodiversity conservation action locally. Provides framework for Council's development management functions. Resources shared for priority habitats biodiversity conservation projects. Improved levels of public awareness of biodiversity conservation in Renfrewshire.
3.2	Renfrewshire Local Development Plan 2021	<ul style="list-style-type: none"> Policy ENV 2 provides protection and encourages enhancement of a variety of features which make up Renfrewshire's natural heritage. The Spatial Strategy for Places recognises the importance of enhancing and strengthening the Green Network by preparing and delivering a Green Network Strategy. 	<ul style="list-style-type: none"> Biodiversity continues to be protected through the Council's planning policy and processes. Biodiversity enhancement is supported and encouraged. Locally significant Sites of Importance for Nature Conservation (SINCs) illustrated on the Development Plan's area maps, along with other environmental and natural heritage designations.
3.3	Renfrewshire Vacant and Derelict Land Strategy (2022)	<ul style="list-style-type: none"> Encourages nature positive places that will be more resilient to the impacts of the climate crisis and support the recover and restoration of our natural environment. Action Plan commits the Council to engage with local communities regarding the future use of small sites not recorded on the vacant land register and work in partnership to identify sites which may be suitable for greening, growing, planting or biodiversity opportunities. 	Renfrewshire Council endorses a naturalising approach to regenerating vacant and derelict land, as such sites sometimes develop interesting plant and animal populations with deliberate human intervention.

Section 3: Mainstreaming Biodiversity - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
3.4	Sustainable Procurement Programme	Award from Renfrewshire Council's Climate Change Action Fund enabled the Corporate Procurement Unit to develop a monitoring and recording framework supporting assessment of the climate change impacts of contracts and run training events for local businesses about climate change and sustainability.	Increased awareness of biodiversity in business sectors.
3.5	Grant funding to local groups from Renfrewshire Council funding sources	During this three-year period, Renfrewshire Council operated a series of competitive grant funds supporting communities to develop and deliver local projects, many of which had a focus on improving the environment and biodiversity. This included a Community Climate Fund and a Parks & Greenspaces Fund.	<ul style="list-style-type: none"> ▪ The Community Climate Fund supported a range of projects including Lochwinnoch Sustainable Community Garden to propagate and plant out wildflower seeds, Kirklandneuk Primary school to create a biodiversity area in the school grounds, a biodiversity garden at Ferguslie Cricket Club and biodiversity improvements by the Sculpture House Collective in its Community Dye Garden, Ferguslie Park, Paisley. ▪ The Greenspaces Fund supported the Friends of Jenny's Well LNR to restore and maintain access paths so that more people in Paisley can enjoy biodiversity. ▪ Lochwinnoch Force for Nature were funded via planning gain to acquire Swift nest boxes for erection on local buildings.



4: Nature-Based solutions, Climate Change and Biodiversity

Renfrewshire Council has continued to make good progress in developing and implementing a positive response to the Climate Emergency which it declared on 27 June 2019, committing to making Renfrewshire carbon neutral by 2030. This response recognises the potential role of biodiversity in achieving the carbon neutrality target and includes nature-based solutions.

Section 4: Nature-Based Solutions, Climate Change and Biodiversity			
Ref. No.	Action	Inputs/Outputs	Outcomes
4.1	Renfrewshire Local Development Plan 2021	Policy 13 (Flooding and Drainage) recognises the importance of the management of flood risk through natural flood management and green infrastructure within the context of a flood management scheme. It also states that flood measures should have a positive effect on the water environment as well as the natural heritage interests of the site and land surrounding the site.	Additional habitats potentially created as a result of flood management initiatives.
4.2	Renfrewshire's Plan for Net Zero	<ul style="list-style-type: none"> Plan approved and published in August 2022. Under the "Resilient Place" theme, the plan identifies the Priority Area of "helping nature locally". In addition, the Plan commits to identifying appropriate locations and measures to increase carbon storage and biodiversity on public land assets, e.g. restoration of peat bogs; greening public spaces; and wild flowering instead of using lawnmowers on verges. 	Increased awareness of issues amongst elected members, managers and officers.
4.3	Peatland Restoration project proposals at Queenside Muir, West Tandlemuir Farm in the Renfrewshire Heights SPA (Special Protection Area).	Working in partnership with NatureScot, proposals to restore water levels on 216ha of blanket bog have been developed to planning application stage, with a view towards a NatureScot funding application and implementation in autumn 2024.	<ul style="list-style-type: none"> Estimated that 556 tonnes of Carbon Dioxide per year will be sequestered by restored peatland habitat. Enhanced habitat for biodiversity conservation, including Hen Harriers. Improved flood management, silt wash-out and water quality along the River Calder.
4.4	Candren Burn Feasibility Study, Ferguslie Park, Paisley.	Working in partnership with SEPA, delivery of a feasibility study to consider opportunities around the deculverting and re-naturalisation of the Candren Burn, Ferguslie Park, Paisley as part of 'The Making of Ferguslie', a local plan for the neighbourhood. RIBA 0-1 feasibility stage to be progressed during spring 2024, supported by SEPA's Water Environment Fund.	<ul style="list-style-type: none"> Increased awareness of potential benefits amongst various Council services, statutory agencies and community representatives. Liaison mechanism established. Technical Working Group actively supporting project.

5: Public Engagement and Staff Development

Renfrewshire Council has continued to deploy resources to promote biodiversity conservation throughout its communities and worked with partners to maximise the benefits of these efforts. New technologies have been used where appropriate to reach wider audiences and have become an important feature of staff training and networking activities.

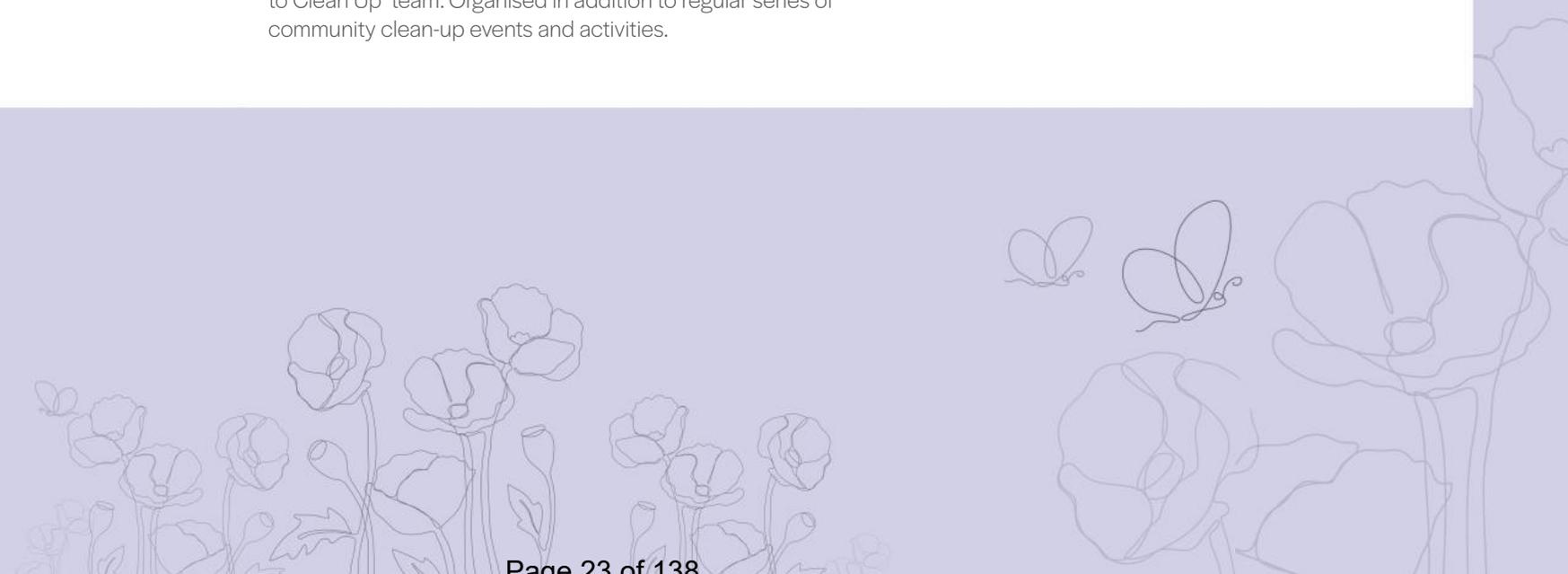
Section 5: Public Engagement and Workforce Development			
Ref. No.	Action	Inputs/Outputs	Outcomes
5.1	Co-ordination of the LBAP Steering Group for Renfrewshire, East Renfrewshire and Inverclyde	<ul style="list-style-type: none"> 8 meetings chaired between 2021 and 2023, with Renfrewshire Council also performing the secretarial role. Information sharing by email of national newsletters, funding opportunities, networking events, etc. coordinated by Renfrewshire Council. The number of represented groups increased from 35 to 38 over the reporting period. 	<ul style="list-style-type: none"> Emerging draft of updated Renfrewshire Biodiversity Action Plan. Regular liaison resulted in practical conservation works on the ground in Renfrewshire. Joint ventures undertaken, with partners receiving funding support from the Council.
5.2	Renfrewshire Growing Grounds Forum (coordinated by Renfrewshire Council and Renfrewshire Health & Social Care Partnership)	<ul style="list-style-type: none"> 7 meetings held to maintain peer information exchange function. Regular email communications between meetings, to disperse relevant information about funding, etc. 	<ul style="list-style-type: none"> Allotment site managers incorporating biodiversity features, e.g. ponds, orchards, wild areas, beehives, bug hotels, wild flower planting projects, schools work. Closer links between biodiversity conservation and health promotion activities.
5.3	Renfrewshire Council website and associated social media channels	<ul style="list-style-type: none"> Renfrewshire Council website updated and biodiversity pages expanded to report conservation projects, places to enjoy biodiversity and interactive map of designated sites. ArcGIS StoryMap on Biodiversity Areas project launched on the Council website. Social media channels have been used for consultation purposes, e.g. for the Biodiversity Action Plan. 	Increased awareness of Renfrewshire's biodiversity and opportunities to become involved in biodiversity conservation initiatives.

Section 5: Public Engagement and Workforce Development - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
5.4	OneRen Natural History Department	Paisley Museum Reimagined project in main construction phases and then exhibition planning to effect transformation. This will bring new life to the natural history collections and exhibits.	Targeted fourfold increase in visitor numbers (i.e. 125,000 per annum) after reopening in 2025, so clear opportunities for raised awareness and increased participation in biodiversity conservation.
5.5	Environment, Housing and Infrastructure Services: staff deployed for outdoor environmental education and interpretation at Gleniffer Braes Country Park.	<ul style="list-style-type: none"> ▪ Environmental education provided at Gleniffer Braes Country Park for 150 pupils in 2021, 272 in 2022 and 386 in 2023. ▪ Face-to-face interpretation provided for 70 adults in 2022, as well as a corporate volunteering day for 80 employees. In 2023 five events involving 56 people were organised, including partnership activities with the Paisley Natural History Society. ▪ Glenburn Nursery used Glen Park in Gleniffer Braes Country Park for Forest Kindergarten activities in 2021. ▪ Other groups used site for self-programming activities. 	Raised awareness of Renfrewshire's biodiversity and the need for biodiversity conservation.
5.6	Renfrewshire Schools supporting biodiversity education.	Schools continue to provide children with opportunities for direct contact with nature, particularly through gardening activities. A number of schools have EcoGroups linked to the Keep Scotland Beautiful "Eco-Schools" programme.	<ul style="list-style-type: none"> ▪ Pupils have direct contact with nature in an everyday situation. ▪ Pupils have greater awareness and increasing participation in biodiversity conservation.
5.7	Clyde Muirshiel Regional Park's Ranger led educational programme	<p>Environmental education sessions were delivered to 1094 people in 2021/23, from pre-nursery up to secondary and tertiary education.</p> <p>Digital marketing and promotional activities support many education and outdoor learning messages and information provision with a Facebook 'reach' figure of 273,432 people engaging online in 2021/23.</p>	Raised awareness and increased participation in biodiversity conservation.

Section 5: Public Engagement and Workforce Development - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
5.8	Muirshiel Country Park's "Branching Out" mental health recovery programme.	35 participants in past three years.	Improved mental and physical health for the people in Renfrewshire using and caring for their woodlands, green spaces and nature.
5.9	Clyde Muirshiel Regional Park Communications	<p>Clyde Muirshiel Regional Park has a growing presence on social media. At the end of March 2023 there were:</p> <ul style="list-style-type: none"> • 6,000 Facebook 'likes' • 2,129 Twitter followers • 355,500 video views on YouTube. • 1,400 followers on Instagram. 	Wider range of people know about Clyde Muirshiel Regional Park, its biodiversity and opportunities to become involved directly in its conservation.
5.10	"Team Up to Clean Up" campaign	Four TCV wildflower meadow creation/maintenance workshops were arranged through the Council's Team Up to Clean Up team. Organised in addition to regular series of community clean-up events and activities.	5,000 engaged community members involved in clean-up events.



6: Research and Monitoring

Biodiversity research and monitoring has continued during this period. Its resource demanding nature means that most of this work is undertaken to support specific policies or to guide improved management of Council land.

Section 6: Research and Monitoring			
Ref. No.	Action	Inputs/Outputs	Outcomes
6.1	Review of Sites of Importance for Nature Conservation (SINCs)	Scope prepared for commissioned survey and review of SINC's.	Prioritised approach to survey and review to be developed over 2024.
6.2	Clyde Muirshiel Regional Park	<ul style="list-style-type: none"> 124 species surveys were undertaken in the past three years. Data from these were fed into appropriate national survey databanks for bumblebees, butterflies and birds. Six samples of water quality at Castle Semple Loch were analysed to check for microbiology and levels of chemicals associated with algal blooms. 	<ul style="list-style-type: none"> Improved knowledge of numbers and distribution of species available locally and at a national level. Risk of damaging algal blooms affecting biodiversity and recreational uses is evaluated effectively.
6.3	Clyde Muirshiel Regional Park staff working with partners	<p>Ospreys colonised Clyde Muirshiel in the last reporting period, and continue to return as a nesting species each spring:</p> <p>2020 - 1 chick 2021 - 2 chicks 2022 - 3 chicks</p>	Osprey, a key species, have bred successfully, 2020 - 2022, raising six chicks - and 11 since their first nest five years ago.
6.4	Gleniffer Braes Country Park faunal surveys	Daily logs of birds and other incidental wildlife maintained by Countryside Rangers and reported to local records centres.	Knowledge of local wildlife distributions and statuses improved.

7. Biodiversity Highlights and Challenges

This period was challenging for local authorities and other tiers of government, as well as community and voluntary sector partners. The report has placed a strong emphasis on partnerships and cross-sector working and biodiversity conservation will have to be linked even more firmly with community recovery in order to progress towards the Scottish Biodiversity Strategy targets in future years.

7. Biodiversity Highlights and Challenges			
Ref. No.	Action	Inputs/Outputs	Outcomes
7.1	HIGHLIGHT: Actions to support and coordinate the inter-agency LBAP Support Group for Renfrewshire, East Renfrewshire and Inverclyde.	<ul style="list-style-type: none"> 8 online meetings held, chaired and coordinated by Renfrewshire Council officers. Emails from local biodiversity partners, outside agencies and national organisations circulated to represented organisations. 	<ul style="list-style-type: none"> Biodiversity conservation discussed by local communities, the Council, and other public agencies as an important local issue requiring priority treatment in the local area.
7.2	HIGHLIGHT: Drafting the Renfrewshire Biodiversity Action Plan 2023-2027 on behalf of local partners in readiness for publication and implementation.	<ul style="list-style-type: none"> Informal review of the 2018-2022 edition presented to the LBAP Support Group and discussed to evaluate successes and to indicate new directions for 2023 onward. Proposals for actions to include from 2023 agreed. Drafting of new Plan on behalf of partnership. 	<ul style="list-style-type: none"> Partnership approach to delivering biodiversity conservation initiatives resulted in actions being contributed by organisations outside the Council. Plan recognised as a reference document by all sectors.
7.3	HIGHLIGHT: Partnership approach has permitted landscape scale initiatives, innovative projects and direct community involvement in biodiversity conservation.	<ul style="list-style-type: none"> Partnership with SEPA to investigate the feasibility of daylighting the Candren Burn at Ferguslie Park. Partnership with NatureScot's Peatland Action and the Glasgow City Region Clyde Peatlands Project to develop proposals to restore 200ha of blanket bog in the Renfrewshire Heights SPA/SSSI. Regeneration Capital Grant Fund application submitted to Scottish Government to create Foxbar Community Garden, promote a local nature network and regenerate vacant land. Local groups actively supporting neighbourhood biodiversity as a result of Council fund allocations. 	<p>Greater community engagement and voluntary involvement in biodiversity conservation.</p> <p>Council (and partner organisations) resources used efficiently and effectively in a challenging economic environment.</p>

7. Biodiversity Highlights and Challenges - Continued

Ref. No.	Action	Inputs/Outputs	Outcomes
7.4	<p>HIGHLIGHT: Appointment of two new operational staff posts for biodiversity and woodlands/trees has enabled series of enhancements to proceed on Council land in line with locally expressed wishes.</p>	<ul style="list-style-type: none"> ▪ 19 new biodiversity areas on previously manicured amenity grassland mapped and summarised on a bespoke StoryMap on the Renfrewshire Council website. <p>Successful grant application submitted to the Nature</p> <ul style="list-style-type: none"> ▪ Restoration Fund for the Renfrewshire Rivers Project, seeking to control five invasive non-native plant species in five river catchments. 	<p>Increase in areas with enhanced biodiversity and greater levels of awareness about the needs for conservation work.</p>
7.5	<p>CHALLENGE: integrating biodiversity conservation into Council strategies at a time when resource challenges drive decisions.</p>	<ul style="list-style-type: none"> ▪ Environment & Infrastructure Services appointed two new members of staff to pursue operational projects on Council land. ▪ Plan for Net Zero published. 	<ul style="list-style-type: none"> ▪ Strong commitment towards biodiversity conservation established across the Council. ▪ Value of healthy semi-natural habitats recognised in Renfrewshire's Plan for Net Zero.
7.6	<p>CHALLENGE: scaling up biodiversity conservation work to comply with new legislative demands arising from Scottish Biodiversity Strategy, Nature Networks, reviews of locally designated sites, etc.</p>	<ul style="list-style-type: none"> ▪ Plans for peat restoration projects on the ground being developed. ▪ Planned development of a Renfrewshire Forestry & Woodland Strategy. ▪ Investigation into feasibility of deculverting the Candren Burn in Paisley. ▪ Funding secured to control invasive non native plant species along five watercourses. 	<ul style="list-style-type: none"> ▪ Biodiversity Action Plan commits to explore landscape scale habitat enhancements on Council owned land. ▪ Nature Networks strengthened and given enhanced core area to act as sources for future spread of wildlife populations.



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Renfrewshire Council

Biodiversity Duty Report 2023



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Director of Environment, Housing & Infrastructure

Heading: Consultation on Heat in Buildings Bill

1. Summary

- 1.1 Reducing Carbon Emissions is one of the principle measures to address climate change and is a key priority for all Local Authorities. Renfrewshire Council recognises that climate change will have far reaching effects on Renfrewshire's economy, its people and its environment and is determined to lead by example in tackling the causes of climate change.
- 1.2 Renfrewshire Council declared a climate emergency in June 2019 and approved the Plan for Net Zero in August 2022, which committed to working towards net zero by 2030 for both the Renfrewshire area as a whole and Renfrewshire Council as an organisation. This challenging target covers all aspects of energy use within the Renfrewshire wide area. Homeowners can help achieve these targets by ensuring their home is energy efficient. In doing so, there are many long-term benefits, such as carbon savings, reducing energy bills and by supporting the local economy.
- 1.3 This paper provides an update on the Heat in Buildings Bill consultation which was launched on 28 November 2023 and will be open until 8 March 2024. [Delivering net zero for Scotland's buildings - Heat in Buildings Bill: consultation - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/consultations/heat-in-buildings-bill/consultation-gov.scot/pages/1/)
- 1.4 The consultation proposes new laws that would set a minimum energy efficiency standard for owner occupied and private rented homes, as well as the heating systems that all buildings would be permitted to use in time. The paper includes an outline of the proposals and the implications for local authority LHEES.

The proposed Bill:

- prohibits the use of polluting heating systems after 2045, and before then at point of property purchase or when a heat network connection is available in a Heat Network Zone; and,

- require a minimum energy efficiency standard by 2028 for Private Rental Sector and 2033 for owner occupiers.
- 1.5 The consultation refers to “polluting heating systems”, this refers to direct emissions heating systems, such as gas and oil boilers, that produce emissions when used to heat buildings or provide hot water. The term “clean heating systems” is used to describe systems that do not produce any emissions in buildings when used, such as heat pumps and heat networks.
-

2. Recommendations

It is recommended that the Board:

- 2.1 Notes the consultation proposals, and homologates the submitted response, as detailed within Appendix A, and
- 2.2 Requests a further report is brought to a future meeting of this Policy Board, when the Bill has been finalised with an update on implications for the Service.
-

3. Background

- 3.1 Scotland has a legal target to reach ‘net zero’ greenhouse gas emissions. The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 requires us to reach net zero by 2045, as well as to achieve a 75% reduction in emissions by 2030 and a 90% reduction in emissions by 2040.
- 3.2 In addition to Scotland’s net zero targets, there are strategic national targets relating to lowering emissions from our buildings through the decarbonisation of heat; improving energy efficiency in domestic and non-domestic building stock.
- 3.3 It has been proposed to introduce a draft Bill containing the powers to create a new ‘Heat in Buildings Standard’. The draft Bill and Standard will:
- Reconfirm that the use of polluting heating systems will be prohibited after 2045; and
 - As a pathway to 2045, require those purchasing a home or business premises to end their use of polluting heating systems within a fixed period following completion of the sale.
 - introduce a new law that will require homeowners to make sure that their homes meet a reasonable minimum energy efficiency standard by 2033.
 - private landlords will be required to meet this minimum energy efficiency standard by 2028.

- 3.4 The consultation has described five points in time at which people may be asked to meet the Heat in Buildings Standard:
- **One** - at the end of a grace period which follows the completion of a property purchase;
 - **Two** - following notice from a local authority to a building owner in a Heat Network Zone that they are required to end their use of polluting heating;
 - **Three** - at the end of 2028, private landlords will need to have met the minimum energy efficiency standard;
 - **Four** - at the end of 2033, owner occupiers will need to have met the minimum energy efficiency standard; and
 - **Five** - at the end of 2045, all building owners will need to have ended their use of polluting heating.
- 3.5 The Bill aims to Set a minimum energy efficiency standard within properties to ensure homes achieve as good a level of energy efficiency as possible. It is key that home owners can improve the energy efficiency of their homes in a way that is simple and affordable. It is proposed that a minimum energy efficiency standard can be met by installing a straightforward list of measures. The list of measures would be developed to prioritise those that could have most impact for homes with the lowest amount of cost and disruption. Any home owner who had installed these measures – or as many of them as are feasible for the type of home they live in – would be considered to have reached a good level of energy efficiency and meet the new standard. The proposes list includes:
- 270 mm loft insulation;
 - cavity wall insulation (CWI);
 - draught-proofing;
 - heating controls;
 - 80mm hot water cylinder insulation;
 - Suspended floor insulation
- 3.6 The Scottish Government is proposing to introduce a new law which will require those purchasing a property to comply with the prohibition on polluting heating within a specified amount of time following completion of the sale. Under this proposed law, the purchaser of a property will be given time – known as a ‘grace period’ – to have the work carried out.
- 3.7 The Heat in Buildings Standard proposes to provide Local Authorities with powers to require buildings within a Heat Network Zone to end their use of polluting heating systems (by a certain date, and with a minimum notice period). The benefits of these proposals are twofold:
- Firstly, a heat network developer would know which buildings would be required to transition from polluting heating, and by when – allowing the developer to confidently design and construct the ‘spine’ of a network accordingly. This is important, as the spine of a network can be costly, time-consuming and disruptive to install and so should ideally be done at once. When it is installed, it becomes relatively easy and affordable to extend the network to connect other areas in future.

- Secondly, building owners required to look for alternative heating systems are far more likely to join the heat network. This will provide greater assurances to investors about the revenue that a new heat network is likely to receive, which will help convince them in turn to make that investment decision and to reduce the cost of finance. This can lead to lower costs of heat to homes and businesses as end users.
- 3.8 It is proposed that if homeowners, landlords and businesses are being asked to invest in this transition, then there is a real case for the public sector to show leadership by taking early and sustained action to decarbonise its estate. This will also help to further develop the supply chain for manufacturers and installers of new heating systems and energy efficiency products.
- 3.9 It is proposed that all public buildings would have to be heated using clean heating systems from 2038, with significant investment required to do so. Potential duties placed upon Local Authorities include:
- Placing a new duty on public sector organisations which would prevent them from replacing a polluting heating system with another (unless impractical); and/or
 - Creating a new duty for each public body to develop and implement a plan to decarbonise their buildings; and/or
 - Placing a new statutory reporting duty on public sector organisations to demonstrate progress towards their 2038 objective (with the potential for the 2038 then to be non- statutory); and/or
 - Placing no further statutory requirements on public sector organisations (instead relying on their ability to plan alongside our delivery and funding programmes to meet the 2038 objective).
- 3.10 A further report will be brought to a future meeting of this Policy Board, when the regulations have been finalised, with an update on implications for the Service.

Implications of the Report

1. **Financial** – significant impact, the proposals set out in the Bill would result in all public buildings being given energy efficiency targets with a requirement of significant investment in new, non-polluting heating systems throughout the estate.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – significant impact, the proposals set out in the Bill would result in all public buildings being required to replace there polluting heating system with a non-polluting equivalent by 2038.

6. **Information Technology** – None.
 7. **Equality & Human Rights** –
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** – N/A.
 13. **Climate Risk** – Significant, the proposals set out in this Bill would be a key driver to decarbonising Scotland's buildings by ensuring that all polluting heating systems are replaced by non-polluting heating systems by 2038.
-

List of Background Papers

- Consultation on proposals for a Heat in Buildings Bill
 - A new Monitoring and Evaluation Framework for Heat in Buildings
-

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Renfrewshire Council response to the 'Heat in Buildings Bill' Consultation

Full consultation can be viewed at: [Delivering net zero for Scotland's buildings - Heat in Buildings Bill: consultation - gov.scot \(www.gov.scot\)](https://www.gov.scot/Topics/energy/buildings/heat-in-buildings-bill-consultation)

Questions on Chapter 2 - The Heat in Buildings Standard

Q1. To what extent do you support our proposal to prohibit the use of polluting heating systems in all buildings after 2045?

Strongly support, the Heat in Buildings Bill aligns with Renfrewshire Council Net Zero target. Renfrewshire Council would be cautious of the cost to the consumer to install green technologies.

Q2. To what extent do you agree that we should introduce a minimum energy efficiency standard to be met by private sector landlords by the end of 2028 (even if they are already using clean heating)?

Somewhat support, it is essential that buildings are made more energy efficient prior to the installation of a green heating system, such as a heat pump. If not, then the heat being generated would be wasted as the thermal performance of the building has not been improved, or, if the heating has inadequate controls. It would be a concern that private sector landlords could increase their charges to the tenant to cover any required works.

Q3. To what extent do you agree that we should introduce a minimum energy efficiency standard to be met in owner occupied homes (which still have a polluting heating system) by the end of 2033?

Strongly support, It is essential that support is available for those households who cannot afford to install additional energy efficiency measures. There is currently funding available through ECO Flex 4. This could result in a greater uptake if households were made aware of a compulsory requirement moving forwards.

Q4. Do you agree with our proposal to set a minimum energy efficiency standard that can be met by either installing a straightforward list of measures, or showing a good level of energy efficiency based on a reformed EPC fabric efficiency metric?

Somewhat support, the list of measures is good for homeowners who are not energy efficiency minded as it gives them a list to work from. Listing suspended underfloor insulation can be viewed as unreasonable as the cost and disruption far outweighs any environmental benefit. There is a risk of punishing those who already cannot afford to heat their homes by imposing levels that can only be achieved with significant investment in homes that are likely to be the least energy efficient.

Q5. What is your view on the initial proposed list of measures to meet the minimum energy efficiency standard?

Somewhat support, the list of measures is good for homeowners who are not energy efficiency minded as it gives them a list to work from.

Q6. Do you think that properties for which most or all of the measures on the initial proposed list are not relevant should be required to meet an equivalent minimum energy efficiency standard?

Yes – they should be required to meet the standard and additional measures should be included on the list (such as solid wall insulation, solid floor insulation and flat roof insulation), but they should only be required to install some of these where feasible and cost effective. A pragmatic approach is required to ensure that hard to treat properties are targeted where it is financially viable to install such measures. By making these additional measures mandatory, it may prove difficult to sell these properties in the future. A clear definition as to what is cost effective is required to remove any dubiety.

Q7. Do you think that an alternative approach to setting the minimum energy efficiency standard is required?

No, more than one method risks diluting the message.

Q8. Do you agree that the use of bioenergy should continue to be permitted in certain circumstances?

Yes, it should be permitted for those buildings already using it **and** for those buildings who have no other clean heating system available.

Questions on Chapter 3 - Property Purchases

Q9. To what extent do you support the requirement to end the use of polluting heating following a property purchase?

Somewhat support, house purchasers would likely have to increase their mortgages to cover the cost of any upgrade. It could also prevent sellers from getting the expected property value.

Q10. We are proposing to give those purchasing a property a 'grace period' to end their use of polluting heating. Do you agree with this proposal?

Yes – the grace period should be three years.

Q11. To what extent do you support our proposal to apply a cost- cap where people are required to end their use of polluting heating following a property purchase?

Somewhat support, a cost cap would be difficult to manage. Setting a cap based on a properties floor area does not fully reflect a fair system. Many older properties, for example ex council houses may have large floor areas, however, they may not be as affluent as modern new build homes with smaller floor areas.

Q12. Which of the following methods of applying a cost-cap do you support?

- a. A flat cost-cap.
- b. A size-based cost-cap.
- c. **A purchase price-based cost-cap.**
- d. None.
- e. Another, please suggest below.

Q13. To what extent do you support the proposal that the Scottish Ministers should be given powers to extend the circumstances in future (beyond a property purchase) in which people could be required to end their use of polluting heating?

This could be, for example, preventing the installation of new fossil fuel boilers when replacing the heating in your home or business premises?

Neither support nor oppose, changing guidance could lead to a watering down effect of existing guidance and could have a negative impact on future legislation. the routemap has to be concise and long-term to avoid doubt/confusion

Questions on Chapter 4 - Connecting to Heat Networks

Q14. To what extent do you support our proposal to provide local authorities (and Scottish Ministers) with powers to require buildings within a Heat Network Zone to end their use of polluting heating systems by a given date?

Somewhat support, Scottish Local Authorities are in the process of delivering their LHEES with the next phase looking at potential district heating schemes. In order to get buy-in and to size any future schemes, there is a need for a mandatory connection to ensure the system is designed and costed correctly. There must be the caveat that for any cost to the consumer there must be a means-tested review for any assistance that may be required to enable the transfer.

Q15. To what extent do you support our proposal to provide powers to local authorities (or Scottish Ministers) that require developers to connect new buildings within Heat Network Zones to a heat network?

Strongly support, existing Heat Networks should be fully utilised when a new build development is being proposed.

Q16. To what extent do you support our proposal to require occupiers of non-domestic properties to provide information about unused heat on their premises?

Strongly support, many building users will be unaware of the benefits to utilising unused heat and would not have the knowledge to utilise the heat within a heating network.

Q17. To what extent do you support our proposal to potentially require buildings with unused heat to provide this to a local heat network?

Somewhat support, however, further work would have to be undertaken to determine who would install the infrastructure to accommodate this, and to who's cost?

Questions on Chapter 5 - Monitoring and Enforcement

Q18. We will need to have a way to monitor if people are meeting the Heat in Buildings Standard, and discussed two options for this. Which do you support?

- a. Submitting EPCs alone.
- b. Sampling a percentage of buildings.
- c. A combination of the two.**
- d. None, there should be no monitoring.
- e. Another method, please suggest below or explain your selected answer.

Further investigation would be required to determine who would administer any future schemes.

Q19. We will need to have a way to enforce the Heat in Buildings Standard. We discussed possible options to help achieve compliance. What are your views on these ideas?

- a. I support relying on market and financial product mechanisms such as mortgages or home/ building insurance.
- b. I support extra Council Tax and Non-domestic Rates charges, in future, for those who don't comply.
- c. I support the introduction of civil penalties, in future, if compliance is not achieved.
- d. I support a mixture of the above options.**
- e. I do not support the suggested enforcement tools, but have another suggestion (please provide below).
- f. I do not support any form of enforcement.

Q20. To what extent do you support our proposals to modify the Standard or exempt certain people from the need to meet the Heat in Buildings Standard?

Neither support nor oppose

Q21. Which people, businesses, or types of buildings, if any, should be eligible for a modified standard or exemptions?

There may be people who have a modified heating set-up to serve a specific disability.

Q22. To what extent do you support our proposals to give certain people extra time to meet the Heat in Buildings Standard?

Somewhat support, first time buyers, or household in fuel poverty may struggle to find the additional capital to bring their property up to the standard.

Q23. Which people, businesses or types of buildings, if any, should be eligible for extra time?

First time buyers, or households in fuel poverty.

Questions on Chapter 6 - Public Sector Buildings

Q24. To what extent do you support our proposal to require all buildings owned by a Scottish public authority to be using clean heating systems by 2038?

Somewhat support, it is important that all buildings in Scotland have the same energy standard throughout. With Scottish Local Authorities owning such a large property portfolio there will be significant financial demands put on authorities at a time when local authorities have severe financial pressures. Renfrewshire Councils ongoing Strategic Property Review plans to try and reduce/rationalise our property portfolio, with particular focus being to:

- Reduce its carbon footprint (including energy consumption)
- Have a financially sustainable property portfolio.

Q25. We are considering the following further duties on public sector organisations to support planning for the transition by 2038:

a. Placing a new duty on public sector organisations which would, from 2025, prevent them from replacing a polluting heating system with another (unless impractical);

b. Creating a new duty for each public body to develop and implement a plan to decarbonise their buildings;

c. Placing a new statutory reporting duty on public sector organisations to demonstrate progress towards their 2038 objective (with the potential for the 2038 then to be non- statutory); and/or

d. Placing no further statutory requirements on public sector organisations (instead relying on their ability to plan alongside our delivery and funding programmes to meet the 2038 objective).

Most local authorities have set targets to work towards their local authority area becoming net zero. Roadmaps are being developed looking to highlight how our buildings can transition to net zero and what is required to achieve the target.

Questions on Chapter 7 - Amendments to Existing Legislation

Q26. Do you agree with our proposals to include powers in the proposed Heat in Buildings Bill to change the current requirement in legislation for a narrowly-defined renewable heat target?

Yes, this will bring more clarity and a better understanding.

Q27. Do you agree that the Heat Networks (Scotland) Act 2021 should be amended in light of the passage of the Energy Act 2023?

Yes, it should be aligned to reflect the Energy Act 2023.

Q28. Are there any further amendments to the Heat Networks (Scotland) Act 2021 that the Scottish Government should consider?

Local Authorities could benefit from a better definition of who will administrate/enforce/market the new Heating In Buildings Standard.



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: Tree Preservation Order Requests

1. Summary

- 1.1 This report seeks to provide an update to the Tree Preservation Order (TPO) requests which were considered at previous meetings of the Planning and Climate Change Policy Board.
 - 1.2 The requests submitted are considered in line with the relevant legislation, namely, Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011.
 - 1.3 The report recommends that the tree preservation order in respect of specific trees along Inchinnan Road, Renfrew be confirmed.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Confirm the tree preservation orders in respect of specific trees along Inchinnan Road, Renfrew and agree that officers make the orders public and register them with the Land Registry for Scotland.
-

3. TPO Requests Previously Considered

- 3.1 At the meeting of the Planning and Climate Change Policy Board in November 2023, it was agreed that a TPO designation would be placed on specific trees along Inchinnan Road, Renfrew.
- 3.2 In respect of the sites noted above and in line with the Renfrewshire Planning and Development Tree Policy 2022, and the relevant legislation relating to Tree Preservation Orders, Officers have undertaken the following:
- Prepared the relevant orders and made them available online for review;
 - Served the orders on relevant parties including landowners;
 - Published public notices in the local press advising of the orders; and
 - Provided an opportunity for comments to be made by any interested party in relation to either of the orders.
- 3.3 The 28 day consultation period has now concluded in respect of the aforementioned site with no comments being received.
- 3.4 The Board are therefore asked to confirm the TPO designation in relation to specific trees along Inchinnan Road, Renfrew.
-

4 Next Steps

- 4.1 The TPO order in respect of specific trees along Inchinnan Road, Renfrew are confirmed, made public and registered with the Land Registry for Scotland.
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Implications of the Report

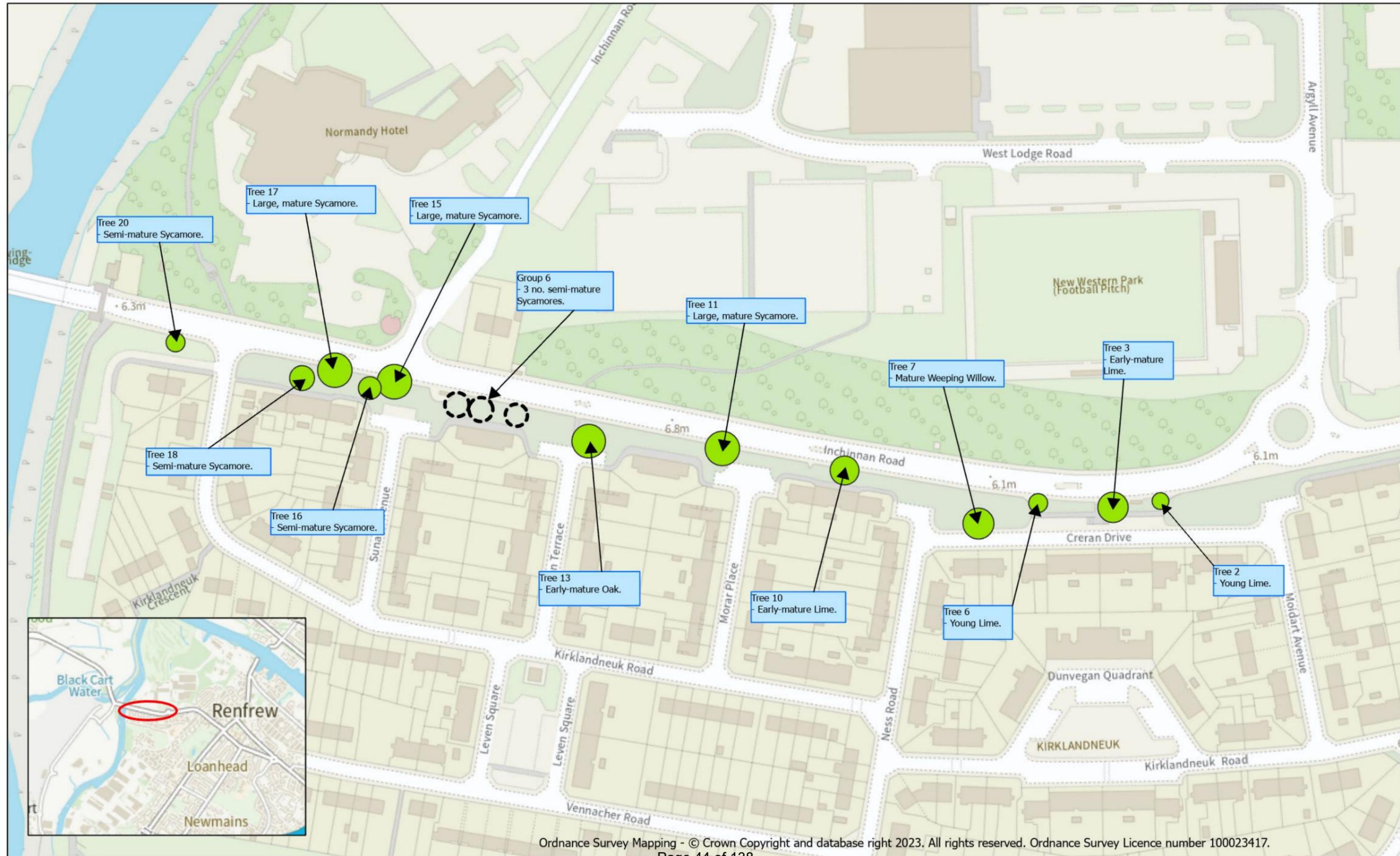
1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
4. **Legal** – The recommendations in the report would require tree preservation orders to be made in relation to the sites in question. Should the orders be confirmed they would require to be lodged with the Land Register of Scotland.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** - None.
13. **Climate Risk** – None.

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Inchinnan Road, Renfrew - Tree Preservation Order (No1) 2024





To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: S75 Agreements - Update

1. Summary

- 1.1 This report seeks to provide an update in respect of S75 agreements which are currently being negotiated by officers following a decision being made in relation to the respective planning application.
 - 1.2 S75 agreements secure planning obligations which seek to mitigate the impacts of a proposed development and make it acceptable in planning terms. They can be used to secure financial contributions to, or in-kind provision of, necessary new social and community infrastructure to support new developments.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Note the ongoing negotiations which are taking place in respect of securing planning obligations which will be secured by a Section 75 agreement, in accordance with Section 75 of the Town and Country Planning (Scotland) Act 1997.
-

3. Background

- 3.1 Planning obligations seek to mitigate the impacts of a proposed development and make it acceptable in planning terms.

They can be used to secure financial contributions to, or in-kind provision of, necessary new social and community infrastructure to support new developments.

- 3.2 Obligations are usually entered into in accordance with Section 75 of Town and Country Planning (Scotland) Act 1997, as amended, and are commonly referred to as S75 Agreements. They are often used where a planning condition or another form of legal agreement would not be appropriate to address the impact of the development in question.
- 3.3 Planning obligations can be entered into between a person with an interest in the land and the planning authority; or via a unilateral undertaking by a person with an interest in the land. S75 agreements run with the land and the obligation continues to be enforceable against any subsequent owner of the land until such time as the details of the agreement are fully discharged by the local planning authority.
- 3.4 Scottish Government's policy on Planning Obligations is expressed in Circular 3/2012 (Planning Obligations and Good Neighbour Agreements - Revised 2020). The Circular sets out five tests which must be met when seeking to secure a planning obligation:
 - Necessary to make a proposal acceptable in planning terms (and overcome a barrier to the approval of planning permission);
 - Serve a planning purpose where it is possible to identify infrastructure provision requirements to advance, should relate to development plans;
 - Be related to the proposed development either as a direct consequence of it or arising from the cumulative impact of development in an area;
 - Fairly and reasonably relate in scale and kind to the proposed development (provide or contribute to the provision of infrastructure that would not be necessary were it not for the development, on a proportionate pro-rata basis as appropriate, but not to resolve existing deficiencies); and
 - Be reasonable in all other respects.
- 3.5 A number of planning applications have been approved subject to a Section 75 agreement being put in place. For information, it should be noted that planning consent is not issued until such times as the Section 75 agreement has been signed and registered as required.
- 3.6 The following applications are currently subject to Section 75 negotiations:
 - 19/0749/PP: Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works at **40 Rannoch Road, Johnstone**;
 - 22/0178/PP: Residential development comprising 59 dwellinghouses and 24 flats, including access, drainage, landscaping and associated works at a site between **Sandieland Wood and Florish Road, Erskine**; and
 - 22/0481/PP: Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure at **former St. Brendans Social and Recreation Club, Stirling Drive, Linwood**.

19/0749/PP: 40 Rannoch Road, Johnstone

- 3.7 The above noted application relates to the erection of a residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works.
- 3.8 The application was approved subject to conditions and a S75 legal agreement at the meeting of the Communities, Housing and Planning Policy Board in January 2022.
- 3.9 The S75 legal agreement seeks to secure the provision of affordable housing units by way of 8 affordable homes.
- 3.10 Following the Board decision, a draft S75 agreement has been exchanged between all parties concerned. However, to date, no agreement has been reached.
- 3.11 Negotiations are ongoing between officers and representatives of the applicant and concern the mechanism and triggers associated with the delivery of the 8 affordable housing units.

22/0178/PP: Site between Sandieland Wood and Flourish Road, Erskine

- 3.12 The above noted application relates to the erection of residential development comprising 59 dwellinghouses and 24 flats, including access, drainage, landscaping and associated works.
- 3.13 The application was approved subject to conditions and a S75 agreement at the meeting of the Planning and Climate Change Policy Board in November 2022.
- 3.14 The S75 agreement is required to secure the following:
 - 24 affordable flats;
 - Financial contribution in respect of education provision within the school catchment; and
 - The provision of a formal pedestrian crossing point on Florish Road, Erskine.
- 3.15 Following the board decision, a draft S75 agreement has been exchanged between all parties concerned. However, to date, no agreement has been reached.
- 3.16 Negotiations had been ongoing in respect of a financial contribution towards education provision and the details relating to the formal pedestrian crossing point on Florish Road. Delays however had been encountered as a result of the wider education issues relating to school estate within the catchment in question.
- 3.17 Furthermore, we would advise that following the demise of the applicant, Stewart Milne Group Ltd, no further discussions have been had and in this

regard we are awaiting confirmation from the administrator or any new developer / landowner on how they wish to proceed.

22/0481/PP: Former St. Brendans Social and Recreation Club, Stirling Drive, Linwood

- 3.18 The above noted application relates to the erection of a residential development comprising 64 dwellings with associated road and drainage infrastructure.
- 3.19 The application was approved subject to conditions and a S75 agreement at a meeting of the Planning and Climate Change Policy Board in November 2023.
- 3.20 The S75 agreement is required to secure the following:
- Financial contribution in respect of enhancements to an offsite play park to the north of Gilmartin Road, Linwood and associated tree planting;
 - Financial contribution in respect of education provision within the school catchment; and
 - The provision of affordable housing in line with the respective LDP policies.
- 3.21 Following the board decision, details of the applicant's legal representatives have been requested to allow discussions relating to the S75 agreement to commence. To date, officers have not been able to obtain such details and as such discussions relating to the S75 agreement have been delayed.

Implications of the Report

1. **Financial** – Should the S75 agreements be signed and registered planning consent will be issued and thereafter any financial contributions will require to be paid to the Council in line with the respective agreement. Payments received would then be released to the appropriate service as required to meet the obligations set out in the associated legal agreement or, if not spent in accordance with the agreement, returned to the applicant where applicable.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – S75 agreements require to be negotiated in line decision made at the respective Board meeting and thereafter registered as appropriate following agreement and signing. Thereafter obligations will require to be discharged or varied where appropriate when monies have been spent or returned.
5. **Property/Assets** – None.
6. **Information Technology** – None.

7. **Equality & Human Rights -**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

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To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: Site Development Brief – Paisley Grammar School

1. Summary

- 1.1 A site development brief has been prepared for Paisley Grammar School, Glasgow Road, Paisley.
 - 1.2 The Education and Children's Services Policy Board of 21 January 2021 approved the relocation of Paisley Grammar School to a new campus at Renfrew Road, Paisley (23/0283/PP). The new School is anticipated to begin construction later this year and open in 2026.
 - 1.3 Board approval to declare the current Paisley Grammar School building surplus will be sought from the Infrastructure, Land and Environment Board at a future meeting. The development brief for the site will be progressed subject to this approval.
 - 1.4 The development brief identifies a number of factors which will require to be considered in preparing development proposals for the site. The brief will be a material consideration in the assessment of future planning applications.
 - 1.5 If approved, a copy of the development brief will be put on the Council webpage at www.renfrewshire.gov.uk/article/12717/Development-briefs
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Approves the site development brief relating to the current Paisley Grammar School, Glasgow Road, Paisley.
-

3. Background

3.1. The development brief sets out a planning framework for the potential development site and highlights a number of considerations which require to be taken into account in preparing a development proposal. These include:-

- Site context
- Site layout and building design
- Access and parking
- Landscaping and boundary treatments
- Sustainable urban drainage
- Renewables/sustainability

4. Next Steps

4.1. If approved by the Board and following approval of the Infrastructure, Land and Environment Board to declare the property surplus, the development brief will be placed on the Council's web pages and used to guide development proposals for the site.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Reshaping our place, our economy, and our future – the proposed development brief sets out a framework for supporting, encouraging, and delivering sustainability, climate change adaptation, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.
5. **Property/Assets** – Site to be marketed for sale if declared surplus by Council in due course.
6. **Information Technology** – None.

7. Equality & Human Rights -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** – None.

13. **Climate Change** – The proposed development brief seeks to ensure that any development progressed will be undertaken in a sustainable manner and supports adaption measures required as a result of climate change.

Appendices

- (a) Paisley Grammar School, Glasgow Road, Paisley – Development Brief

List of Background Papers

- (a) Education and Children's Services Policy Board, 21 January 2021 - Response to proposal to consult on the relocation of Paisley Grammar School to a new build Community Campus at Renfrew Road, Paisley

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Renfrewshire
Council

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024

Introduction

The purpose of this development brief is to set out the planning context and provide design advice in relation to the development opportunity at Paisley Grammar, Glasgow Road, Paisley.

Background Information

In May 2019 the Education and Children's Services Policy Board approved the report Developing the School Estate Management Plan which included a proposal to undertake a statutory consultation on building a new Paisley Grammar School. A condition survey had categorised Paisley Grammar school as condition level C which meant that the building was showing signs of major defect and that it was not operating as intended. A short list of three options were considered which included:

- New build Paisley Grammar Community Campus at existing location;
- New build Paisley Grammar Community Campus at Renfrew Road in Paisley; and
- New build Paisley Grammar Community Campus at Seedhill Road in Paisley.

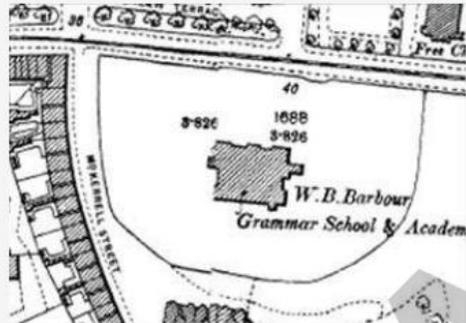


Following the formal consultation process which gained support from the school, wider community and Education Scotland the recommendation was to build a community campus on the former Chivas Regal site at Renfrew Road, Paisley. This campus will be ambitious and forward thinking and will incorporate a flexible learning resource for young people with additional support needs and a variety of facilities to support community learning and enterprise activity for the wider community.

It is anticipated that the new school will become operational in 2026 and the existing Paisley Grammar site will be declared surplus to requirements.

Paisley Grammar History

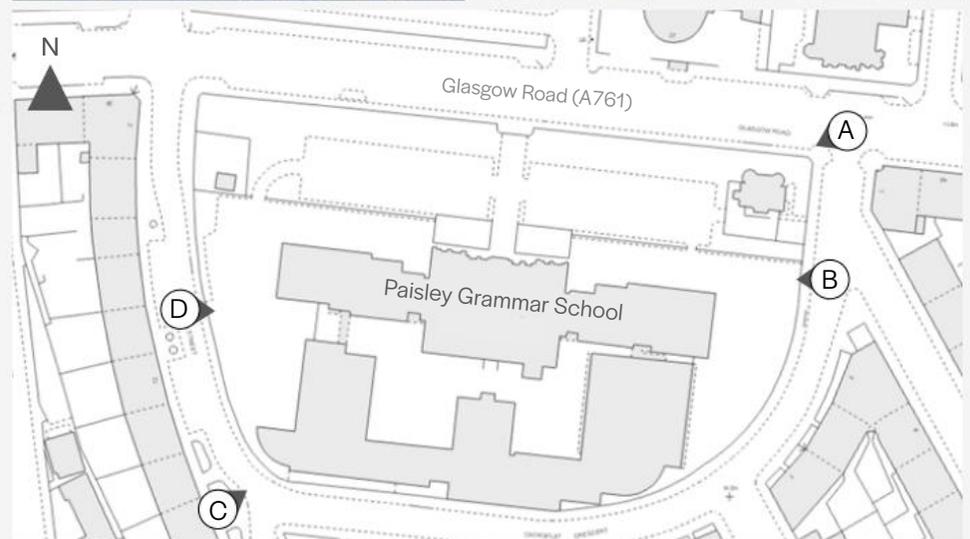
The foundation stone of Paisley Grammar / William Barbour Academy was laid in 1896. The School was officially opened in 1898 and consisted of a central building with two towers one on each side.

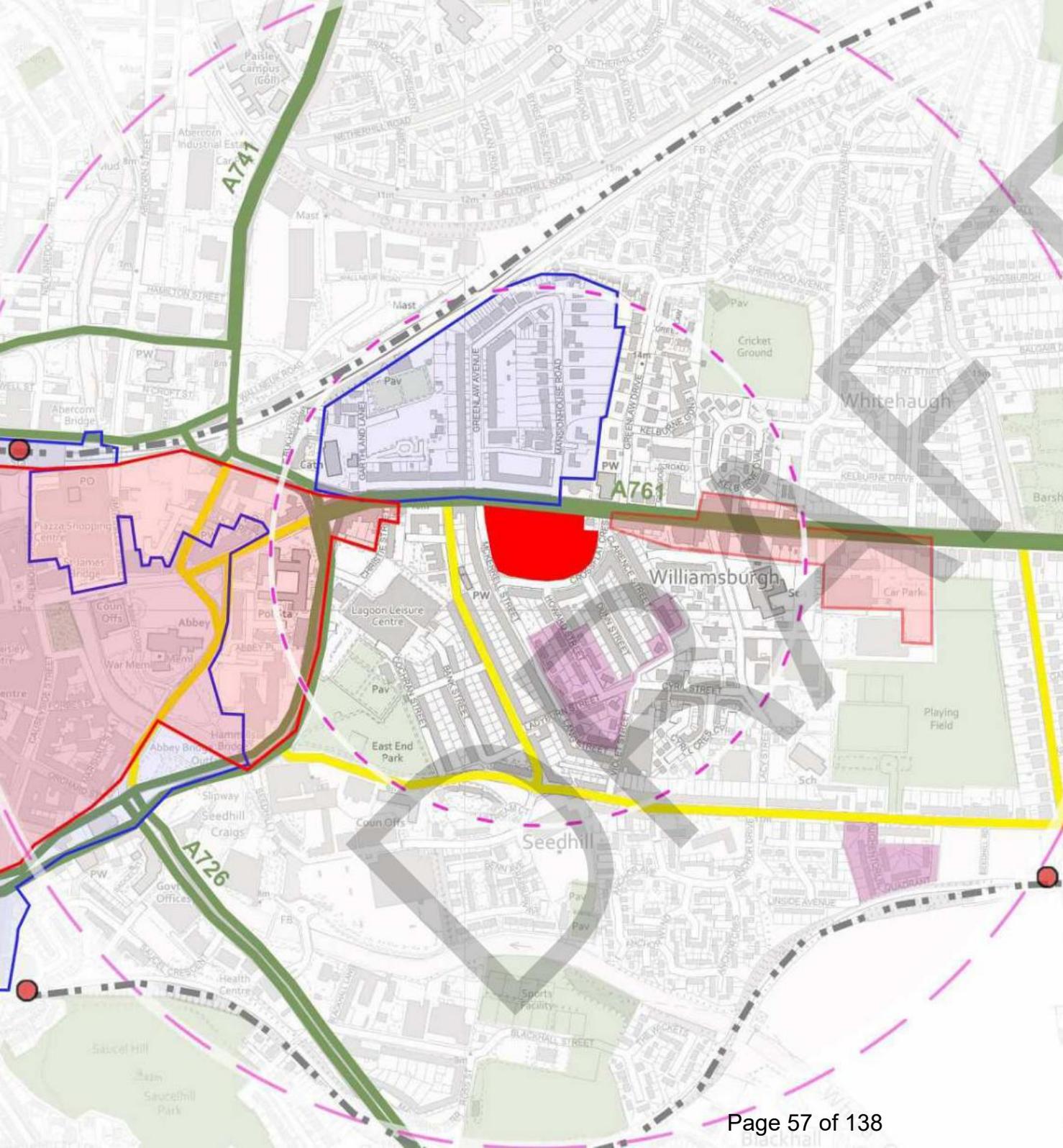


Source: <http://www.paisleygrammarschool.com/school-history.html>

Over time the building has been altered to reflect the needs at the time. In the 1920s provision was made for a primary department which was known as the Crossflat Crescent Annexe. In the 1940s two blocks of temporary huts were constructed where the east and west wings currently stand. These temporary buildings lasted until major construction was undertaken in the late 50s/ early 60s when the west and east wings were constructed along with a gymnasium and assembly hall.

In the early 2000s there was the reorganisation of school provision in Paisley and major work was undertaken to improve and extend the facilities of Paisley Grammar. Two new three storey classroom blocks were erected to the rear of the existing building to provide additional classroom space and new library, games hall and changing facilities. This work was completed in 2002.





Local Context Map Key

-  Site
-  400m / 800m Radius
-  A Road
-  Local Road
-  Train Station
-  Train Line
-  Conservation Area
-  Housing Regeneration Programme
-  Policy P 1- Renfrewshire's Places
-  Policy P 6- Open Space
-  Policy C 1- Renfrewshire's Network of Centres

Site Context

Paisley Grammar is located to the east of Paisley Town Centre along Glasgow Road (A761). Glasgow Road is a key transport link between Paisley and Glasgow. The site is bounded on all sides by either Glasgow Road, McKerrrell Street or Crossflat Crescent.

The original building designed by T G Abercrombie in Scots Renaissance style, 1960s wings, janitors lodge, boundary walls and gatepiers are Category B Listed (<http://portal.historicenvironment.scot/designation/LB39129>)



Site Context

The site is approximately 1.6ha in size. The principal elevation faces towards Glasgow Road and lies just outside the Greenlaw Conservation Area. The original Paisley Grammar and 1960s extension is set back approximately 40m from the street. There is currently staff parking and playground space to the front of the building as well a tree belt and grass area along Glasgow Road that provides the landscape setting for the Listed Building. The main entrance to the site is through the Listed Gatepiers. There is also vehicular access to the site from McKerrrell Street.

Towards the north east corner of the site is the Janitors House that was designed by the local architect James Steel Maitland in an art deco style. It should be noted that the Janitors House is outwith the development site.

The area is urban in nature. There is mixed land use in the surrounding area. To east, south and west of the site is primarily residential use, in particular traditional tenement properties. Glasgow Road offers a wide range of local shops and services. Within a 10 to 15 minute walk there are local primary schools, Barshaw and East End Park, supermarkets and Paisley Town Centre which offers a wide range of shops and services.

The site has good access to public transport. There are bus stops adjacent to the site with frequent bus services to Paisley and Glasgow. Both Paisley Gilmour Street Station and Hawkhead Station are both within a 10 to 15 walk.

Regeneration and Renewal Programme

The council is currently undertaking a housing regeneration and renewal programme across Renfrewshire aimed at delivering modern, high quality, energy-efficient and affordable council housing which will contribute to the transformation of Renfrewshire as a place.

To the south of Paisley Grammar is the Howard Street/ Auchentorlie renewal program where there is a vision to enhance the Howard Street and Auchentorlie/Seedhill areas as part of a wider 20 minute neighbourhood. The aim is create places where people can live well locally with well connected with greenspaces, facilities and activities which support a healthy and sustainable place.

A mix of demolition and housing investment is proposed and this will provide the opportunity to reimagine spaces within the area, including the enhancement or creation of new community space which act a focus for residents and align with the aspiration for the neighbourhood as a liveable, sustainable and productive place.



Howard Street Area

- Proposed demolition
- Proposed housing investment



Site Layout and Building Design

This section of the development brief sets out the main planning parameters that should be taken into account in preparing development proposals for the site. It does not intend to be prescriptive in terms of imposing a specific layout or building design but rather to establish basic principles.

Any development proposal must be comprehensive, imaginative, and use place-based design principles. Key Listed Buildings must be retained and incorporated in a sympathetic manner. Early engagement with Council Officers and Historic Environment Scotland is encouraged to consider further detail in this regard. Any new ancillary development such as parking or bins should also be located appropriately, to protect the setting of the Listed Building.

Land Use

The site is considered suitable for a range of uses compatible with those neighbouring, in accordance with the Local Development Plan. It is considered that the site may offer particular opportunity for residential use. As Paisley Grammar is Category B Listed it is considered to be a key heritage asset which is a priority for adaptation and restoration.

Built Form

The Council supports the implementation of guidance from the Scottish Government in respect of innovative approaches to place making, in particular Designing Places and Designing Streets. Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal: <http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>. Development proposals for the site should reflect the approach and principles established in these documents. Any new development must be sympathetic to the listed buildings on site and the wider context in relation to height.

Landscaping and Boundary Treatments

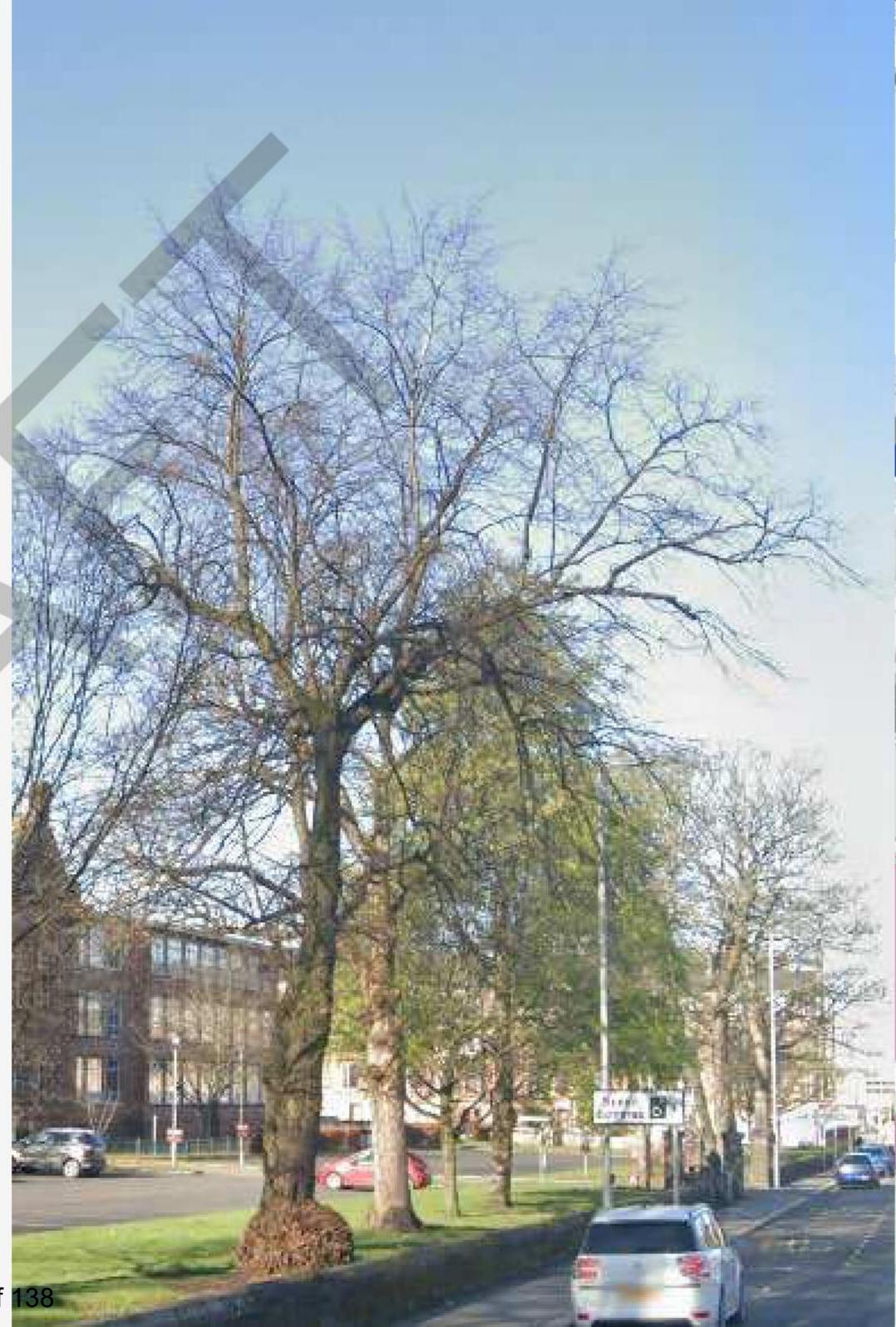
Development must protect existing trees, protecting important habitats and biodiversity as well as maintaining the existing natural screening. The trees also provide an important landscape setting for the Listed Buildings.

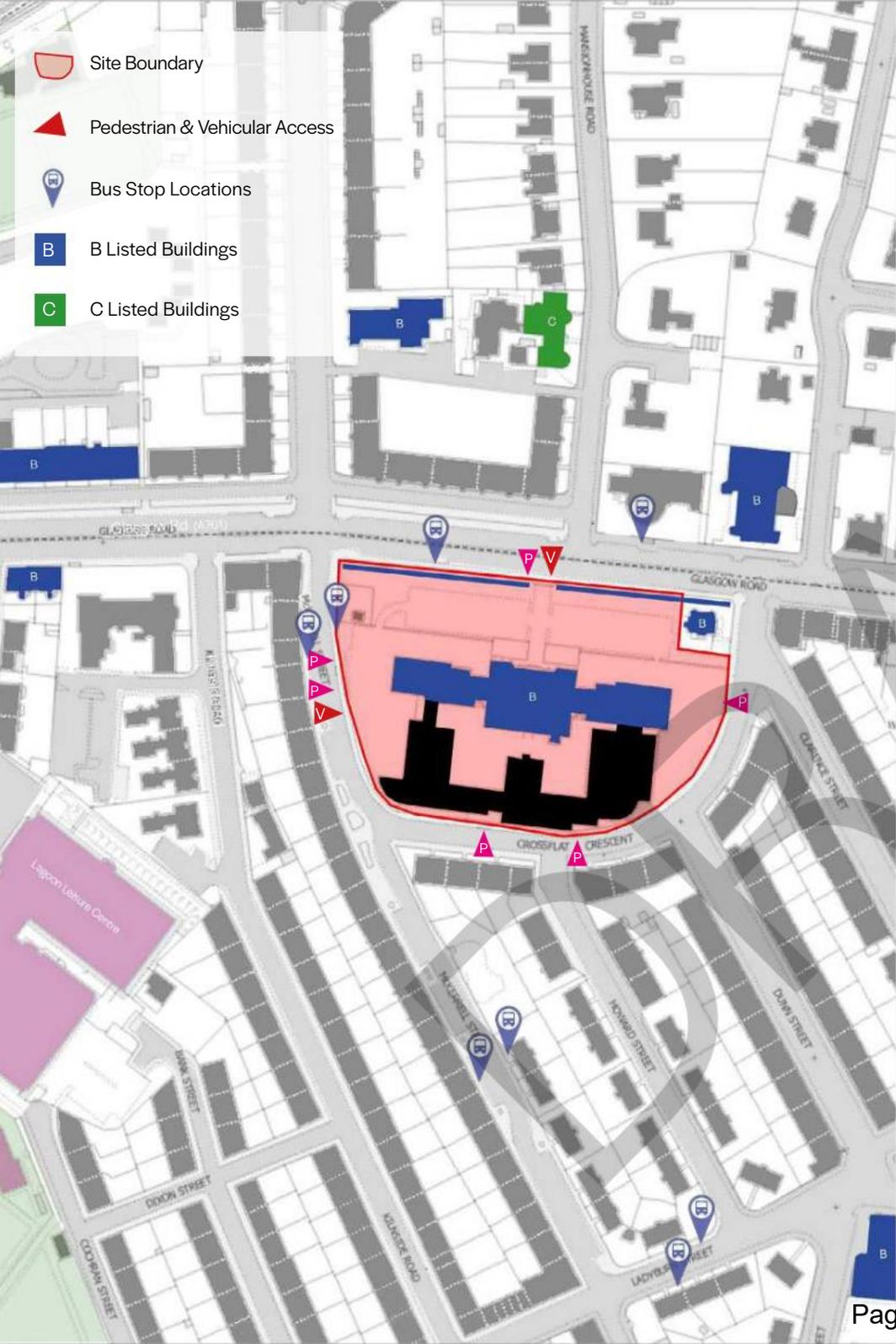
In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey provided by the applicant. The landscape buffers will ensure any new development is sited well clear of root protection areas and the crown spread of trees.

The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site. Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting will be required.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.





Accessibility

Innovative design solutions in respect of access and parking which reflect the principles of Scottish Government guidance are welcome. As a general requirement, all roads, footpaths, servicing and parking requirements should be designed in accordance with the guidance set out in the National Roads Development Guide (SCOTS, 2017) and Design Manual for Roads and Bridges.

Parking and service provision will be subject to development type. Early engagement with the Council as the Roads Authority is encouraged to consider further detail in this regard.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application.

New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.

Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision requires to be made for electric car charging points for residents.

These details will require to be outlined in a Sustainability Statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

If a residential development is proposed and the site capacity exceeds 50 units, affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes. Affordable housing requires to be tenure blind with a similar design and style to the open market housing.

Early discussions with the Council are encouraged to discuss the requirements for the delivery of affordable homes on site and potential Registered Social Landlord partners.

Education Provision

If a residential development is proposed the cumulative impact of residential development on both primary and secondary school provision will require consideration subject to the final site capacity, potential site start and phasing of the development. Once further details are known in relation to the proposed development, it should be noted that a developer contribution in respect of education provision may be required.

Open Space Provision

Children's play areas are sought for all housing developments more than 50 units. Provision should be the equivalent to 1 square metre per house in the form of a single area serving 50-150 units. Early engagement with Development Management is encouraged to consider further detail in this regard.

Developer's Responsibilities

The developer will be solely responsible for the following:

- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions of the site.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

A planning application should be accompanied by the following information:

- Sustainability Statement
- Ecology Report/ Habitat Survey
- Drainage/Flood Assessment
- Transport Assessment/Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Landscape / Built Heritage Visual Assessment & Plans
- Tree Survey and associated management, maintenance and compensatory planting plans
- Plan(s) detailing safe routes to schools/local services
- Planning Statement



**Renfrewshire
Council**

Further Enquiries

Further enquiries in relation to the content of this
planning statement should be directed to:

dc@renfrewshire.gov.uk

Paisley Grammar, Glasgow Road, Paisley

Development Brief 2024



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Title: Developer Contributions (Education) – new planning guidance

1. Summary

- 1.1 This report sets out proposed draft planning guidance on potential education contributions from new housing development in Renfrewshire.
 - 1.2 The draft guidance supplements and aligns with the current relevant Local Development Plan (LDP) policy I8 on Developer Contributions.
 - 1.3 Subject to approval of the draft guidance, the document will be published for a period of stakeholder consultation before being brought back to Board for formal approval as Council policy.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Consider the new draft planning guidance on Developer Contributions (Education) appended to this report;
 - (ii) Approve the draft planning guidance for stakeholder consultation for a 6-week period;
 - (iii) Note that the outcomes of this consultation will be brought back to a subsequent Board meeting for member consideration;
 - (iv) Delegate authority to the Convenor, in conjunction with the Head of Economy and Development, to make any further incidental changes to the draft document as may be relevant, to account for any changes made by the Board and to ensure that the consultation document is as up to date as possible at the time of publication;

3. Background

- 3.1 Planning and Climate Change Policy Board considered and noted a report in January 2024 that set out the reasons why new planning guidance for developer contributions (education) is being brought forward by Renfrewshire Council in 2024. It also explained the key metrics that the Council will rely on in its proposed new planning guidance.
- 3.2 It is considered, therefore, that there is no need to repeat that background context here.
- 3.3 One question that has been raised with officers since the January Board meeting is whether an “Infrastructure Levy” or similar policy mechanism could be introduced in Renfrewshire, rather than (or alongside) the approach being proposed in the new draft planning guidance.
- 3.4 The Planning (Scotland) Act 2019 makes provision at Section 54 for Scottish Ministers to present regulations that would lead to local authorities having the ability to introduce an infrastructure levy for their area. However, these regulations have not yet been published and, as such, local authorities are not able to move forward with defining an approach for any prospective Infrastructure Levy. Should this context change then officers will update members. The draft guidance has been prepared with consideration that such a mechanism may become available to Renfrewshire Council at a later date.

4 Draft planning guidance

- 4.1 The principal aim of the new guidance is to introduce a degree of certainty for all stakeholders concerned with education capacity in Renfrewshire. Linking with the Council’s Learning Estate Management Plan, the guidance aims to clarify how planned housing development and the pupils they generate will be accommodated within Renfrewshire’s schools.
- 4.2 Applicants for planning permission for residential development will be expected to use the guidance in shaping their planning applications and to allow them to make allowance for any financial or other contribution that may be expected from that proposed development.
- 4.3 As is common with this type of policy in Renfrewshire (and elsewhere) the expectation is that the applicant is expected to mitigate the impact from their proposed development.
- 4.4 The draft guidance offers clarification on the Council’s proposed approach to:
- Pupil product ratio (the number of school age pupils likely to be derived from the new homes built);
 - How identified housing land and existing planning consents will be factored in to any calculations;

- Planning applications for “windfall” (unidentified) housing sites;
- Dealing with the cumulative effect of multiple applications in the same catchment;
- How the “operational capacity” of schools will be calculated;
- How the catchment of the denominational and non-denominational primary and secondary schools will relate to the location of the planning application site;
- Using individual school capacity statistics;
- Understanding the implications of planned school capital investment;
- New housing development requiring a new school to be provided;
- Developer contribution amounts to be negotiated for;
- Exceptions to the Council’s planning policy;

5 Next Steps

- 5.1 Subject to any changes Board wish to agree to make to the draft guidance, the document will then be published for stakeholder consultation for a period of 6 weeks in spring 2024.
- 5.2 All representations made to the Council on their draft guidance will then be brought back to the Planning and Climate Change Policy Board for their consideration. The Board will then be asked to agree a final version of the policy guidance which will be published on the Council’s website for use by planning applicants for residential development in Renfrewshire.

Implications of the Report

1. **Financial** – Significant potential impact, depending on the successful implementation of any new developer contributions policy.
2. **HR & Organisational Development** – Examination going forward of the additional resources required to negotiate planning obligations because of submitted / approved planning application.
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – The new developer contributions policy can assist in supporting new or enhanced community infrastructure (schools) in connection with new housing for pupils living in the local area;
 - *Building strong, safe, and resilient communities*: The policy can assist in the forward planning of education capacity requirements across Renfrewshire’s varied communities and achieve positive education outcomes for our younger residents;

4. **Legal** – Likelihood of additional resource demand being placed on Council’s Legal Team in terms of negotiating and confirming planning obligations (including Section 75 Agreements) for a larger number of planning applications.
 5. **Property/Assets** – None.
 6. **Information Technology** – None.
 7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals’ human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council’s website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – None.
-

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RENFREWSHIRE COUNCIL

Renfrewshire Local Development Plan 2021: Draft Planning Guidance ***Developer Contributions (Education) Supplementary Guidance***

V.9.0

March 2024

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- 1. Summary**
 - 2. Introduction**
 - 3. Background**
 - 4. Current Context**
 - 5. Calculating the Financial Contribution**
 - 6. Legal Agreements**
 - 7. Contact**
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1. Summary

- The principal aim of the guidance is to set out new Renfrewshire Council planning policy guidance on developer contributions towards education capacity impacts from new housing development. The guidance aligns with Policy I8 of the Renfrewshire Local Development Plan;
- Once adopted this guidance will be used in the assessment of all planning applications in Renfrewshire for residential development (subject to any exceptions outlined in the policy);
- The guidance has used information on the current and forecast school rolls and capacity for all primary and secondary schools in Renfrewshire, taking account of planned or proposed housing development that the Council is aware of;
- Renfrewshire continues to be a desirable location for new housing development and will continue to face pressure to both identify additional land and assess planning applications for this purpose. The guidance offers details of the currently identified housing land supply in Renfrewshire;
- The Council's capital programme currently outlines investment plans for new or replacement schools and planned extension of schools;
- The guidance outlines the proposed pupil product ratio (average number of pupils per new dwelling built) that has been generated from recent housing developments in Renfrewshire.

The Council will apply this average to future planning applications in catchments of all denominational and non-denominational primary and secondary schools;

- Contributions will be sought for all housing developments which will result in the relevant school's operational capacity (85%) being met or breached by the quantum of planned housing in the respective planning application is factored to have generated the estimated number of pupils to the catchment;
- The developer contribution negotiated for by the Council will be based on estimated additional pupil impact from new homes granted planning permission;
- The specific developer contribution applied is based upon several sources which are relevant to the current Renfrewshire context. The contribution rate will apply across Renfrewshire on a uniform basis for all schools of that type;
- Contributions will be confirmed through appropriate legal agreements between the applicant/developer/landowner and Renfrewshire Council. New housing development (as relevant) will not be built and occupied until such agreements have been signed. Payment of contributions can, in certain circumstances, be phased for a housing development;
- Contributions will be sought from all planning applications for 10 or more new dwellings on a site, except where that application site is located in a school catchment where total identified land supply proposed will breach operational capacity of the relevant schools. In such cases all new housing will require to contribute, regardless of the scale of housing site proposed or timing of the planning application;
- Contributions will not apply to one-bedroom homes, to homes built specifically for an older demographic resident or to student housing and will be calculated at a lower rate of pupils per new home where flats / apartments are proposed;

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2. Introduction

- 2.1 This ***Developer Contributions (Education) supplementary guidance*** document forms part of Renfrewshire Council's non-statutory planning guidance and is a material consideration in the determination of planning applications. Applicants and other stakeholders should take account of the guidance when preparing development proposals.
- 2.2 This guidance details the Council's approach to securing developer contributions in respect of education provision and will be reflected in all such discussions with applicants in relation to proposals for residential developments.
- 2.3 The guidance covers a range of issues related to education impact from new housing development, including current school capacity, proposed housing development by catchment, estimated pupil product ratios from new housing and links to Renfrewshire Council's Learning Estate Management Plan.
- 2.4 It makes clear the expected financial contributions from planning applications for new housing developments in school catchments which (as a result of the new housing being built) will meet or breach agreed operational capacity levels.

Aims of the guidance

- 2.5 The principal aim of this new guidance is to introduce a degree of certainty for all stakeholders concerned with education capacity in Renfrewshire. Linking with the Council's Learning Estate Management Plan, it clarifies how housing developments and the school pupils they generate will be accommodated within Renfrewshire's schools.
- 2.6 Renfrewshire's Planning Service actively encourage discussions with prospective applicants for residential development at the earliest opportunity to ensure that they are fully conversant with the implications of this (and other) planning guidance before submitting applications for development. Prospective applicants are encouraged to submit a pre-application enquiry in the first instance to **dc@renfrewshire.gov.uk**.

Review

- 2.7 This guidance will be reviewed at regular intervals to ensure that the education and housing land supply data which informs it is as up to date as possible.

3. Background

Purpose of planning obligations

- 3.1 Planning obligations seek to mitigate the impacts of a proposed development and make it acceptable in planning terms. They can be used to secure financial contributions to, or in-kind provision of, necessary new social and community infrastructure to support new developments.

- 3.2 Obligations are usually entered into in accordance with Section 75 of Town and Country Planning (Scotland) Act 1997, as amended, and are commonly referred to as **Section 75 Agreements** (S75). They are often used where a planning condition or another form of legal agreement would not be appropriate to address the impact of the development in question.
- 3.3 Planning obligations can be entered into between a person with an interest in the land and the planning authority; or via a unilateral undertaking by a person with an interest in the land. S75 agreements run with the land and the obligation continues to be enforceable against any subsequent owner of the land until such time as the details of the agreement are fully discharged by the local planning authority.
- 3.4 Scottish Government's policy on Planning Obligations is expressed in **Circular 3/2012 (Planning Obligations and Good Neighbour Agreements - Revised 2020)**. The Circular sets out five tests which must be met when seeking to secure a planning obligation:
- Necessary to make a proposal acceptable in planning terms (and overcome a barrier to the approval of planning permission);
 - Serve a planning purpose where it is possible to identify infrastructure provision requirements to advance, should relate to development plans;
 - Be related to the proposed development either as a direct consequence of it or arising from the cumulative impact of development in an area;
 - Fairly and reasonably relate in scale and kind to the proposed development (provide or contribute to the provision of infrastructure that would not be necessary were it not for the development, on a proportionate pro-rata basis as appropriate, but not to resolve existing deficiencies); and
 - Be reasonable in all other respects.
- 3.5 A planning authority may utilise an alternative legal mechanism to secure developer contributions in certain circumstances. Section 69 of the Local Government (Scotland) Act 1973 provides the Council with the power to enter into an agreement with the developer with the discharge of any of its functions.

Known, more widely, as **Section 69 Agreements**, they can include payment of financial contributions and is normally used when a one-time payment of a developer contribution is agreed, without the need for this agreement to be binding on subsequent owners of the land.

Renfrewshire's Planning Policy Context

3.6 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. In the case of Renfrewshire, the development plan currently consists of:

- *National Planning Framework 4 (NPF4; 2023); and*
- *Renfrewshire Local Development Plan 2 (2021)*

3.7 **Policy 18 of NPF4 (Infrastructure First)** seeks to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. The policy notes that developments will be supported where they provide or contribute to infrastructure in line with that identified as necessary in Local Development and Delivery Programmes.

3.8 In addition, Policy 18 notes that the impacts of development proposal on infrastructure should be mitigated. The policy states that:

Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

3.9 **Policy 18 of the Renfrewshire Local Development Plan (Developer Contributions)** sets the policy context for the outlined framework:

Contributions will be sought for the following items to address infrastructure deficits and/ or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location:

- **Education** – *additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development;*
- **Healthcare Services and Facilities** – *where investment is required to provide healthcare infrastructure to address increased demand generated by the development;*
- **Traffic Management and Active Travel** – *traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development;*
- **Public Transport Infrastructure** – *where investment is required to address increased demand associated with the development;*

- **Open Space** – where a contribution is required to enhance open space provision off-site to support the development;
- **Blue/Green Infrastructure** – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or offsite habitat creation or enhancements to watercourses are required.

Recent housing development in Renfrewshire

3.10 Renfrewshire has been the subject of significant levels of housebuilding in recent years. The development of sites at Renfrew Riverside, Dargavel, Hawkhead Road in Paisley and Johnstone South West (amongst others) have kept completions at a relatively high level.

3.11 The table below illustrates the annual total new build completions by year since 2012. Full analysis of Renfrewshire’s housing land supply on a site-by-site basis is available in the annually published Housing Land Audit.

YEAR	OWNER OCCUPIED	PRIVATE RENTED	COMBINED LA/SOCIAL HOUSING	ANNUAL TOTAL NEW HOUSING COMPLETIONS
2012-13	251	0	173	424
2013-14	313	0	210	532
2014-15	517	0	26	543
2015-16	577	0	101	678
2016-17	643	0	167	810
2017-18	601	0	107	708
2018-19	784	0	175	959
2019-21	1,383	0	324	1,707
2021-22	572	0	222	794
2022-23	422	0	195	617
Total	5,812	0	1,527	7,348
Annual average (10 years)	581	0	153	734

4. Current Context

Renfrewshire school capacity

4.1 Current school rolls at each of Renfrewshire’s 62 primary and secondary schools are published by Renfrewshire Council on an annual basis. School rolls are regularly updated by the Council and published online to allow for this policy to reflect the latest circumstances in the assessment of planning applications. Calculations of developer contributions will be based on the latest published information of school rolls and capacity.

- 4.2 Each residential property which is located within Renfrewshire has a 'catchment' for denominational and non-denominational primary and secondary school assigned to it. This is determined by the geographical location of the property and each school's delineated catchment area in which the property is located.
- 4.3 Although the Council aims to provide enough places for all children at the preferred catchment primary and secondary school, living within the delineated catchment area of a school does not guarantee a child a place at a catchment school.

Operational school capacity

- 4.4 The "operational capacity" of a school is considered by Renfrewshire Council to be reached when it is at **85%** of its original design capacity. This is taken as the same for all schools, regardless of denomination, location, and scale. The rationale for 85% in the Renfrewshire context is that flexibility is required in each school to plan accommodation across all year groups and allow for sufficient communal and circulation space.
- 4.5 The design capacity is used by Renfrewshire Council as the benchmark as, over time, changes have been made to the operational configuration of schools which may not align with the original design purpose of that space. For example, this could have been to meet a short-term requirement for cohorts in a particular year group. The calculation of capacity for the purposes of this policy will be made on the original intended purpose of spaces rather than necessarily their current use. Guidance will be sought from the Council's Director of Children's Services and the school's headteacher in this regard.
- 4.6 Renfrewshire Council prepares 7-year rolling forecasts for the number of pupils expected at each of its primary and secondary schools. This is based upon anticipated pupil journeys through the school estate and also the range of planned housebuilding expected to take place across Renfrewshire in this time period. Renfrewshire Council have also utilised the expertise of external consultants to advise on school roll forecasting.
- 4.7 The 85% operational capacity, together with school roll forecasting, enables the Council to produce a "RAG" (red / amber / green) status for each Renfrewshire school in relation to planned new housing development as set out in the published Housing Land Audit. It should be noted that the timescale for the building of this identified housing supply is by no means certain or guaranteed. These % capacities will therefore be kept under regular review by the local authority.
- 4.8 It should be borne in mind that the Council's forecast school rolls do not account for any "windfall" housing sites (see definition below) that may emerge during the period. The Council reserve the opportunity to update these % capacity forecasts for individual schools as new information on such windfall sites becomes available.

Windfall housing site (definition) – a site, which is granted planning permission for housing development which, at the time of that decision, was not identified as part of the housing land supply in either the Council’s Local Development Plan or Housing Land Audit

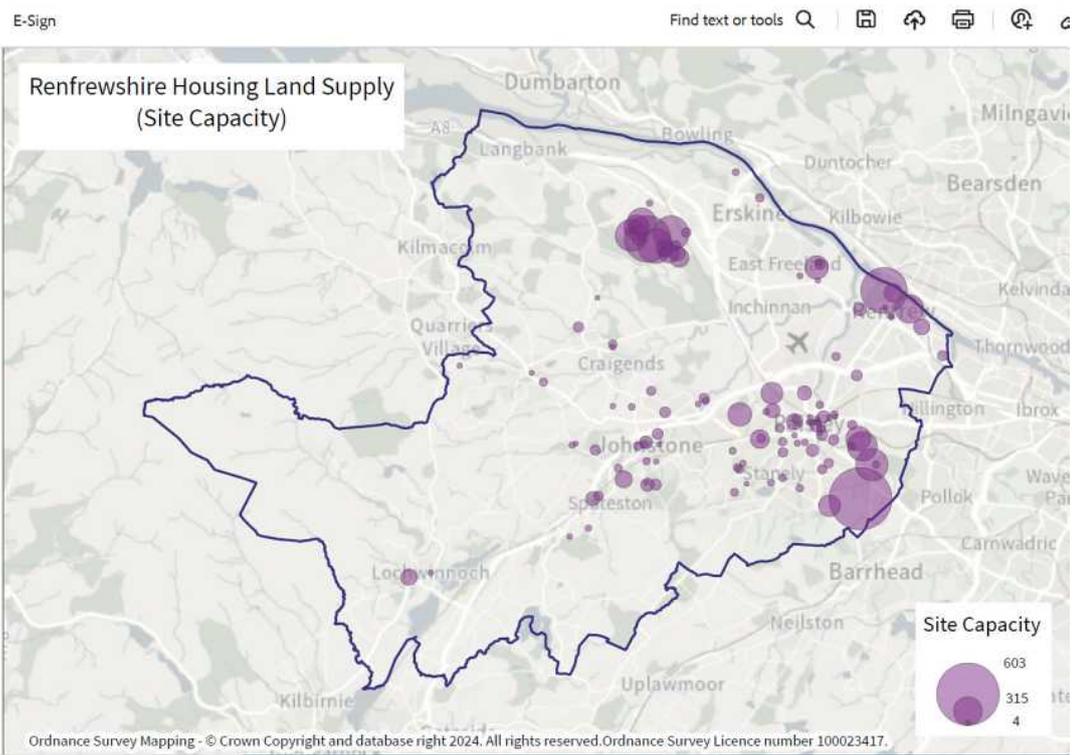
[Insert link to online source of information on individual school capacities](#)

Currently planned school investment

- 4.9 The Council’s **Learning Estate Management Plan** provides further details on planned future investments in Renfrewshire schools. This Plan, in turn, will be reflected in the Council’s Capital Programme which is published annually.
- 4.10 At present the education school investment projects reflects the published Capital Programme (for year 2024 / 25). The specific timing for the delivery of each of these projects will be updated in each Capital Programme publication.
- 4.11 Some of the school investments will be made in the knowledge that contributions will be sought towards the total cost. Although the Council may be anticipating making capital investment in its school estate, this will be in anticipation of additional impacts from new housebuilding and therefore the expectation will be that all such housebuilding, regardless of the specific context of the school and its catchment, will be expected to meet the terms outlined in this guidance.

Currently Planned Housing

- 4.12 This guidance seeks to take account of all known housing sites within Renfrewshire and as such the accompanying map indicates approximate locations for residential sites (greater than 10 units) which are allocated within the Local Development Plan, benefit from planning permission or appear in the Council’s published annual Housing Land Audit. More details of each are included in the listed documents which are available on the Council’s website.
- 4.13 As outlined elsewhere in this guidance, the Council is unable to anticipate all housing development. “Windfall” sites will occur. The Council reserve the opportunity to amend calculations within this guidance because of these unknown sites emerging and being proposed for housing development. Should they be granted planning permission they will be expected to contribute financially in line with the approved guidance.



5. Calculating the Financial Contribution

Pupil Product Ratio

- 5.1 The pupil product ratio (PPR) is a commonly used calculation to demonstrate the number of pupils likely to be generated by new housing. Most local authorities in Scotland use a PPR in determining the level of education development contribution for policies of this type.
- 5.2 Renfrewshire Council has based its PPR (see below) on evidence from research into housing developments over recent years (2010 -2023).
- 5.3 Differentiation is drawn between flats and houses. This is because flats will generally have fewer bedrooms and therefore less pupils likely to be living at each address than compared to typical houses.

Age group	Type of school	Pupil Product Ratio per new home	
		Houses	Flats
Primary schools	Denominational	0.090	0.018
	Non-Denominational	0.250	0.050
Total		0.340	0.068
Secondary schools	Denominational	0.052	0.018
	Non-Denominational	0.135	0.027
Total		0.187	0.045

- 5.4 As illustrated in the example below, impact will be measured across all 4 principal school types for each proposed residential development. This will occur at the time of a planning application being considered by the Council. In any instances where the pupils generated by the new housing would cause the operational capacity threshold to be met or exceeded, a developer contribution will be sought from that application.
- 5.5 In applying such a policy, it should be borne in mind by applicants that a contribution could be required to all 4 school types in a particular location, or as few as 1 school type contribution, may be required depending on the current capacities of these schools and the calculated number of additional pupils that particular development will generate (see also “*cumulative effect in same catchment*” section of this guidance).
- 5.6 The PPR values will be reviewed by the Council (and updated if necessary) every 2 years following the adoption of this revised policy.

PPR - Worked example

- 5.7 The table below illustrates the calculation of PPR for a planning application for 50 new homes, made up of 30 houses and 20 flats.
- 5.8 These additional pupil numbers would then be assessed against the predicted school rolls and capacities for the schools in the relevant catchment.

Age group	Type of school	Estimated number of pupils generated from new residential development	
		Houses (#30)	Flats (#20)
Primary schools	Denominational	2.70	0.36
	Non-Denominational	7.50	1.00
Secondary schools	Denominational	1.56	0.36
	Non-Denominational	4.05	0.54

Cumulative effect of multiple applications in same catchment

- 5.9 Each planning application will be assessed individually and on its own merits against the context at the time that the application is submitted and validated by the Council.
- 5.10 In considering any planning application submitted, the baseline will be considered as being all new homes consented at that time and all proposed homes on allocated housing sites in that catchment.

The Council will assume that all such homes consented and allocated will be built as planned in the timescales estimated (as detailed in the Housing Land Audit). Council officers responsible for monitoring housing land supply will be involved in assessing cumulative impact, as will colleagues in Children's Services in terms of real time changes in school enrolments.

- 5.11 The practical implication of this is that the school roll forecast will be updated annually by the Council, and this will affect planning applications not yet determined. Those making planning applications for residential development are therefore encouraged to engage at an early stage in the process.
- 5.12 The Council will be able to discuss the implications of this cumulative effect for the calculation of an individual developer contribution with any prospective applicant.

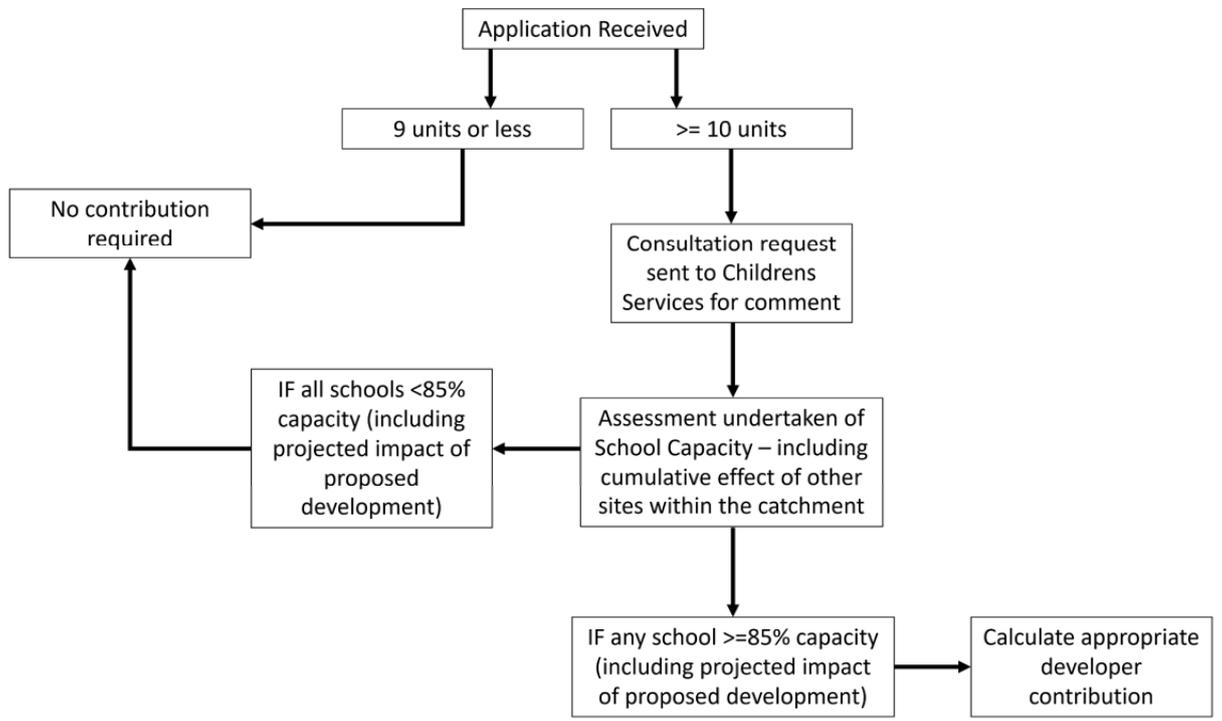
Approach to assessing planning applications for new housing

- 5.13 If 9 or less homes proposed then no developer contribution is required unless, in combination with other identified housing sites in that catchment, the operational capacity of the school in question would be increased above 85% by the delivery of this development.
- 5.14 If 10 or more homes proposed then:
- i. PPR calculated for that new housing development across all four school types;
 - ii. Estimates (in discussion with housebuilders) on delivery timescale of homes (by year);
 - iii. For each additional pupil generated (over and above the operational capacity of schools in that catchment, taking into account the cumulative effect of all proposed housing in that catchment), applicant will be expected to contribute the per additional pupil amount set out in this guidance;
 - iv. Consideration given to whether physical extension may be required to schools within the catchment because of the new housebuilding;
 - v. Consideration as to whether physical extension is achievable at schools concerned;
 - vi. Calculation of cost of extension to school (based on recent Renfrewshire examples)
- 5.15 If number of proposed housing units is not defined in planning application_[eg. through an application for planning permission in principle] then:
- i. Estimate of numbers based on location, site characteristics and size of site;
 - ii. Average number of bedrooms per unit estimated to calculate predicted PPR;
 - iii. Process outlined above (depending on size of site) is followed;

New school required because of new housing development

- 5.16 The approach set out in this guidance does not preclude specific contexts where large scale housing allocations may require new school provision as part of the future community facilities planning for that location. If this is the case this will be set out clearly in the Council's LDP and its Learning Estate Management Plan in advance of any planning application being considered for that site.
- 5.17 The situation may arise in terms of future housing development, as it did recently in Renfrewshire with the Dargavel Masterplan, where a new school needs to be provided to meet the demand from additional pupils resulting from new housing being built. The size of site required for a new school is very much dependent on the proposed capacity of that school and therefore cannot be determined in advance.
- 5.18 The context for this, the policy approach and the expectations from the developers involved (including land requirements and the respective values attributed to that) will be set out in full in the Renfrewshire LDP and its associated documents when they are published.

Figure 1: Diagram showing the decision process once a planning application is received.



5.19 It should be noted that there will operational maximums for the number of pupils any school will be able to accommodate, even with physical extension or replacement by new school. This will be determined by Renfrewshire Council’s Director of Children’s Services.

Developer Contribution per pupil

5.20 Renfrewshire Council has taken the approach to negotiate for requisite developer contributions on a **per additional pupil basis**. The Council believe this is fairest way to calculate any contribution, as opposed to using a per housing unit basis, as it allows the Council to monitor contributions and estimates of capacity impact against the number of pupils which eventually transpire for the relevant schools.

5.21 The Council have utilised several sources to assist in calculating the proposed developer contribution rate per pupil from new housing developments set out in this guidance, including:

- Recent new school developments in Renfrewshire – both new build and extensions;
- Planned school investments in Renfrewshire;
- Scottish Futures Trust’s evidence base of school building costs;
- Developer contributions sought by other Scottish local authorities in the most up-to-date examples of such planning policies;
- Discussions with HubCo West on their data of school construction costs in recent years;

5.22 Based on these sources of evidence, the developer contributions which Renfrewshire Council will be seeking from all new housing development (that meet the terms of this guidance) and which trigger the capacity thresholds in the relevant school catchments is as follows:

School type	Primary school	Secondary school
Level of contribution per pupil	£56,000	£56,000

5.23 In terms of the level of contribution it should be noted by applicants this contribution level is stated as at (insert month) 2024 and any required changes to this amount will be indexed linked in line with BCIS costs at (insert quarter) 2024.

5.24 The Council reserve the ability, depending on the scale of the residential development proposed, to seek phased payments of the required contribution linked to thresholds reached in terms of new housing units built over time. This will be negotiated with the applicant at the time of the S75 being agreed.

Where developer contributions will be used

- 5.25 Developer contributions associated with this policy will be utilised to overcome the impact in the specific catchment concerned from the increased number of primary and secondary school pupils generated by new housing development.
- 5.26 There may be school specific factors, such as space, and quality of ancillary accommodation, which mean increasing capacity is not a practical solution. If it is technically impossible to provide extra capacity, the Council may resolve the issue using suspensive conditions to control the phasing of development or may refuse planning permission.

Exceptions to this policy

- 5.27 All proposals relating to planning applications which result in new residential units will be assessed against the policies outlined.
- 5.28 Exceptions to the policy will be applied as follows:
- Proposals for extending or altering existing residential dwellings;
 - Proposals which would not result in an increase in the number of residential units;
 - Development proposals which involve nine residential units or less (unless, in combination with other identified housing sites in that catchment, the operational capacity of the school in question would be increased above 85% by the planned delivery of all proposed development);
 - Proposals involving one-bedroom dwellings;
 - Proposals for housing specifically aimed at an older demographic resident;
 - Proposals relating to student accommodation;
 - Proposals relating to sheltered accommodation, care homes or housing designated for older age groups; and
 - Proposals where a Viability Assessment has been submitted and independently verified and where Elected Members approve the development.
- 5.29 This list of exceptions will be kept under review by the Council and any changes dealt with in future versions of the policy guidance.

Viability Assessments

- 5.30 Circular 3/2012 notes that the economic viability of proposals should be taken into consideration when applying developer obligations and alternative solutions should be considered including options of phasing or staging payments.
- 5.31 The Council's requirements from a viability assessment submitted by an applicant for planning permission for residential is set out in **Appendix 1**.
- 5.32 Please note this will only be applicable for planning applicants who wish to make the case that the payment of a developer contribution would impact the financial viability of the development in question. The applicant should bring this matter to the attention of the Council's Planning Team at the earliest opportunity.
- 5.33 In all circumstances where a viability assessment has been undertaken, determination of the application will be the responsibility of the Planning and Climate Change Policy Board (or equivalent).

6. Legal Agreements

- 6.1 Developer contributions generally require applicants to enter into legally binding contracts, or obligations with the local authority. In line with this guidance, planning permission will not be granted until the relevant legal agreement has been concluded. The development should not commence until the decision notice has been released for the relevant planning application by Renfrewshire Council.

Section 75 Agreements (S75)

- 6.2 Following the Council's decision to grant planning permission, planning officers, together with legal colleagues, will finalise discussions in relation to seeking to agree the terms of a S75 legal agreement. It is anticipated that the broad terms of any agreement will have been discussed with the applicant before a decision is reached.
- 6.3 The S75 legal agreement requires to either be registered in the Land Register, or acknowledgement has been received from the Keeper of the Register, prior to the release of the Council's application decision notice.
- 6.4 In cases where the planning application relates to planning permission in principle, depending on circumstances, the following process will be followed:
- Where the planning permission in principle application outlines the number of residential units, the application will be assessed, and any contributions determined on the stated number of units. The S.75 agreement will thereafter secure the identified contribution noting the number of units approved.

- In circumstances where the planning permission in principle application does not outline the number of residential units, the S.75 agreement will set out the principles that will be applied to calculate the level of applicable contribution in line with this guidance

Section 69 Agreements

- 6.5 In certain circumstances it may be appropriate for development contributions to be secured via a Section 69 (S69) agreement. This would be paid in full in one instalment prior to planning permission being issued. There is no need to register a S69 agreement as a burden against the land title.
- 6.6 In the event that a contribution has been paid in respect of a S69 agreement, and the proposed development does not go ahead, the Council will not return the contribution if it has already been spent or committed for the purposes collected within the timeframes agreed.

Return of unused contributions

- 6.7 All Section 75 agreements will be entered into in favour of the Council on the expectation of having fifteen (15) years to expend the contribution received. Thereafter should contribution remain unspent, the contribution will be returned to the applicant following a request from the applicant. This timescale reflects the timescale taken to deliver larger housing sites and the resultant impacts on school capacity that may be required.
- 6.8 For developments involving phased payment of developer obligations the 15-year period for spending contributions shall commence on the date that the final phased payment is made to the Council.
- 6.9 In the event of the contribution, or part of it, not being spent within this time period, the contribution, or part of it, will be refunded to the applicant or their nominee along with relative interest accrued.

Contact

- 7.1 For further information or to arrange a discussion in relation to developer contributions, in the first instance please email **dc@renfrewshire.gov.uk**.

APPENDIX 1

Viability Assessments

- Circular 3/2012 notes that the economic viability of proposals should be taken into consideration when applying developer obligations and alternative solutions should be considered alongside options of phasing or staging payments.
- The Planning Authority will give consideration to altering the levels or payment structure of any planning obligations as part of financial contributions in the interests of maintaining overall development viability.
- In the event that the applicant considers that the payment of a developer contribution would impact the financial viability of the development in question, the applicant should bring this matter to the attention of the Planning Authority at the earliest opportunity.
- In such circumstances, the applicant will require to submit a Viability Statement including 'open book accounting' of the proposed development.
- The submitted Viability Statement will be evaluated and assessed by the District Valuer in order to provide an independent view of the viability of the proposed development.
- The evaluation and assessment of any submitted Viability Statement will be instructed by the Planning Authority; however, it should be noted that any costs associated with undertaking the assessment will be recovered in full from the applicant.
- Thereafter the opinion of the District Valuer will form a material consideration in the processing and determination of the planning application in question.
- It should be noted that while Viability Statements will be treated as confidential, full details of contributions, including an indication of the scale of any agreed reductions will be reported to members of the Planning and Climate Change Policy Board via the Report of Handling.
- In all circumstances where a viability assessment has been undertaken, determination of the application will be the responsibility of the Planning and Climate Change Policy Board.



To: Planning and Climate Change Policy Board

On: 19 March 2024

Report by: Chief Executive

Heading: Renfrewshire Local Development Plan 3 Progress Update and Local Place Plans

1. Summary

- 1.1 This report provides an update for members on progress that is being made in preparing the next Local Development Plan for Renfrewshire and the extensive consultation and engagement that will take place in the coming months.
 - 1.2 The Planning (Scotland) Act 2019 gives new powers to communities to prepare Local Place Plans for their area, as well as placing associated duties on the Council. This report sets out the support that will be available to local communities and the new requirements for the Council to validate and maintain a register of Local Place Plans.
-

2. Recommendations

- 2.1 It is recommended that the board:
 - (i) Note the update on the consultation and engagement that is to take place with local communities to inform the preparation of the new Renfrewshire Local Development Plan (LDP3);
 - (ii) Note the new requirement for the Council to validate and maintain a register of Local Place Plans prepared across Renfrewshire;
 - (iii) Agree that the Planning and Climate Change Policy Board takes the decision on whether a Local Place Plan should be validated; and,
 - (iii) Note the support that is being offered to communities to help them prepare a Local Place Plan for their area.
-

3. Preparation of Renfrewshire Local Development Plan 3

- 3.1 The Planning and Climate Change Policy Board approved the Renfrewshire Development Plan Scheme and Participation Statement (2023) at its meeting on 29 August 2023. This set out the programme for preparing the new Local Development Plan and the extensive consultation and engagement that will take place.
- 3.2 Work is currently progressing to prepare the Local Development Plan Evidence Report which will be presented to full Council for approval once finalised. This evidence base will be informed by the views of local communities across Renfrewshire.
- 3.3 The Renfrewshire Local Development Plan hub will be launched on the Council's website by the end of March 2024. This will be the go-to location for information on the preparation of the new plan and will host online community consultations.
- 3.4 The hub will be used to host a 'Have your say on Renfrewshire's places' survey which will run for a minimum of two months. The initial survey will be targeted at the general public, with later surveys and consultation work focused on children and young people.
- 3.5 The survey is based on the Scottish Government's Place Standard tool and asks respondents to score and comment on their local area based on a range of factors. The survey response will be used to inform the new Local Development Plan and can also be shared with local communities to inform the preparation of their Local Place Plan.
- 3.6 A 'call for ideas' consultation is also to be launched alongside the 'Renfrewshire's Places' survey. This consultation will run for two months and will give an early opportunity for communities, developers, landowners and businesses to submit ideas and proposals for sites and places within Renfrewshire, which will be considered in preparing the new Local Development Plan.
- 3.7 Each proposal and potential development site will be fully assessed in consultation with key agencies during the plan preparation process.

4. Local Place Plans

- 4.1 The Planning (Scotland) Act 2019 includes new powers for communities to prepare Local Place Plans for their area, as well as placing associated duties on the Council to validate and maintain a register of Local Place Plans.
- 4.2 Local Place Plans are community led plans which can be prepared by a Community Council, or another community body as defined by the Community Empowerment Act. They are to be focused on proposals for the development and use of land.

- 4.3 An invitation to prepare Local Place Plans was sent to local communities across Renfrewshire in May 2023. Local Place Plans are to be completed and submitted to the Council by May 2025 so they can be taken into account when preparing the next Local Development Plan.
- 4.4 To support the Local Place Plan process, workshop sessions with Community Councils and Development Trusts across Renfrewshire will take place in late March.
- 4.5 These engagement sessions will be used to raise awareness of the opportunity to prepare Local Place Plans, the legislative process that requires to be followed by local communities, and the assistance that the Council will be offer to community groups preparing Local Place Plans.
- 4.6 The assistance that the Council will be able to offer community groups to prepare Local Place Plans will be dependent on the level of interest, however, the following assistance would be offered to all community groups by the Council:
- ‘How to Guide’ to help communities prepare a Local Place Plan is available on the Council’s website.
 - Provision of mapping to support the preparation of plans.
 - Assistance to apply for funding opportunities for professional /consultancy support.
 - Place Profiles published on the online Local Development Plan hub to support communities to prepare the evidence base for their Local Place Plan.
 - A start up meeting would be offered to any group to talk through the process of preparing a Local Place Plan.
 - If the community group shares a draft plan with the Council, the Place Strategy team will coordinate responses on the draft plan from relevant Council services.
 - Pre-validation check would be offered to give communities an opportunity to ensure a Local Place Plan is valid prior to formal submission.

Validation Process and Register of Local Place Plans

- 4.7 The Council, as Planning Authority, is required to validate Local Place Plans which meet the requirements of paragraphs 1(4) and 2(1) of Schedule 19 of the Planning (Scotland) Act 2019.
- 4.8 It is proposed that the decision of whether to validate a submitted Local Place Plan would be taken by the Planning and Climate Change Policy Board. Officers would aim to support communities to meet the legislative requirements before a recommendation on whether to validate the Local Place Plan is made to the Planning and Climate Change Policy Board.
- 4.9 The validation process only considers the requirements of legislation regarding the process of preparing a Local Place Plan and is not based on the content of the Local Place Plans.
- 4.10 Following validation, the Council is required to consider any registered Local Place Plan when preparing the Local Development Plan.

- 4.11 It is anticipated that Local Place Plans may include proposals which go beyond development and the use of land, and which would not be considered within the Local Development Plan. These will be passed to the relevant Council services for consideration.
- 4.12 The Planning Authority will maintain a register of valid Local Place Plans which will be available to view by the public in person at Renfrewshire House and on the Council's website.
- 4.13 The register would include a map showing the land to which the Local Place Plan relates as well as copies of plan and the associated validation report.

Elected Member Training

- 4.14 An Elected Member training session relating to the Local Development Plan and Local Place Plans has been arranged for Tuesday 16th April at 11am. This will be delivered online.

Implications of the Report

1. **Financial** – None identified. As mentioned above it is not clear how many communities will look to prepare a Local Place Plan and the support they will require. Communities may seek support to prepare Local Place Plan through appropriate Council funding e.g. Sustainable Communities Fund.
2. **HR & Organisational Development** – It is likely that different communities will require different levels of support from the Council. There is likely to be a call on the time of officers in the Place Strategy team to assist in the preparation of Local Place Plans.

3. Community/Council Planning –

The Local Development Plan and Local Place Plans are key documents in establishing a land use framework for supporting, encouraging and delivering economic development, a sustainable Renfrewshire, building strong and resilient communities and working together to improve outcomes across Renfrewshire.

4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.

If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – The Local Development Plan and potentially Local Place Plans support the re-use of vacant and derelict land for a range of uses including those which can help address the climate crisis by managing flood risk and providing biodiversity enhancements.

List of Background Papers

Renfrewshire Council Development Plan Scheme and Participation Statement 2023

Author: Alan Williamson, Strategy and Place Manager,
alan.williamson@renfrewshire.gov.uk, 07811 053968

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 22/0569/PP

KEY INFORMATION

Ward: 4 – Paisley Northwest

Applicant: J29 (Scotland) Ltd c/o AS Homes Scotland Ltd

Registered: 01/09/2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Approval of Matters Specified in Conditions 2, 4 and 6 of planning permission in principle approval 18/0638/PP, for the erection of a residential development comprising 180 dwellinghouses

LOCATION: Land at Junction 29, St James Interchange, Ferguslie Park (Bound by Ferguslie Park Avenue, Existing Railway Line, A737 And Blackstoun Road)

APPLICATION FOR: Approval of Matters Specified in Conditions



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RECOMMENDATION

Refuse

IDENTIFIED KEY ISSUES

- Planning permission in principle was previously granted for a mixed-use development to include residential use as well as hotels; a pub/restaurant; business, general industry, storage & distribution; and long stay car parking.
- This application seeks approval of matters specified in conditions 2, 4 and 6 of the in principle consent as regards the residential development of 180 dwellings.
- The site is identified as a Housing Land Supply Site in the Renfrewshire Local Development Plan under which Policy P2 applies.
- Children’s Services have objected on the grounds that current school capacities are insufficient to accept additional pupils from the new houses.
- Chief Executive’s Service (Roads Development) have objected to the site’s lack of connectivity.

Alasdair Morrison
Head of Economy & Development

REPORT OF HANDLING FOR APPLICATION 22/0569/PP

SITE ADDRESS	Land at Junction 29, St James Interchange, Ferguslie Park (Bound by Ferguslie Park Avenue, Existing Railway Line, A737 And Blackstoun Road)
PROPOSAL	Approval of Matters Specified in Conditions 2, 4 and 6 of planning permission in principle approval 18/0638/PP, for the erection of a residential development comprising 180 dwellinghouses
RECOMMENDATION	Refuse

PROPOSALS	<p>This application relates to an area of land situated to the south of the A737 and Junction 29 of the M8 Motorway and north of Ferguslie Park Avenue in Paisley.</p> <p>Planning permission in principle was previously granted in 2019 (ref 18/0638/PP) for a mixed-use development on the land to include residential use as well as hotels, a pub/restaurant, business, general industry, storage & distribution uses and long stay car parking. This current application seeks the approval of matters specified in conditions 2, 4 and 6 of the planning permission in principle consent as regards the residential element of the wider mixed-use development.</p> <p>Condition 2 of the planning permission in principle consent (ref: 18/0638/PP) required that prior to development commencing on any area/phase of the site, a further application setting out detailed plans and other relevant information must be submitted and approved by the Planning Authority for the particular area or phase in question. As such, this application seeks consent for the detail of the residential element and in this respect is seeking approval of a residential layout comprising 180 dwellinghouses. Condition 2 in this regard requires the submission of:</p> <ul style="list-style-type: none"> (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site; (b) the details of; and timetable for, the hard, soft and water landscaping of the site; (c) the design and location of all boundary walls and fences, including along the boundary with Network Rail's land; (d) the provision of drainage works; (e) the disposal of sewage; (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site; (g) access and parking arrangements, including the provision of any new roads and junctions;
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- (h) the layout of the site;
- (i) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein;
- (j) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority; and
- (k) a report which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where 'relevant exposure' is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(16)' and the EPUK guidance document 'Land-Use Planning & Development Control: Planning for Air Quality (January 20017)' or a method that has been agreed with the Planning Authority.

Additionally, Condition 4 of the planning permission in principle consent states that the detailed submission required by Condition 2 must also contain a Drainage Impact Assessment (DIA), while Condition 6 requires the submission and approval of a Noise Impact Assessment (NIA) prior to any phase of the development being brought into use. As such, the applicant has also submitted a DIA and NIA in seeking approval of conditions 4 and 6 respectively.

The proposed residential development, including its access, would occupy an area of approximately 6.7 hectares towards the east of the wider development site area. To the north-east the site is bound by an existing railway line which connects Paisley with Inverclyde, while to the west is an existing long stay car park. To the north, the residential site is bound by part of the adjoining land to which the wider planning permission in principle relates, with the area immediately to the north having been identified for the pub/restaurant and hotel uses in an indicative plan submitted with the previous application.

The residential development would be bounded to the south by a raised bund which marks the route of a dismantled railway line which previously ran parallel to Ferguslie Park Avenue to the south. The development would be accessed from Ferguslie Park Avenue via a road which would be formed along the line of the former Middleton Road which previously provided access to a smaller area of housing

	<p>to the north of the bund long since demolished. The road would run roughly north-north-west from Ferguslie Park Avenue, passing through a gap in the bund formed by the previous road. This would lead to T-junction and the proposed residential development which would be formed around a series of new interconnecting roads.</p> <p>The houses would comprise 25 three-storey townhouses and 155 two-storey units contained within a variety of detached, semi-detached and terraced house types. 102 of the units would accommodate three bedrooms, with the remaining units comprising a mixture of 2-bed, 4-bed and 5-bed properties. The finishing materials would include dry dash render and concrete roof tiles, with 146 of the houses featuring white render with grey roof tiles and the remaining 34 being of an alternative colour scheme featuring cream/magnolia render and “rustic red” roof tiles.</p> <p>The development layout also features a play area to the north end of the site and an open space area towards the south, with a further area of open space adjacent to the existing railway line to the north-east. The development would also be served by a Sustainable Drainage System which would entail the collection and routing of surface drainage to a detention basin in the south-west of the application site.</p>
SITE HISTORY	<p>92/1342/PP - Application for the erection of Class 11 warehousing, surface car parking, a hotel, leisure facility (including 5-a-side-football pitches and golf driving range) and a car showroom/workshop/petrol filling station was subject of an appeal against the non-determination by the former Renfrew District Council. The appeal was subsequently upheld and a conditional planning consent granted on 22 February 1994.</p> <p>97/0725/PP - Planning permission granted in outline for a mixed use development comprising hotel, licensed restaurant, class 6 (six) storage and distribution, 5-a-side soccer ground, golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping on 17 December, 1999. A number of related reserved matters applications have also been approved under the umbrella of the original outline consent to purify conditions and achieve consent for detailed matters such as siting, design, layout, landscaping, access and materials for the various component parts of the overall scheme.</p> <p>02/1304/PP - Mixed use development comprising hotel, licensed restaurant, Class 6 warehousing, 5-a-side soccer ground, golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping (reserved matters No. 1 application for outline planning permission re. 97/0725/PP). Granted subject to conditions March 2003.</p> <p>02/1338/PP - Mixed use development (reserved matters no. 2 application for 140 bedroom hotel to include increased leisure facilities). Granted subject to conditions July 2003.</p>

	<p>02/1339/PP - Mixed Use development (reserved matters no. 3 application for landscaping works and drainage/sewerage works). Granted subject to conditions December 2003.</p> <p>02/1340/PP - Mixed use development (reserved matters no. 4 application for relocation of licensed restaurant as alternative to earlier position shown in 02/1304/PP). Granted subject to conditions May 2003.</p> <p>02/1341/PP - Mixed use development (reserved matters no. 6 application for relocation of petrol filling station). Granted subject to conditions June 2003</p> <p>02/1342/PP - Mixed use development (reserved matters no. 5 application for 140 bedroom hotel). Granted subject to conditions July 2003.</p> <p>02/1343/PP - Mixed use development (reserved matters no. 8 application for road infrastructure works) to open up Middleton Road to through traffic. Granted in part June 2004.</p> <p>02/1344/PP - Mixed use development (reserved matters no. 7 application for floodlit 5-a-side football pitches (9 no.) together with associated changing facilities). Granted subject to conditions June 2003.</p> <p>04/0786/VR - Variation of condition 7 of outline planning permission 97/0725/PP to enable the commencement of construction works for:- (a) site access road from A726 to first roundabout within the site, and (b) erection of petrol filling station prior to the completion of infrastructure works at St James Interchange as detailed in the Dougall Baillie Associates drawing no. 8008/SK/04 dated June 1999. Granted subject to conditions August 2004.</p> <p>06/0031/PP - Mixed use development comprising storage and distribution, leisure/hotel, residential, hospital (ACAD facility) and hotel/restaurant/public house and erection of advertising feature. Granted subject to conditions May 2008.</p> <p>06/0033/VR - Partial deletion of condition 1. Granted subject to conditions April 2005.</p> <p>06/0435/PP - Erection of residential development and formation of access roads. Refused June 2010.</p> <p>18/0638/PP - Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle). Granted subject to conditions, March 2019.</p>
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CONSULTATIONS	<p>Chief Executive’s Service (Roads Development) – Object to the site’s lack of connectivity. Comments also made regarding access and parking.</p> <p>Chief Executive’s Service (Development Plans & Housing Strategy) – No objections.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections subject to conditions requiring mitigation in relation to aircraft and railway noise and the submission of a verification report to confirm all agreed mitigation measures in relation to site contamination are undertaken.</p> <p>Children’s Services – Object to the development on the grounds that existing schools serving the area currently lack capacity. The capacities of St Andrew’s Academy and St Fergus Primary School are both currently above 85%.</p> <p>Glasgow Airport Safeguarding – do not object to the proposed development. Comments have been made in relation to impacts from aircraft noise and landscaping. They advise that the proposed housing would be sited within an area where the 57dB aircraft noise contour is exceeded and that the landscaping proposed may increase the potential for “bird strike” in respect of passing aircraft.</p> <p>Health and Safety Executive – No objection</p> <p>NATS – No objection.</p> <p>Network Rail – No objection subject to advisory guidance that prior to development commencing details regarding certain aspects in relation to construction are submitted to Network Rail’s Asset Protection Engineer for approval.</p> <p>Scottish Water – No objection.</p> <p>Transport Scotland – No objection.</p> <p>Informative to be added: Not applicable</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations</p> <p>Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p>Development Plan</p>

	<p><u>National Planning Framework 4</u> Policy 1 – Tackling the climate and nature crises Policy 2 – Climate mitigation and adaptation Policy 6 – Forestry, woodland, and trees Policy 9 – Brownfield land, vacant and derelict land, and empty buildings Policy 13 – Sustainable transport Policy 14 – Design, quality, and place Policy 15 – Local living and 20 minute neighbourhoods Policy 16 – Quality Homes Policy 18 – Infrastructure first Policy 22 – Flood risk and water management Policy 24 – Health and Safety</p> <p><u>Renfrewshire Local Development Plan</u> Policy E3 – Transition Areas (Development Opportunity Site) Policy P1 – Renfrewshire’s Places Policy P2 – Housing Land Supply Sites Policy P3 – Housing Mix and Affordable Housing Policy I1 – Connecting Places Policy I3 – Flooding and Drainage Policy I7 – Zero and Low Carbon Buildings Policy I8 – Developer Contributions Policy ENV2 – Natural Heritage Policy ENV5 – Air Quality</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy Delivering the Infrastructure Strategy Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Renfrewshire’s Places Residential Design Guide – March 2015 Scottish Government publications on Designing Streets and Designing Places</p>
<p>PLANNING ASSESSMENT</p>	<p>Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the National Planning Framework 4 (2023) and the adopted Renfrewshire Local Development Plan (2021).</p> <p>The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable and productive places through the application of spatial principles.</p> <p>Policy 16 (Quality Homes) of NPF4 states that development proposals for new homes on land allocated for housing in the Local Development Plan shall be approved. In this respect, planning permission in principle has previously been granted for residential</p>

development at the site subject to a condition that the extent of residential development would cover a maximum of 10 hectares site area or 250 units, whichever is the lesser. The proposal in this case is for 180 units over an area of approximately 6.7 hectares and therefore accords with this condition.

The application site is designated in the Adopted Renfrewshire LDP as a Housing Land Supply Site under which **Policy P2** of the LDP applies. Additionally, the wider area containing the Housing Land Supply Site is also designated as a Transition Area, under which Policy E3 is applicable. Policy P2 and associated Appendix 1 identify the site as having a capacity for 150 dwelling units, while **Policy E3** outlines a range of additional uses appropriate in the wider Transition Area including business, general industry, storage and distribution, hotels, leisure uses, educational facilities and other commercial uses of appropriate scale.

While the proposal for 180 units exceeds the figure of 150 quoted in Appendix 1, it is less than the maximum 250 allowed under the planning permission in principle consent, and the site area of the residential development is also less than the maximum allowable site area of 10 hectares for the residential element. The proposal is therefore compatible with the planning permission in principle consent for Policies 16, P2 and E3 referenced above. Additionally, parts of the site constitute previously developed land, having accommodated previous housing. As such, redevelopment of these areas is also generally supported by **Policy 9 (Brownfield Sites)** of NPF4.

The applicant has also provided a supporting statement in relation to affordable housing which has been assessed by the Chief Executive's Service (Development Plans & Housing Strategy section) as delivering a sufficient range and choice of housing types in accordance with Policy P3 of the Adopted LDP. In this regard, it is commented that these range from smaller starter units through to larger family homes and also address a recognised need to alter the housing tenure and bring more families into the wider area. It is also noted that the house price range would allow for low-cost housing without subsidy which is compliant with Policy P3, while there is considered to be sufficient social rented homes in the surrounding area such that new build private, low cost home ownership would be supported. The development is therefore considered to accord with Policy 16 of NPF4 and Policy P3 of the LDP in delivering an acceptable range and choice of housing to the area.

Notwithstanding the above considerations, Children's Services have objected to the current application on the grounds that there is no educational capacity to accommodate the additional pupils that would be generated by the development. In this regard, it is advised that St Andrew's Academy and St Fergus Primary School which serve the area are both operating above the acceptable threshold of 85% capacity. The objection received from Children's Services notes that St Andrew's Academy is operating at 118% capacity while St Fergus

Primary School is operating at 97% capacity. Childrens Services have estimated that the proposed development would generate 9 pupils to the secondary school and 16 pupils to the primary school. To address the impact on school pupil numbers the applicant has been invited, in accordance with **Policy 18 (Infrastructure First)** of NPF4 and **Policy 18** of the LDP, to enter into a legal agreement under section 75 of the Town and Country (Scotland) Act 1997 for the purpose of securing a financial contribution towards education provision. In this respect, **Policy 18** of NPF4 states that development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure, while **Policy 18** of the LDP states that developer contributions will be sought to address infrastructure deficits and/or shortfalls in infrastructure capacity that arise as a direct result of new development. The applicant has confirmed that they are not prepared to enter into any such arrangement.

The applicant advises that the matter of education provision and any potential for developer contributions is a point of principle which required to be, and was, considered at planning permission in principle stage, and is not a matter of design detail which is covered in the conditions to be addressed under any subsequent application for approval of matters subject to condition. They also point out that the report of handling for the planning permission in principle consent had stated that there “is no issue with educational provision for the residential element of this application”, having noted that capacity for school pupils had been assessed at the time of the Adopted Renfrewshire Local Development Plan 2014 under which the site had been designated as a Housing Action Programme Site.

A legal opinion has also been submitted on behalf of the applicant which supports the applicant’s view that school capacity was considered at the time of the planning permission in principle application and that it was not a matter reserved by condition. As the planning permission in principle allows for up to 250 homes, the submission advises that the Council should therefore have factored this into their school roll forecasts and it should already be included within the existing school capacities.

While the applicant’s position is acknowledged, the objection raised by Children’s Services is a material consideration. In addition, it is also of significance to note that legal advice offered to the Planning Authority in respect of similar cases to that subject to this report notes that it is reasonable for the provision of education to be considered in respect of an application for the approval of matters specified in conditions. In this context, it is not considered reasonable to grant a residential development of this size given current educational capacity issues and the objection of Children’s Services without this matter being addressed by the applicant.

In terms of the other aspects of this application, the individual matters outlined in Condition 2 are considered in turn below:

- (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site

Policy 14 (Design, Quality and Place) of NPF4, **Policy P1** of the LDP and the Renfrewshire New Development Supplementary Guidance and Residential Design Guide seek to promote well designed developments that makes successful places. The dwellinghouses in this case would be of an appropriate mixture of house types and designs which would be suitably spaced, oriented and designed to offer streets which would be suitably visually attractive. The properties would in this regard feature a mixture of finishing materials, with two different colour schemes proposed which would complement each other and add visual interest to the development. The general layout and the design and finishings of the properties, together with the proposed landscaping and greenspaces, would lend the development an identity and visual quality.

Since the original planning permission in principle consent, today's adopted LDP has introduced a requirement under **Policy 17** that new housing, in meeting building standard energy requirements, must install technology that produces low or no amounts of carbon dioxide emissions, to reduce predicted emissions by at least 15% below 2007 building standards. This also supports one of the key objectives of NPF4 and particularly **Policy 1 (Tackling the Climate and Nature Crises)** and **Policy 2 (Climate Mitigation and Adaptation)**. In the event that planning permission should be granted, it is considered that the final specifications of these technologies could be subject to condition.

- (b) the details of; and timetable for, the hard, soft and water landscaping of the site

Landscaping plans have been submitted which indicate the planting of some 153 trees including native species such as alder and silver birch and a range of cultivated species including fastigate birch and fastigate hornbeam, with a range of shrubs, hedgerows and areas of green space also lending appropriate setting and visual amenity to the wider development. A suitable variety of hard surface is also proposed, with tarmac and different colours of block paving providing for a hierarchy of roads within the development, plus whin dust footpaths within the areas of green space. A SuDS detention basin is also proposed at the south-west of the site for the treatment of surface water from the development.

Glasgow Airport Safeguarding raised a holding objection in order to clarify aspects of the proposed detention basin and also the high proportion of hawthorn in the scheme of landscaping due to concerns that these could attract flocking birds which could in turn affect the passage of aircraft. While these aspects have not been addressed, it is considered that in the event of the application being approved, they could be mitigated by an appropriate planning condition.

(c) the design and location of all boundary walls and fences, including along the boundary with Network Rail's land

The proposed boundary treatments throughout the development are considered appropriate. These include a mixture of 1.8m high timber fencing and lower 0.75m high post and rail fencing along the side and rear boundaries of the plots, while the applicant has also agreed to add a more durable boundary treatment around some of the more prominent plots, with fencing panels separated by stone piers featuring facing bricks. These specifications are considered acceptable. Network Rail have also confirmed their acceptance of the proposals.

(d) the provision of drainage works

These details have been submitted in conjunction with a Drainage Impact Assessment required by Condition 4. It is considered that the level of detail is sufficient in demonstrating that the drainage from the development would be appropriately addressed. This matter is also considered in further detail below under Condition 4.

(e) the disposal of sewage

These details have also been submitted in conjunction with the Drainage Impact Assessment required by Condition 4 and are considered acceptable. The information demonstrates that foul drainage would be collected from each individual property via piping which would then connect to the existing combined sewer to the south of the site. Scottish Water have confirmed no objection to the development.

(f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site

An arboricultural assessment by professional arborists has been submitted which finds that much of the derelict site to the east has become naturalised by woodland containing trees of a diameter of up to 35cm. Trees mostly comprise goat willow, with silver birch and hawthorn also present. Further west is more scrubby, younger woodland with goat willow dominant, while three standalone trees have also been surveyed and

classified as of low quality. No TPOs or other statutory designations are in place.

While some notable areas of treecover would be cleared to accommodate the development, no individual trees or woodland of outstanding quality have been identified, while new planting has been identified within the scheme of landscaping. Given the limited quality of the treecover on site and the landscaping proposed, the development is considered to comply acceptably with **Policy 6 (Forestry, Woodland and Trees) of NPF4** and **Policy ENV2** of the LDP.

(g) access and parking arrangements, including the provision of any new roads and junctions

The Chief Executive's Service (Roads Development) has objected to the proposal's lack of connectivity and in particular to West March Road which is shown on the indicative masterplan approved with the planning permission in principle application. The applicant has advised that this access has been omitted as no condition on the planning permission in principle application was imposed to provide this connection.

The applicant was encouraged to consider a further access into the site at the north end to allow greater permeability through the development and to remove reliance on the development's only access from Ferguslie Park Avenue to the south. It is considered that such a measure would enable the development to integrate better with the surrounding area and accord in this respect with the Scottish Government's **Designing Streets** Policy which encourages developments with multiple accesses rather than cul-de-sacs. The principle of this approach is also considered to accord with Policy 14 (Design, Quality and Place) of NPF4 and Policy P1 and Policy I1 of the LDP.

While discussions with the applicant indicated an initial willingness from them to accommodate such an access, they have not submitted any follow-up proposal or pursued any further discussions on this matter. It is considered that this issue could be addressed relatively easily with an additional access point into the development added from the north. In view of the objection from Roads Development and lack of any alternative scheme submitted to enable connectivity from the north, it is not considered that the current access arrangement can be supported.

Within the development itself, suitable pedestrian routes are proposed, including footways, shared surfaces and additional footpaths across areas of open space including the central amenity area. These provisions are considered to generally

accord with Policy 13 (Sustainable Transport) of NPF4 and Policy 11 of the LDP. The applicant has also been encouraged to form additional pedestrian/cycle connections to link the development to the south but advise that they are unable to entertain such connections due to a lack of control over the land to the south and the extent of disturbance that would be required to the former railway embankment. However, footways would be provided alongside the one access road into the site which would in turn connect with the existing footway on Ferguslie Park Avenue which is also a designated core path.

(h) the layout of the site

As noted above, the applicant has elected not to add any additional vehicular access into the development. The layout would otherwise be characterised by a series of interconnecting streets with areas of green space, including a play area at the north of the site. Plot sizes and gardens would vary in size and would in some cases be relatively small but would still allow for an acceptable depth of at least 9 metres as well as private open space to plot ratios which would generally be commensurate with the recommendations outlined in the Renfrewshire Council Residential Design Guidance. Properties would also be appropriately positioned in relation to each to result in minimal overlooking or overshadowing.

The development would be physically isolated from other residential areas, with the bund along its southern edge and a strip of further open space separating it from Ferguslie Park Avenue to the south. However, the adjoining area to the south of the bund is noted to be Council-owned and therefore offers opportunity for future integration with the wider Ferguslie Park area which is currently subject to various ongoing regeneration activity. A local place plan has also been established by the local community which identifies the application site area as derelict/vacant land appropriate for development, with the bund also identified as having the potential to contribute to a multifunctional “green high line” serving the wider area. As such, it is considered that the development could potentially benefit from future plans to improve integration within the wider area and local services and contribute to local living and the ‘Place Principle’ promoted by **Policy 15** of NPF4.

(i) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

A Site Investigation report by consultants on behalf of the applicant has been submitted and reviewed as acceptable by

contaminated land specialists within the Council's Communities & Housing Services (Environmental Protection Team) following clarification on certain technical aspects. The report identifies a number of sources of contamination which will require remediation works prior to development commencing.

- (j) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority;

A Remediation Strategy and Implementation Plan by the same consultants has also been submitted. This sets out proposed measures for addressing the issues of contamination identified in the Site Investigation report. As with the Site Investigation report, the Remediation Strategy and Implementation Plan has been reviewed by Communities & Housing Services (Environmental Protection Team) and confirmed by them as acceptable following clarification on certain technical aspects. The document includes measures for addressing Polycyclic Aromatic Hydrocarbons (PAHs) and Asbestos Containing Materials (ACMs) identified through the Site Investigation.

The applicant has therefore demonstrated that site contamination can be appropriately addressed, in accordance with **Policy 9** of NPF4 and the New Development Supplementary Guidance.

- (k) a report which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where 'relevant exposure' is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(16)' and the EPUK guidance document 'Land-Use Planning & Development Control: Planning for Air Quality (January 2017)' or a method that has been agreed with the Planning Authority.

The applicant has submitted an Air Quality Assessment by consultants, the findings of which have been confirmed as acceptable by the Communities & Housing Services (Environmental Protection Team). The assessment outlines

the results of a model to investigate both whether there is potential for traffic from the development to impact on the air quality of existing residents in the nearby area and whether the air quality in the vicinity is suitable for new residents associated with the proposed development. On both fronts, the model finds there to be no significant issues and concludes that the development does not raise any material concerns with regard to air quality. As such, the development is found to accord with **Policy 24 (Health and Safety)** of NPF4 as regards air quality and **Policy ENV 5** of the LDP.

Turning to Condition 4, this required the submission and approval of a Drainage Impact Assessment (DIA). The submitted DIA outlines that foul drainage would be routed to the existing combined sewer to the south of the site, while surface water would be collected and routed to a detention basis to the south-west of the site where it would be treated and directed further west to the Candren Burn.

The DIA has been peer reviewed and subject to amendments to clarify certain aspects of its findings the updated DIA is found to be acceptable. It is therefore considered that drainage from the development can be successfully accommodated in accordance with **Policy 22** of NPF4 and **Policy I3** of the LDP.

Condition 6 refers to the submission and approval of a Noise Impact Assessment (NIA). In this respect, the applicant has submitted a report outlining the findings of a noise and vibration survey which considers the impact of existing external noise on the proposed houses from road and railway traffic in the area, as well as from noise associated with aircraft from the nearby airport. Measurements are also included with respect to vibration from the adjacent railway to the north-east. The report also considers the likely impact on the housing of the other non-residential elements allowed under the planning permission in principle approval for the wider site including the hotel, restaurant/public house, industrial, storage & distribution and long stay car park uses.

Communities & Housing Services (Environmental Protection Team) have considered the findings of the report and confirmed no objection subject to conditions to ensure particular glazing standards to mitigate noise impact within the properties. However, they have advised that it is not possible to recommend any conditions or mitigation to address the impact of aircraft noise on external areas such as gardens.

Glasgow Airport have noted with reference to their most up to date 'Actual' noise contours based on 2017 data that the residential development is located within an area where aircraft noise levels are in excess of 57dB LAeq. While they do not formally object to the development, they point out that the New Development Supplementary Guidance on Noise states that "residential

	<p>development should avoid areas where aircraft noise levels are in excess of 57dB LAeq” and that “applications for residential development will be refused unless a noise assessment and noise-insulation measures can demonstrate that an appropriate level of residential amenity could be achieved”.</p> <p>At the time that planning permission in principle was granted, the previous 2011 noise contours provided the most up to date official noise data. Under the 2011 noise contours, the development was entirely outwith the 57dB noise contour and was therefore compliant with the guidance. In the period since planning permission in principle was granted, the 2017 noise contours have been adopted as the most up to date “actual” noise data and the development is no longer situated outwith the 57dB threshold given the shift in the noise contours. However, as neither Glasgow Airport nor the Communities & Housing Services (Environmental Protection Team) have objected to the development on noise grounds, and the latter have accepted the mitigation measures proposed, the submitted Noise Impact Assessment is considered to sufficiently satisfy the requirement of Condition 6 of the planning permission in principle consent.</p> <p>In summary, whilst it is considered that the development can contribute to the wider area in addressing varied housing needs in the Ferguslie Park area, given the lack of school capacity and objection from Children’s Services and that the applicant has elected not to address this matter, it is not considered reasonable to support the development at this current time. Furthermore, as the Chief Executive’s Service (Roads Development) has objected and the applicant has elected not to include any alternative access into the site from the north, the site layout in relying on a single access from the south is not considered to comply with prevailing policy in terms of connectivity and integration of the development into the surrounding area. It is therefore recommended that consent is refused.</p>
RECOMMENDATION	Refuse

Reason for Decision

1. That the proposed development will result in an unacceptable impact on educational infrastructure due to the current capacity of St Andrew’s Academy and St Fergus Primary School both exceeding 85% capacity. The proposed development is therefore considered to be contrary to Policy 18 of the Fourth National Planning Framework and Policy 18 of the Renfrewshire Local Development Plan as no mitigation has been provided for this impact.
2. That the development does not provide suitable integration and connectivity with the surrounding area given its reliance on a single access point from Ferguslie Park Avenue to the south and is therefore considered contrary to Policy 14 of the Fourth National

Planning Framework and Policy P1 and Policy I1 of the Renfrewshire Local Development Plan.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Andrew MacKenzie on 0141 487 1375

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 22/0574/PP

KEY INFORMATION

Ward: 4 – Paisley North West

Applicant: Springfield Properties PLC

Registered: 12.08.2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of a residential development comprising 45 flats with associated access, parking, and landscaping.

LOCATION: Site Between Abbeyfield House and Ivy Gardens, Station Road, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Refuse

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is largely made up of grassed open space and is designated under Policy P1 of the Adopted Renfrewshire Local Development Plan where there is a general presumption in favour of a continuance of the built form.
- There have been 15 letters of representation.
- There have been no objections from any consultees.

REPORT OF HANDLING FOR APPLICATION 22/0574/PP

SITE ADDRESS	Site Between Abbeyfield House and Ivy Gardens, Station Road, Paisley
PROPOSAL	Erection of a residential development comprising 45 flats with associated access, parking, and landscaping.
RECOMMENDATION	Refuse

PROPOSALS	<p>This application seeks planning permission for a residential development comprising of 45 flats with associated access, parking, and landscaping on an area of open space adjacent to the roundabout junction between Station Road and Ferguslie.</p> <p>The application site extends to approx. 0.37 hectares in area. It is bound by Station Road to the west, the roundabout to the north west, Ferguslie to the north, a care home and residential properties to the east, and open space to the south. The site primarily comprises of maintained grassland, with a small pocket of shrubs along the northern boundary and a larger group of shrubs and trees in the south west corner.</p> <p>The proposed development is for 45 affordable flats specifically designed for occupation by ambulant disabled. The flatted block is positioned along the western boundary of the site. It has a flared V shaped footprint, and extends to 5 storeys in height at the north west corner (fronting the roundabout) before dropping to 4 storeys in height towards the south west corner (fronting Station Road). External materials predominantly comprise of light and dark grey facing brick with sections of metal and timber cladding. The mono pitched roof is finished in single ply membrane.</p> <p>The eastern half of the site accommodates the access, parking, and bin storage areas. Parking is developed around the existing Station Road layout, and access to the care home and residential properties will be maintained. There are 45 parking spaces proposed.</p> <p>It is noted that concern was initially raised with the applicant in October 2022 regarding the height, scale and design of the building and the potential over development of the site. It was indicated at that stage that the scale of development on John Neilson Avenue (on the opposite side of Ferguslie to the north of the site) would be more appropriate for the site.</p> <p>The applicant has advised that a reduction in height and associated loss of units would render the development unviable. On this basis the applicant sought to justify the height, scale, and design of the building via the submission of further supporting information including visuals. It is also noted that the building has been pulled back from the site edge at the south western and northern boundaries to provide greater separation between the building and the road.</p>
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	<p>This application constitutes a local development that falls within the scheme of delegation for determination by officers. However, given the type of housing accommodation proposed and the design of how this would be delivered it is considered appropriate to present the application to the Planning and Climate Change Policy Board.</p>
SITE HISTORY	<p>Application No. 01/1192/PP Description. Alterations and extensions forming care homes and provision of daycare centres. Decision. Grant, subject to conditions</p>
CONSULTATIONS	<p>Communities & Housing Services (Environmental Protection Team) – No objections subject to conditions relating to the submission of a noise impact assessment (NIA), control of noise emanating from plant and machinery, and submission of a site investigation report. It is noted that an NIA was subsequently submitted and approved subject to a condition relating to submission of a final specification for the windows.</p> <p>Chief Executive’s Service (Roads Development) – No objections subject to conditions relating to installation of a staggered crossing on Ferguslie, improvements to the splitter island on Station Road, upgrading the footway to 3m width along the frontage, improving pedestrian connectivity within the car park, and the access arrangement at the point where the entrance to the car park and the access to the properties at Weavers Gate converge.</p> <p>Childrens Services – No objections made.</p> <p>Glasgow Airport Safeguarding – No objection subject to condition relating to the submission of a Bird Hazard Management Plan, and an advisory note relating to the potential use of cranes.</p> <p>NATS – No objections.</p> <p>Scottish water – No objections.</p> <p>Informative to be added: Yes</p>
REPRESENTATIONS	<p>15 letters of representation have been received which all object to the proposed development. The points raised in the letters can be summarised as follows.</p> <p>1 – Behaviour of those occupying the development if it is for affordable housing. 2 – Parking provision. 3 – Over development of area 4 – Loss of trees, open space, and impact on wildlife 5 – Noise, disruption and dust associated with construction phase 6 – Traffic and road safety, loss of sightlines. 7 – Design is out of keeping with the area</p>

	<p>8 – Scale, height and materials are out of character with surrounding area</p> <p>9 – Impact on setting of listed building</p> <p>10 – Overshadowing and loss of daylight</p> <p>11 – Loss of privacy</p> <p>12 – Provision for refuse storage and collection</p> <p>13 – Flooding</p> <p>14 – No play area provision</p> <p>15 – Requirement for developer contributions</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p>Policy and Material Considerations</p> <p>Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u></p> <p>Policy 1 - Tackling the climate and nature crises</p> <p>Policy 2 - Climate mitigation and adaptation</p> <p>Policy 3 - Biodiversity</p> <p>Policy 4 - Natural places</p> <p>Policy 6 - Forestry, woodland and trees</p> <p>Policy 7 - Historic assets and places</p> <p>Policy 9 – Brownfield, vacant and derelict land and empty buildings</p> <p>Policy 13 - Sustainable transport</p> <p>Policy 14 - Design, quality and place</p> <p>Policy 15 - Local Living and 20 minute neighbourhoods</p> <p>Policy 16 - Quality homes</p> <p>Policy 18 - Infrastructure first</p> <p><u>Renfrewshire Local Development Plan</u></p> <p>Policy ENV2 - Natural Heritage</p> <p>Policy ENV3 - Built and Cultural Heritage</p> <p>Policy I1 - Connecting Places</p> <p>Policy I7 - Zero and Low Carbon Buildings</p> <p>Policy I8 - Developer Contributions</p> <p>Policy P1 - Renfrewshire's Places</p> <p>Policy P3 - Housing Mix and Affordable Housing</p> <p>Policy P6 - Open Space</p> <p>New Development Supplementary Guidance</p> <p>Delivering the Environment Strategy</p> <p>Delivering the Places Strategy</p> <p>Delivering the Infrastructure Strategy</p> <p>Material Considerations</p>

	Renfrewshire's Places Residential Design Guide – March 2015
PLANNING ASSESSMENT	<p>Policy P1 of the Local Development Plan (LDP) states that within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place and be compatible and complementary to existing uses.</p> <p>It is recognised that the site currently comprises of open space and has an amenity and recreational value on this basis. Whilst not formally designated under Policy P6, the provisions of the supplementary guidance on open space nevertheless apply. The guidance states that areas of open space not shown on the proposals' maps, including small areas of recreation and amenity space, will be protected from development unless certain criteria are satisfied.</p> <p>The proposed development is not for recreational or physical activity and will ultimately result in the loss of the area of open space. However, the specific nature of the residential development being proposed will bring public benefit via delivery of affordable accommodation which is specifically designed for occupation by ambulant disabled. There is a growing demand for this type of accommodation, and delivery complies with Policy P3 of the LDP which relates to provision of a mix of housing types and tenures.</p> <p>In terms of the net loss of open space, it is noted that there are pockets of open space to the south of the site adjacent to Station Road. Additionally, Ferguslie Gardens is approximately a 10 minute walk to the north east of the site. On this basis there is alternative provision of open space in the surrounding area, and the development will not lead to a significant net loss of open space.</p> <p>In addition to the above it is noted that the site occupies a prominent location adjacent to a busy roundabout. While the open space has amenity value, the development of the site could also contribute positively to the area by enhancing the built form around the roundabout. This approach would also align with the National Planning Framework 4 spatial principle of delivering compact urban growth.</p> <p>It is also significant to note that the Council has previously approved development on this site, namely application 01/1192/PP for development associated with the extension of the adjacent care home. For the purposes of the aforementioned application the Council viewed the site as being brownfield in nature i.e. previously developed. Previous historical development in this area is also illustrated in the supporting Design and Access Statement. Policy 9 within NPF4 seeks to promote development on brownfield land.</p> <p>Whilst the current use of the land is acknowledged, the brownfield considerations, historical past use of the site and the previous grant of</p>

planning permission are material to the assessment of any proposed development.

Taking the above into consideration, I am satisfied that on balance the proposed development of the site is acceptable in principle as it accords with the provisions of **Policy P1 and P3** of the LDP, **Policy 9** of NPF4 and the associated spatial strategy which in this instance outweigh the provisions of **Policy 4** of NPF4, **Policy P6** of the LDP and the supplementary guidance on open space.

While development of the site is considered to comply with the above policies in principle, detailed consideration as to the nature, design, scale finish of the development is required to determine whether it complies with these policies in full. Detailed consideration of the proposed development is therefore undertaken below with respect to the provisions of the New Development Supplementary Guidance and the Residential Design Guide.

These documents set out a range of considerations that form the basis of good places design. Each consideration will be assessed in turn.

Context and Character

The application site is in a prominent location fronting the roundabout junction between Ferguslie and Station Road. Ferguslie is a busy arterial route towards Paisley town centre which is approx. 1.5km to the east.

The surrounding built form is residential in nature, and characterised by a mix of building scales and designs. To the north of the site on the opposite side of Ferguslie there are three storey flats on John Neilson Avenue. To the east of the site is the two storey care home. To the south east there are residential properties on Weavers Gate which comprise of a 1.5 storey row of terraced properties which are C listed, and a three storey block of flats. To the west of the site is Ivy Gardens which predominantly comprises of two storey dwellinghouses. It is noted that the planning permission for this development also included 3 storey flats at the Station Road entrance to the site.

Access and Connectivity

The application site is sustainably located regarding proximity to amenities. The mobility of the end user of the development must be considered in this regard, and it is noted that the flats include dedicated areas for charging mobility scooters. Nearby amenities that could still be accessed include a parade of retail units on Ferguslie approx. 400m away and the ALDI on Fulbar Street approx. 600m to the west of the site, and Ferguslie Bowling Club and Ferguslie Gardens approx. 500m to the east of the site.

The site has good accessibility to public transport which runs along

Ferguslie, and provides onward connections to Paisley town centre. Accessibility would be further improved via the installation of a controlled crossing point on Ferguslie as requested by Roads Development. Upgrading of the splitter island on the Station Road arm of the roundabout would also improve pedestrian movement to the west of the site.

In view of the above it is considered that the development would support the principles of local living advocated by **Policy 15** of NPF4. Additionally, the new crossing and splitter island upgrades would enhance connectivity in accordance with **Policy 13** of NPF4 and **Policy I1** of the LDP.

The internal site layout accommodates 45 vehicle parking spaces. This level of provision is acceptable given the nature of the development. The building includes a front access which connects directly to the pedestrian network, and a rear access into the car park. Provision has been made within the layout for pedestrian movement through the car park, including retention of an existing footway.

Roads Development have asked for further detail of the delineation of space at the access to make priorities clearer. It is noted that the access point is shared with Weavers Gate. They have also asked for the footway fronting the site to be widened to 3m. These matters could be addressed via condition.

Layout and Built Form

The building is positioned in the western half of the site to provide an active frontage onto Station Road and Ferguslie. The proposed layout provides separation between the building and the existing properties to the east and north and the consented flats within Ivy Gardens to the west. The car parking in the eastern half of the site will be partially screened from external view by the building.

While the layout has been amended slightly with the building set further back from the site frontage, the landscape buffer between the building and the footway is still considered to be limited given the scale of the building. It is noted that the width of the buffer could be eroded further given the request from Roads Development to widen the footway. It is noted that the layout specifies resident garden space to the rear of the building, and that this is supplemented by outside terraced areas within the flats. However, on balance the building footprint and associated parking are dominant and appear to over develop the site.

Environment and Community

The proposal includes an indicative scheme of landscaping which will provide a setting for the building, create an attractive edge along the key frontages, and compensate for the removal of the existing tree and shrub coverage on the site. The existing vegetation is not

	<p>considered to be of exceptional value and would not require retention as part of the development.</p> <p>A detailed landscaping scheme could be requested via condition. This could include provision for a biodiversity management plan to ensure that the development delivers a biodiversity gain at the site in accordance with Policies 3 and 6 of NPF4 and Policy ENV2 of the LDP.</p> <p>The submission includes a drainage strategy which specifies drainage of surface water via a surface water sewer network to the south of the site in the vicinity of the Candren Burn and the old Ferguslie Canal. A condition could be attached to require the developer to demonstrate that the drainage strategy has been approved by Scottish Water and/or SEPA and to agree an alternative strategy if required. It is noted that Scottish Water have not objected to the number of units being proposed in terms of water supply and foul network capacity.</p> <p>There is no requirement for play provision or an education contribution given the proposed end users of the development. The proposal is not therefore considered to raise any infrastructure or developer contribution requirements with respect to Policy 18 of NPF4 and Policy 18 of the LDP.</p> <p>The Environmental Protection Team have approved the Noise Impact Assessment and have requested a condition to ensure the recommended insulation standards set out within the assessment are met.</p> <p>The applicant has submitted an energy strategy which sets out a range of proposed energy efficiency measures. A condition could be applied to ensure the building is developed in accordance with this strategy as per the requirements of Policy 17 of the LDP.</p> <p>The building has been positioned to ensure there are no detrimental impacts on neighbouring properties with regard to overlooking or overshadowing.</p> <p>There is a separation distance of at least 37m between the building and the properties on John Neilson Avenue. This ensures privacy will not be impacted. The distance is also sufficient to ensure these properties will not be overshadowed.</p> <p>To the west the consented flats at Ivy Gardens are set back from Station Road behind a car park. The separation distance is therefore in excess of 18m, and will ensure that there is no loss of privacy between the developments. The separation distance also ensures there will be no overshadowing.</p> <p>The nearest property at Weavers Gate is approx. 27m from the proposed building. This separation distance is sufficient to ensure there will be no detrimental impact on privacy. The position and</p>
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orientation of Weavers Gate to the south east of the development also ensures there will be no overshadowing, and this has been demonstrated through the sunlight analysis submitted.

The care home directly adjoins the site to the east. However, there are no windows on the elevation of the care home that is closest to the boundary. The nearest windows on the care home that directly face the proposed building are over 50m away, and this distance is sufficient to ensure no loss of privacy. The proposed building is also 21m back from the mutual boundary, and will not give rise to significant overlooking of external amenity space associated with the care home.

The sunlight analysis submitted with the application indicates that the shadow from the proposed building will start to encroach upon the boundary of the care home in the late afternoon. However, the analysis shows that the minimum standard of at least 50% of garden ground receiving at least 2 hours of sunshine on the 12th March (as set out within the BRE 209 2022 guidance on Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice) is comfortably met.

Some of the properties within Weavers Court are C listed, and any potential impact on their setting must also be considered. The properties in question are at the eastern end of Weavers Court approx. 45m from the application site boundary and are positioned behind a newer unlisted block of flats, a parking court and some trees. The setting of the listed buildings predominantly derives from the parking court area to the front of the buildings, and it is not considered that development on the application site will have a detrimental impact on this setting. The development therefore accords with **Policy 7** of NPF4 and **Policy ENV3** of the LDP in this regard.

Buildings and Design

The proposed development would provide 45 affordable flats specifically for ambulant disabled persons. **Policy 16** of NPF4 provides support in principle for homes which improve choice, and which seek to address identified gaps in provision including accessible and adaptable homes. The development complies with **Policy 16** of NPF4.

Policy 14 of NPF4 and **Policy P1** of the LDP emphasise the delivery of quality places through high standards of design. The building being proposed differs in scale and appearance to the existing built form in the area. The building is part five storey part four storey when the predominant built form in the surrounding area is a mix of two and three storey. The grey facing brick also differs from the roughcast and reconstituted stone finish at John Neilson Avenue, and the roughcast and red brick finish at Ivy Gardens.

The height of the proposed development does not reflect the surrounding area, and the associated scale is considered to constitute

overdevelopment of the site. The scale also emphasises the contrasting design and materials which do not represent a continuance of the existing built form. While the applicant indicates that the site can accommodate a 'statement building', it is considered that the height and scale being proposed is incompatible with the existing area. The proposal will have an overdominant and unsympathetic impact on the surrounding environment in this regard.

While it was noted above that development of the site could be considered acceptable in principle with regard to **Policy P1 and P3** of the LDP, **Policy 9** of NPF4 and the associated spatial strategy, compliance with these policies in full was subject to further detailed consideration of aspects such as design, scale and form. Detailed consideration has concluded that the development will have an overdominant and unsympathetic impact on the surrounding environment and does not therefore fully comply with these policies.

After detailed assessment the development is therefore considered to be contrary to **Policy 14** of NPF4, **Policy P1** of the LDP, and the Residential Design Guide which states that proposed buildings should be of similar scale and should reflect the form of adjacent properties.

The principle of development on the site is accepted. The benefits associated with the specific form of residential accommodation being proposed are also acknowledged, as is the sustainable location of the site with regard to facilitating local living. The development could also utilise the energy efficiency measures set out in the energy strategy. The site location and energy efficiency should also ensure the development aligns with policies 1 and 2 of NPF4.

However, the height and scale of the development is out of keeping with the existing built environment to the extent that it is considered that it would have a detrimental impact on the place. Impact on place is considered to be the overriding factor, and on balance it is recommended that the application is refused on this basis.

In response to the points raised in the letters of objection.

1 – This is not a material planning consideration.

2 and 6 – Roads Development have offered no objection to the development on the grounds of parking provision, traffic or safety subject to conditions.

3, 4, 7, 8, 9, 10, 11, 14, 15 – These matters have been considered in the foregoing assessment.

5 – A construction management plan could be controlled via condition to mitigate these potential issues associated with the construction phase.

12.

	13 – The application site is not within a flood risk area as identified by SEPA flood risk maps. A strategy has been proposed to manage surface water.
RECOMMENDATION	Refuse

Reason

1. The proposed development, by virtue of its height, scale and design, would have an intrusive and over-dominant impact on the character of the existing built environment and its residential amenity and would not make a positive contribution to Place. It is therefore contrary to Policy 14 of National Planning Framework 4, Policy P1 of the adopted Renfrewshire Local Development Plan, the associated New Development Supplementary Guidance, and Renfrewshire Council’s Residential Design Guide.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 23/0296/PP

KEY INFORMATION

Ward: 12 – Erskine and Inchinnan

Applicant: City Gate Construction Ltd

Registered: 02/06/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Formation of car park with associated access, landscaping and realignment of boundary wall

LOCATION: India of Inchinnan, Greenock Road, Inchinnan

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is located within the Inchinnan Business Park Strategic Economic Investment Location as defined by Policy E1 of the Renfrewshire Local Development Plan.
- The India of Inchinnan building is a category A listed building.
- There have been no objections from consultees.
- There have been no letters of representation.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 23/0296/PP

SITE ADDRESS	India Of Inchinnan Greenock Road Inchinnan
PROPOSAL	Formation of car park with associated access, landscaping and realignment of boundary wall
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the formation of a car park with associated access, landscaping and realignment of boundary wall on land to the east of the India of Inchinnan building.</p> <p>The site currently comprises of maintained grassland, and extends to 0.34 hectares in area. It is bound by the India of Inchinnan building to the west, the roundabout junction between Greenock Road and Inchinnan Drive to the north and east, and grassland to the south.</p> <p>The India of Inchinnan building is a category A listed building.</p> <p>The proposed car park would accommodate 137 parking spaces, 17 of which would include EV charging. Provision is also made for cycle parking. The car park will connect with the existing access road to the front of the building. The proposals also include the formation of a section of footway along the north-eastern boundary, and associated landscaping. In order to ensure the proposed section of footway links with the existing footway to the front of the building, a section of boundary wall requires to be realigned. This realignment forms the basis of concurrent listed building application 24/0025/LB which is also being presented to Board today.</p> <p>It should be noted that while this application is for the car park only, the applicant has submitted information referring to a masterplan for the site which includes development of part of the existing car park to the west of the building to form a joinery workshop. However, this proposal would require to come forward under a separate planning application and does not form part of this application.</p> <p>This report relates to an application which would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community and local environment required it to be fully considered prior to any decision being made.</p>
SITE HISTORY	<p>Application No: 24/0025/LB Description: Realignment of boundary wall. Decision: This application is also being presented to Board today for determination.</p>

	<p>Application No: 18/0377/LB Description: Re-rendering of external walls (in retrospect). Decision: Granted</p> <p>Application No: 17/0823/LB Description: Internal alterations including the formation of a partition wall, formation of kitchen area and installation of additional toilet cubicle Decision: Granted</p> <p>Application No: 07/0751/PP Description: Erection of 2 no. three storey office pavilions. Status; Granted subject to conditions</p> <p>Application No: 04/1056/LB Description: Erection of 5 No. flagpoles on north elevation and 3 No. flagpoles on east and west elevations. Status; Granted subject to conditions</p> <p>Application No: 04/0980/AD Description: Erection of 5 no. flagpoles on north elevation and 3 no. flagpoles on east and west elevations. Status; Granted subject to conditions</p>
CONSULTATIONS	<p>Communities & Housing Services (Environmental Protection Team) – No comments.</p> <p>Chief Executive’s Service (Roads Development) – have no objection subject to an update being provided by the applicant in respect of the Active Travel Plan for the site to reflect recent and proposed active travel infrastructure and how the gaps can be overcome to reduce car dependency for the site in line with National Policy.</p> <p>Glasgow Airport Safeguarding – No objections.</p> <p>Historic Environment Scotland – No comments made in respect of the impact of the development on the setting of the listed building. Historic Environment Scotland were consulted separately on the realignment of the boundary wall. Advised that the proposal was acceptable in principle, and provided a list of information that should accompany a listed building application for the works. This realignment forms the basis of concurrent listed building application 24/0025/LB which is also being presented to Board today.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations</p> <p>Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the</p>

	<p>following:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u> NPF4: Policy 1 – Tackling the climate and nature crisis NPF4: Policy 2 – Climate adaptation and mitigation NPF4: Policy 3 - Biodiversity NPF4: Policy 7 - Historic assets and places NPF4: Policy 13 - Sustainable transport NPF4: Policy 14 - Design, quality, and place NPF4: Policy 22 - Flood risk and water management NPF4: Policy 26 - Business and industry</p> <p><u>Renfrewshire Local Development Plan</u> LDP 2021: Policy E1 - Renfrewshire’s Economic Investment Locations LDP 2021: Policy ENV2 - Natural Heritage LDP 2021: Policy ENV3 - Built and Cultural Heritage LDP 2021: Policy I1 - Connecting Places LDP 2021: Policy I3 - Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u></p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy Delivering the Economic Strategy</p> <p><u>Material Considerations</u></p> <p>Historic Environment Scotland Managing Change in the Historic Environment Guidance Note on Setting</p>
<p>PLANNING ASSESSMENT</p>	<p>Policy E1 of the Local Development Plan (LDP) states that Renfrewshire’s Economic Investment Locations are identified and promoted for the development of class 4, class 5, and class 6 development as well as ancillary service provision.</p> <p>The India of Inchinnan building is located within Inchinnan Business Park which forms part of the Advanced Manufacturing and Innovation District Scotland economic investment location.</p> <p>The proposed car park will increase the quantity and quality of parking available to serve the India of Inchinnan building. It is noted that the existing parking area to the west is partly formed from an unsealed surface and does not have delineated parking spaces. The proposal is for a sealed surface car park with delineated spaces, EV charging and cycle parking.</p> <p>It is noted that the submission refers to a masterplan which includes development of the existing car park to the west. The proposed car park would therefore compensate for the loss of the existing car park should consent be granted. Development of the existing car park</p>

would require to be the subject of a separate planning application, and no details have been provided at this stage.

A detailed assessment of overall parking provision to serve the existing India of Inchinnan building and any potential additional building would also have to be undertaken as part of a future planning application. For the purposes of this application, it is considered that the proposed car park would complement and enhance the existing parking provision.

The development will support the operation of the India of Inchinnan building. It is noted that the building has experienced periods of vacancy. Given the importance of the building and its listed status, additional infrastructure which would enhance its attractiveness to potential occupiers and help ensure the building remains in an active and beneficial use is welcomed in principle. This would include improvements to the quality and quantity of parking provision.

A key consideration in the assessment of the car park is the impact it will have on the setting of the India of Inchinnan building. **Policy ENV3** of the LDP and **Policy 7** of NPF4 both state that development proposals within the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting.

The India of Inchinnan building currently benefits from an open setting, with grassland to the east and south and car parking to the west. The nearest neighbouring building is the Advanced Forming Research centre which is over 100m to the south west.

The current setting affords views of the building from all vantage points, particularly from the south. However historically the land to the south and west was built up with factory buildings. Additionally, the Council has previously consented development on the land to the south (Planning Application 07/0751/PP), and this area is still identified as a development opportunity site within the LDP. It is also noted that the development is low profile and will not have a significant impact on views of the building. A landscaping scheme can be developed to soften the edge of the car park to ensure it appropriately integrates into the setting of the building and this can be controlled by a suitable planning condition. On this basis it is considered that the proposed car park is acceptable in terms of its impact on the building's setting.

Historic Environment Scotland have made no comment on the development.

In view of the above It is considered that the development will not have a detrimental impact on the setting of the India of Inchinnan building and is acceptable with respect to policies **ENV3 of the LDP and 7 of NPF4**.

The proposed development is compatible with surrounding uses, and

	<p>will not result in an overall loss of amenity within the surrounding area. There have been no objections to the development from the Environmental Protection Team or Glasgow Airport Safeguarding.</p> <p>The site comprises of mown grassland which has limited biodiversity value. There will be no loss of any trees, and no unacceptable impact on the natural or water environment.</p> <p>The proposal includes an indicative landscape scheme comprising of shrubs, herbaceous plants, and grasses. A detailed strategy can be sought via condition to ensure the landscaping scheme suitable softens the edge of the development and provides for biodiversity gain. On this basis it is therefore considered that the development complies with policies ENV2 of the LDP and 3 of NPF4.</p> <p>The incorporation of a landscaped edge and the new section of footway will also ensure the development contributes positively to the place as required by Policy 14 of NPF4.</p> <p>The delivery of car parking must be balanced against the requirements of policies I1 of the LDP and 13 of NPF4 which seek to facilitate and promote walking, cycling and public transport use. It is noted that the car park includes EV charging to facilitate use by electric vehicles. However, an emphasis must also be placed on modal shift with respect to climate mitigation and adaptation.</p> <p>To facilitate walking and cycling the proposed development includes provision for a missing link of footway along the north eastern boundary of the site. This will complete a gap in the pedestrian footway network between Inchinnan Drive and Greenock Road and improve accessibility to the India of Inchinnan building.</p> <p>It is noted that the additional footway will require an amendment to the boundary wall which fronts the building. The applicants propose to realign the boundary wall to ensure that a 2m footway width can be provided and has provided details of the section of the boundary wall that would require realignment.</p> <p>The realignment of the wall will support the delivery of the footway in accordance with policies I1 of the LDP and 13 of NPF4 and will ensure the contribution the wall makes to the character of the place is maintained in accordance with policy 14 of NPF4. The impact of the works on the listed building will be assessed in detail via concurrent listed building application 24/0025/LB.</p> <p>The proposed development also includes provision for cycle parking. A final design of the cycle parking provision can be sought via condition.</p> <p>The India of Inchinnan building is accessible via bus stops on Greenock Road and Inchinnan Drive. The car park layout includes provision for pedestrian permeability to provide a more direct link</p>
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	<p>between the building, the bus stops, and the surrounding pedestrian network.</p> <p>Roads Development have requested submission of an update in respect of the Active Travel Plan for the site to reflect recent and proposed active travel infrastructure and how the gaps can be overcome to reduce car dependency for the site in line with National Policy. This can be controlled by condition.</p> <p>Taking the above into consideration, I am satisfied that the development can make suitable provision for encouraging walking and cycling and complies with the requirements of policies I1 of the LDP and 13 of NPF4.</p> <p>In addition to this the development demonstrates climate adaptation and mitigation via the provision of EV charging points and cycle parking, and enhanced provision for pedestrian, cycle, and public transport accessibility to the India of Inchinnan building. It is acknowledged however that delivery of additional parking provision could encourage trips to the site by car. It is therefore considered appropriate to impose a planning condition to ensure the site's Active Travel plan is updated. It is also noted that it has been indicated that the proposals constitute the relocation of parking to the east of the building in order to potentially allow the parking area to the west to be redeveloped subject to planning and that parking need and demand and active travel requirements could be assessed again at this time. It is therefore considered that the net impact on parking provision would therefore be balanced. On this basis I am satisfied the development also complies with policies 1 and 2 of NPF4.</p> <p>In terms of drainage, a drainage strategy for the car park can be sought via condition to ensure surface water is managed sustainably in accordance with policies I3 of the LDP and 22 of NPF4.</p> <p>The development will support the role and function of Inchinnan Business Park and is compatible with the surrounding character of the area. It will not impact upon existing uses or potential economic investment within the area. There will be no detrimental impact on residential amenity, sensitive uses, the built or natural environment. The development therefore complies with policies E1 of the LDP and 26 of NPF4.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no

material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a strategy for the sustainable drainage of surface water. Only the approved strategy shall thereafter be implemented on site.

Reason: To ensure surface water is managed appropriately in the interests of sustainable drainage.

2. That prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted as part of a landscape strategy for the written approval of the Planning Authority. The landscape strategy shall include (but not be limited to) provisions in respect of:

- all proposed trees, shrubs, hedgerows, areas of grass/wildflower seeding, turfing including size, species, spacing and location.
- all areas of hard standing including location and materials.
- a plan showing proposed site levels.
- all areas of surface water including ponds, and measures for the sustainable management and drainage of surface water where applicable.
- the implementation of all biodiversity and habitat enhancements.
- a timetable for the implementation of the landscape strategy.
- a strategy for the future management and maintenance of all landscaped areas including provision for replacement of trees, shrubs, hedgerows and areas of grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are removed within 5 years of being planted.

The approved landscape strategy shall thereafter be implemented on site in accordance with the approved timetable and shall be managed and maintained thereafter for the life of the development.

Reason: To ensure a robust landscaping strategy is implemented in the interests of visual amenity, landscape character and biodiversity.

3. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of any boundary fences, gates, walls, or other method of enclosure to be installed at the site. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be used in the development of the site.

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity.

4. That prior to the car park hereby approved being completed and made available for use, the developer shall submit a travel plan for the written approval of the Planning Authority. The travel plan shall set out measures to promote travel to the India of Inchinnan building by sustainable modes (active modes and public transport), and

to reduce travel by single occupancy private vehicle. It shall include targets for travel by sustainable modes, associated actions to achieve these targets, and a scheme for regular monitoring and review whereby the measures will be continued, or new measures will be identified to ensure targets are met. The measures within the travel plan shall be implemented at the point when the car park is brought into use and shall be reviewed thereafter in line with the approved travel plan.

Reason: To encourage travel to the India of Inchinnan building by sustainable modes, and reduce demand for single occupancy private vehicle trips.

5. That all works associated with the realignment of the boundary wall shall be undertaken in accordance with the methodology set out within the approved 'Removal & Reconstruction of Boundary Wall – Method Statement' prepared on behalf of City Gate Construction and be completed prior to the car park hereby approved being brought into operation.

Reason: To ensure the works are undertaken in an appropriate manner that will safeguard the character and special interest of the listed building.

6. That prior to the car park hereby approved being completed and made available for use, the developer shall submit a specification detailing the final location and design of all bike stores as generally illustrated on approved drawing 682.AP.102 C titled 'Proposed Site Plan' (and any subsequent approved revisions to this drawing). The specification shall also include a timetable for the installation of the bike stores. The approved stores shall thereafter be installed on site in accordance with the approved timetable.

Reason: To ensure suitable provision for bike storage at the development in the interests of supporting sustainable transport.

7. That the section of footway along the north eastern boundary of the site fronting the Greenock Road/Inchinnan Drive roundabout as generally illustrated on approved drawing 682.AP.102 C titled 'Proposed Site Plan' (and any subsequent amendments to this drawing) shall be completed to an adoptable standard and made available for use prior to the car park hereby approved coming into operation.

Reason: To ensure pedestrian links are delivered in a timely manner in the interests of pedestrian safety and accessibility.

8. That all existing car parking located to the west of the India of Inchinnan building as illustrated in approved drawing 682.AP.102 C titled 'Proposed Site Plan' (and any subsequent amendments to this drawing) shall be retained and made available for use by occupants of the India of Inchinnan building unless otherwise agreed in writing with the Planning Authority.

Reason: To retain control over overall parking provision at India of Inchinnan.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 24/0025/LB

KEY INFORMATION

Ward: 12 – Erskine
And Inchinnan

Applicant: City Gate
Construction Ltd

Registered: 15/01/2024

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Realignment of front
boundary wall

LOCATION: India of Inchinnan Greenock Road, Inchinnan

APPLICATION FOR: Listed Building Consent



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RECOMMENDATION

Grant subject to
conditions

IDENTIFIED KEY ISSUES

- The India of Inchinnan building is a category A listed building.
- Historic Environment Scotland have not commented on the proposals.
- The proposal accords with the relevant provisions of National Planning Framework 4, the Renfrewshire Local Development Plan and Historic Environment Scotland's guidance.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 24/0025/LB

SITE ADDRESS	India of Inchinnan, Greenock Road, Inchinnan
PROPOSAL	Realignment of front boundary wall
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent to realign a section of boundary wall which fronts India of Inchinnan which is a category A listed building.</p> <p>The boundary wall comprises of a base wall which is split into sections by stone piers. There are metalwork sections between the piers, and taller end piers at each end of the wall. The wall is finished in white render to match the India of Inchinnan building.</p> <p>It is proposed to realign the three sections that are at the eastern end of the wall. The realignment of the wall is required to accommodate a new section of footway that is being delivered as part of planning application 23/0296/PP for the formation of a car park at the eastern end of the building. Planning application 23/0296/PP is also being presented to Board today.</p> <p>The applicant has submitted a methodology which sets out how the realignment works will be undertaken. This includes retention of the metal railings for reuse, and re-use of the original masonry as far as possible to ensure the new wall seamlessly integrates with the existing wall.</p>
SITE HISTORY	<p>Application No: 23/0296/PP Description: Formation of car park with associated access and landscaping and realignment of boundary wall Decision: This application is also being presented to Board today for determination.</p> <p>Application No: 18/0377/LB Description: Re-rendering of external walls (in retrospect). Decision: Granted</p> <p>Application No: 17/0823/LB Description: Internal alterations including the formation of a partition wall, formation of kitchen area and installation of additional toilet cubicle Decision: Granted</p> <p>Application No: 07/0751/PP Description: Erection of 2 no. three storey office pavilions. Status; Granted subject to conditions.</p>

	<p>Application No: 04/1056/LB Description: Erection of 5 No. flagpoles on north elevation and 3 No. flagpoles on east and west elevations. Status; Granted subject to conditions.</p> <p>Application No: 04/0980/AD Description: Erection of 5 no. flagpoles on north elevation and 3 no. flagpoles on east and west elevations. Status; Granted subject to conditions.</p>
CONSULTATIONS	Historic Environment Scotland – No comments.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p><u>National Planning Framework 4</u> Policy 7 - Historic assets and places</p> <p><u>Renfrewshire Local Development Plan</u> Policy ENV3 - Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Historic Environment Scotland: Managing Change in the Historic Environment Guidance</p>
PLANNING ASSESSMENT	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent special regard must be had to the desirability of preserving the listed building and its setting as well as any features of special architectural or historic merit.</p> <p>In terms of Development Plan policy, Policy 7 of NPF4 and Policy ENV3 of the LDP are similar in that they both require works to listed buildings to respect their character. The proposals must be assessed against these policies, the relevant supplementary guidance, as well as Historic Environment Scotland’s guidance notes.</p> <p>A key consideration in the assessment of the application is the consultation response from Historic Environment Scotland (HES). In this instance, HES have not commented specifically on the proposal and have instead advised that it be assessed and determined in accordance with the national and local policies and guidance set out above.</p>

	<p>The requirement to realign the boundary wall has arisen from the proposed formation of a missing section of footway which forms part of the concurrent planning application 23/0296/PP. The alignment of the existing boundary wall causes a pinch point at the eastern end of the existing footway which prevents the ability to form an appropriate standard of width of footpath for the missing section. The boundary wall therefore requires to be realigned to ensure that a consistent width of 2m can be maintained throughout the full length of the footway.</p> <p>The boundary wall runs the full width of the Greenock Road site boundary (approx. 25m) including to the front of the India of Inchinnan building and the car park area to the west. It provides a distinctive and well defined edge to the site, and complements the design and appearance of the main building through the use of white render finish and metal railings.</p> <p>The boundary wall is divided into sections via intermediate piers, with each section incorporating metal railings. The realignment relates to three sections at the eastern end of the wall which are in combination approx. 17m in length (including the intermediate and end pier). The wall will be realigned at a slight curve along the edge of the new footway.</p> <p>The application includes a methodology and drawings which show that the realigned wall will be constructed to match the character and appearance of the existing wall. This includes reinstatement of the metal railings and the render finish (including re-use of existing masonry where possible).</p> <p>The realignment of this section of the wall is not considered to have a detrimental impact on the character, appearance, or special interest of the India of Inchinnan building. The realignment will also facilitate an improved pedestrian network which will enhance circulation and connectivity around the building. There have been no objections to the work from Historic Environment Scotland.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Listed building consent should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That all works associated with the realignment of the boundary wall shall be undertaken in accordance with the methodology set out within the approved 'Removal & Reconstruction of Boundary Wall – Method Statement' prepared on behalf of City Gate Construction and be completed prior to the car park (as defined within planning application 23/0296/PP) being brought into operation.

Reason: To ensure the works are undertaken in an appropriate manner that will safeguard the character and special interest of the listed building.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666

