

Notice of Meeting and Agenda Communities, Housing & Planning Policy Board

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

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Stephen Burns: Councillor Andy Doig: Councillor Natalie Don: Councillor John Hood: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Colin McCulloch: Councillor Kevin Montgomery: Councillor Iain Nicolson: Councillor Emma Rodden: Councillor Jane Strang:

Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

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.

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 www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Items of business

Apologies

Apologies from members.

Declarations of Interest

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

- | | | |
|----------|---|------------------|
| 1 | Pre-Determination Hearing | 5 - 14 |
| | Conduct Pre-Determination hearing in respect of planning application 17/0394/PP - BAe Systems Ltd - Use of land within the Core Development Area for residential development (in principle), Royal Ordnance, Station Road, Bishopton. | |
| 2 | Minute of Meeting of Police and Fire & Rescue Scrutiny Sub-Committee | 15 - 18 |
| | Submit Minute of the Meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 7 November, 2017. | |
| 3 | Revenue Budget Monitoring Report | 19 - 26 |
| | Joint report by the Director of Finance & Resources, Acting Director of Development & Housing Services, Director of Children's Services and Director of Environment & Communities. | |
| 4 | Capital Budget Monitoring Report | 27 - 32 |
| | Report by Director of Finance & Resources. | |
| 5 | Public Protection Operational Update | 33 - 44 |
| | Report by Director of Environment & Communities. | |
| 6 | Independent Review of Hate Crime Legislation in Scotland - Consultation Paper | 45 - 54 |
| | Report by Director of Environment & Communities. | |
| 7 | Scottish Fire & Rescue Service - Local Fire & Rescue Plan (Renfrewshire) 2018 | 55 - 72 |
| | Report by Director of Environment & Communities. | |
| 8 | Renfrewshire Vacant and Derelict Land Strategy 2018 | 73 - 112 |
| | Report by Acting Director of Development & Housing Services. | |
| 9 | Planning (Scotland) Bill 2017 | 113 - 116 |
| | Report by Acting Director of Development & Housing Services. | |

10	Making Places Initiative - Foxbar Place Plan	117 - 120
	Report by Acting Director of Development & Housing Services.	
11	Planning Appeal Decisions - Proposed Housing Development within the Greenbelt	121 - 124
	Report by Acting Director of Development & Housing Services.	
12	Proposal of Application Notices	125 - 142
	Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Determination Procedures and the Councillors Code of Conduct.	
	Planning Applications	
	Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or pre-determination. Votes on planning applications must be seen to impartial and not influenced by party political issues.	
13	Planning Applications	143 - 192
	Reports by Acting Director of Development & Housing Services.	

RENFREWSHIRE COUNCIL

Application No: 17/0394/PP

DEVELOPMENT AND HOUSING SERVICES

Regd: 26/05/2017

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Agent

BAE Systems
Georgetown Reception Centre
Houston Road
Houston
PA6 7BG

Cass Associates
204 The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Nature of proposals:

Use of land within the Core Development Area for residential development (in principle).

Site:

Royal Ordnance, Station Road, Bishopton, PA7 5NJ

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the Development Plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to ingather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Councils Pre-determination Hearing Procedures are appended to this report for Member guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission in principle is sought for the redevelopment of land (previously identified for industrial purposes) for housing. The site area extends to some 37 hectares of development land with an indicative capacity for some 1000 housing units (and a further 6 hectares of strategic landscape corridors). A further, separate application has been submitted for the expansion of the northern residential areas for approximately 350 units (and this is being considered under reference 17/0393/PP).

The site lies to the west of, and forms part of, the Core Development Area which is the central/east portion of the former Royal Ordnance Factory (ROF) site in Bishopton. The Core Development Area is the part of the site on which most physical development is to be concentrated and which has been the subject of previous approvals for various development land uses. The area surrounding the Core Development Area comprises the proposed Community Woodland Park. BAe Systems Environmental Test Facility is located to the south and east of the site.

Outline planning permission (06/0602/PP) was granted subject to a Section 75 Agreement for the formation of a mixed use Community Growth Area in 2009. The outline consent was for the erection of

a residential development of 2500 units; 150,000m² of commercial/employment related floorspace; a community woodland park; recreation and open space areas; community facilities; local services and retail and educational provision; infrastructure works; Northern and Southern Access Roads; improvements to station approach and park and ride facilities and the construction of a motorway junction off the M8.

Considerable progress has been made including the implementation of very significant elements of advance infrastructure including the northern and southern access roads (the latter including a rail bridge spanning the Glasgow - Gourock - Wemyss Bay rail line), the main internal distributor road linking the northern and southern access roads; residential access roads and services, structural landscaping, core paths and pedestrian links, upgrading of perimeter routes (Birch Road) and off-site junction improvements, strategic drainage infrastructure and SUDS ponds, landfill containment, park and ride facilities, and preparatory land engineering for the new motorway junction. Extensive earthworks and remediation activities, site levelling and platforming have also been concluded for much of the core development area to make the land suitable for the new uses and in anticipation of receiving new development. Detailed consent is already in place for some 1430 new private houses many of which are either occupied, nearing completion or under construction. By the end of 2016 some 569 houses were occupied representing a completion rate of approximately 200 units per annum. Two phases of affordable, social rented housing units are expected to commence on site in the near future.

History

06/0602/PP - Regeneration of the site to form a mixed use community growth area. Granted subject to conditions/Section 75 Agreement 10 August 2009.

06/1065/PP - Construction of a motorway junction. Granted subject to conditions 6 February, 2009.

09/0527/PP - Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions 24/03/2010.

09/0456/PP - Construction of a landfill facility. Granted subject to conditions 24 March, 2010.

09/0796/PP - Construction of an access road (Northern Access Road. Granted subject to conditions 18 January, 2010.

11/0630/PP - Construction of an access road, including the formation of a railway bridge, and associated landscaping and SUDS pond (Southern Access Road). Granted subject to conditions 31 October, 2011.

There have been numerous subsequent applications to address detailed matters such as remediation activities, the provision of strategic infrastructure in the form of SUDS ponds, roads, landscaping, the realignment of the Cordite and Craigton Burns, and residential layouts.

16/0818/NO - Proposal of Application Notice relating to the use of land within the Core Development Area for residential development. Accepted 12 December, 2016.

16/0819/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for the use of land within the Core Development Area for residential development. Determined that an EIA was not required. 6 January, 2017.

Policy & Material Considerations

National Planning Framework 3

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is Clydeplan's Strategic Development Plan (2017) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Clydeplan's - Strategic Development Plan (2017)

The SDP is a material consideration and was approved, subject to modifications, by the Scottish Ministers on 24 July, 2017.

Policy 1: Placemaking

Policy 7: Joint Action Towards the Delivery of New Homes

Policy 8: Housing Land Requirement

Policy 16: Managing Flood Risk and Drainage

Policy 18: Strategic Walking and Cycling Network

Table 1: Placemaking Principles

Schedule 14: Strategic Scales of Development

Diagram 11: Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan 2014

Policy P3: Additional Housing Sites

Policy P1: Renfrewshire's Places

Policy ENV1: Green Belt

Policy I5: Flooding and Drainage

Policy ENV2: Natural Heritage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Green Belt; Trees, Woodland and Forestry; Local Designations: Sites of Importance for Nature Conservation (SINCs)/Local Nature Reserves (LNR); and Scheduled Ancient Monuments & Archaeological Sites

Delivering the Infrastructure Strategy: Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide is non-statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. In addition, Renfrewshire's Housing Land Supply Supplementary Guidance requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the supporting information submitted, the comments of the consultees, any objections received and any other relevant material considerations.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations to be received of 5 July, 2017.

Objections/Representations

Two letters of representation have been received, one from Dargavel Residents Association and one from an individual; the former indicating no objection in principle, and the latter expressing support. Both are caveated to the effect that those elements of infrastructure and supporting amenities set out in the Section 75 Agreement should be implemented.

One letter of objection has been received, from Bishopton Action Group, the substance of which is that the current application and the proposed northern expansion (17/0393/PP) should not be treated as separate applications; that the applicant has not demonstrated the need for additional housing in Renfrewshire; a full Environmental Impact Assessment of the whole Community Growth Area (CGA) has not been provided; brownfield land should be developed ahead of green belt land; reducing the employment area and increasing housing means that the CGA is not sustainable; and that the applicant has repeatedly requested postponement of fulfilling planning conditions and mitigation measures.

Consultations

Transport Scotland - No objection subject to conditions in respect of junction improvements, contributions to M8 capacity improvement, bus service delivery strategy, and a Travel Plan.

Director of Community Resources (Roads Traffic) - No objection subject to conditions in respect of the submission of a Travel Plan and the introduction of junction/traffic signalling.

Director of Community Resources (Design Services) – No response at time of writing.

Director of Community Resources (Environmental Services) - No objection subject to conditions in respect of site investigation, remediation strategy and verification reporting to ensure that the land is suitable for the proposed use.

Glasgow Airport Safeguarding - No objection subject to conditions in respect of soft and water landscaping and bird hazard.

NATS Safeguarding - No objection. Further consultation was welcomed once more details on the proposed mix of buildings becomes available to ensure that large buildings do not degrade the performance of the technical infrastructure used to provide air traffic services.

Scottish Environmental Protection Agency - No objection subject to a condition in respect of the submission of a Surface Water Management Plan.

Scottish Water - No comment.

Scottish Natural Heritage - No objection subject to appropriate mitigation being carried out in respect of potential impacts on protected species.

Forestry Commission - No comment.

Health and Safety Executive - No consultation required as the site does not lie within the consultation distance of a major hazard or major accident hazard pipeline.

Health and Safety Executive (Explosives Inspectorate) - No response at time of writing.

Bishopton Community Council - No objection. It was commented that the increase in the overall number of houses should be addressed in a new section 75 Agreement which should ensure that school provision is increased proportionally, as should the community/resource centre facility. The Community Council comment that all original Section 75 Agreement items should be increased proportionally including development trust payments; and that the health centre provision/contribution should be brought forward and increased. It is also suggested that some land for industrial use should also be retained and that the proposed 're-zoned' land should be developed last for housing.

Strathclyde Partnership for Transport - No objection. SPT welcomes the recognition given to the commitments on the previous version of the Public Transport Strategy that any new bus service to Dargavel should not duplicate or abstract passengers from existing bus services and that the new bus service should be freestanding. SPT is broadly in agreement with the proposed bus service level but notes that no evening or Sunday provision is proposed and are of the view that it is required. It is commented that it is essential that the road layout is favourable for bus operations. SPT is disappointed to note that there is no further increase in park and ride or cycle parking capacity proposed at Bishopton Station to accommodate the increase in residential units. SPT would welcome further discussion as the project moves forward.

Summary of Main Issues

Environmental Statement - A request for a screening opinion determined that although the proposal would fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it was not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment be undertaken on the basis of no significant long term impacts on the environment having had regard to the characteristics of the development, the location of the development, and the characteristics of the potential impact.

Appropriate Assessment - N/A

Other Assessments

Design Statement and Access Statement - Assesses the context of the development and demonstrates how the design of development takes that context into account. It recognises local and national policy principles including placemaking. The design is proposed to create a strong urban edge to housing blocks; enhance the landscape framework along road and pedestrian corridors, create high

quality useable open space, create permeability and connectivity through the new neighbourhoods, create a framework for new development, and provide high quality new homes in line with latest guidance on carbon reduction.

Planning Statement and Planning Obligation - Considers the need for comprehensive regeneration through a Masterplan approach, considers the key parameters for the development and a review of the original Masterplan, sets out the planning policy context, provides a planning justification in terms of housing and industrial/business land supply and sets out the applicants views of the key benefits and the planning obligation. The key revision to the Masterplan locates the proposed primary school and community facility more centrally within the core development area. Indicative phasing suggests that following completion of development originally consented within the core development area, the northern expansion land would follow with much of the re-zoned, former industrial land being developed in the later phases of the development. The applicant's justification relies on a focus on Community Growth Areas, strengthening the population base in Renfrewshire through a better choice of housing, effective use of planned physical infrastructure and services, priority being given to previously developed land and regeneration, through the creation of strong and sustainable communities, and, through access to a range of transport and travel networks.

The Planning Statement notes both national and local objectives to provide a generous supply of land for new housing and advances the potential contribution that the proposal site could make to achieving these effective land requirements. It emphasises the potential for ROF Bishopton, as a formerly developed brownfield site, to be developed in preference to other green field or green belt sites.

In addition to an opportunity to review the Masterplan, it is suggested that an opportunity exists to refresh the planning obligation so that it is more closely aligned with the Masterplan. The refreshed Section 75 offers a mechanism to assist with the delivery of affordable housing in Renfrewshire; to increase the size of the proposed primary school, locate it more centrally within the core development site and to integrate community facilities; to set out how and when facilities for recreation and play will be delivered with the focal point on Central Park (which is conceived as a general purpose, amenity based parkland containing footpaths, play areas and open grass for informal games and village events); improved bus services; health care facilities; M8 capacity improvements; the Community Woodland Park; and the Community Development Fund and the infrastructure for sporting facilities.

Surface Water Drainage and SUDS - Notes that the basis of the design of the SUDS ponds is addressed in the original SUDS Design and Maintenance Manual. It is commented that each SUDS pond has been sized to attenuate up to and including a 1 in 200 year storm event. Flow control devices are in place at the outlet structure for each pond. This is to reduce the discharge flow rate from the ponds to a calculated greenfield runoff rate to mirror discharge rates previously seen prior to site development and manage the impact of development on the receiving watercourses. Although catchments have altered the discharge rates agreed with SEPA for each SUDS pond has been maintained.

Flood Risk Addendum - Identifies that the report has been prepared to supplement the original Flood Risk Assessment which outlined the flood protection measures for the whole site. These included increasing the capacity of the Craigton Burn which runs through the development and the provision of a flood compensation area along the Dargavel Burn. In combination, these flood alleviation proposals are considered to remove the flood risk from the proposed Bishopton development and manage the flood risk downstream of the site. The proposed additional development is assessed to have no impact on the general principles of flood and surface water management of the site established by the original site wide surface water management strategy which remains applicable. The additional housing plots in the north west will require SUDS ponds to be relocated and to be re-sized to ensure that the peak discharge rates from it remain as previously designed and approved.

The conversion of employment land along the western margin has limited effect on the development area of those plots but will increase the percentage of permeable surfacing through the provision of gardens in lieu of commercial car parks and hard standings. The peak surface water discharges from the SUDS ponds serving these sites will remain unaffected but it may be possible at the detailed design stage to effect modest reductions to the pond storage requirements to reflect the increase in surface permeability of the development proposals.

Transport Assessment - Provides the background and planning history of the site, sets out the local, regional and national policy framework, assesses the existing situation and considers transport measures to support the development, and considers the development land travel characteristics (for both the expansion land and the change from industry/business to residential).

It concludes that all existing and consented junctions will operate within capacity in the year of the completed development. Mitigation measures are proposed in the form of widening works to allow for a right turn flare lane on the A8 Greenock Road west arm; and modifications to signal phasing to allow for a better no-net-detriment solution at the A8 Greenock Road/Ferry Road/Rossland Crescent junction with the junction operating within practical capacity during both the AM and PM peak periods. The Transport Assessment notes that the proposed development will be designed to ensure that pedestrians and cyclists are afforded a high quality and well linked infrastructure in the form of a mix of shared surfaces, footways, shared pedestrian/cycle paths and dedicated routes.

In terms of public transport infrastructure, it is proposed to provide a bus service between Dargavel village and Bishopton Railway Station during peak periods and with Erskine Bridgewater Shopping Centre during the inter-peak. Multiple points of vehicular access are to be provided to the expansion land and to the phases of development associated with the land currently zoned for business/industry. A network of internal roads are to be provided which will link to the adjacent residential areas and the primary road network through Dargavel Village. A Travel Plan is also to be provided which will seek to encourage travel by walking, cycling, public transport and car sharing.

Public Transport Study - Considers public transport provision, the demand for public transport, and providing access by public transport. It recognises that the village of Bishopton has a limited network of local bus services and bus is the minority form of public transport. The mechanism proposed for the delivery of the new/improved bus services to serve the proposed development at Bishopton remains management and administration by SPT using Section 75 Agreement funding. It notes the frequency rate and travel times of the train service travelling through Bishopton, with rail providing the principal and fastest means of travelling to Paisley and Glasgow city centre.

Ecological Appraisal - Sets out the background and scope of the survey, identifies the survey and evaluation methodologies, sets out the desktop and field survey results, provides an evaluation and assessment and includes recommendations. It recognises that the site and wider BAe Systems ' site ecology is monitored daily by Ecological Clerks of Works with regular up-dated protected species surveys; these under the terms of the extant consent for remediation and bulk earthworks and land engineering activities. Recommendations include mitigation activity related to habitats, otter, badger, birds, bats and general activities to minimise potential impacts and disturbance.

Arboricultural Report - Considers the site and its surrounding, the tree population, impact of the proposed development and tree protection measures. it also sets out the structural landscape proposals and outline landscape proposals for Dargavel Road and the Craigton Burn.

It is not proposed to remove any trees but removal of dead branches and piles of materials near some of the trees is proposed. Trees to be planted will be predominantly locally native species. Long terms management plans will be prepared for the retained trees. Tree protection measures are also considered and these would take the form of root protection areas, temporary protective fencing, ground protection, and ensuring that all utilities would be installed outside of the construction exclusion zone. All tree works would be undertaken outwith the bird nesting season.

Utilities Statement - Indicates that the increased unit numbers from the additional residential plots should not exceed the capacity available within the local electrical, gas, telecommunications, and potable water supply networks.

Ground Condition Report - Considers the environmental setting, the investigation works, assessment and reporting approaches and remediation works. The general approach continues that which has previously been implemented for the earlier parts of the site which involves sub-division into smaller-scale Land Quality Management Areas and treatment through site investigation, remediation method statements, remediation works and finally verification reporting.

Pre-Application Consultation Report - Outlines the process which has been undertaken and confirms that pre-application consultation set out by statute, including a public exhibition, was satisfied. Presentations were given to the Bishopton Community Liaison Group, and a public exhibition was held in Bishopton Community Centre with an attendance of 420 people. The questionnaire responses generally concluded that the majority of respondents were in favour of Dargavel village being a good location to meet the need for housing, the earlier delivery of a larger primary school, early access to areas of community woodland, a firm programme for the construction of the new motorway junction, and the new Masterplan for the village being positive. There was an equal split between those who thought the industrial zone was now appropriate and those who did not (i.e. 40% did, 40% did not and 20% did not know).

Scottish Ministers Direction - N/A

Environmental Assessment

The proposals contained within this application have been considered having regard to the requirements set out in the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, and in particular those relating to a multi-stage consent. A request for a screening opinion determined that although the proposal would fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it was not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment to be undertaken on the basis of no significant long term impacts on the environment having had regard to the characteristics of the development, the location of the development, and the characteristics of the potential impact. The substance of the proposals remains consistent with the matters assessed in the EIA submitted in support of the original outline permission and related detailed permissions. There are no changes which would materially affect the content or conclusions of the earlier EIA which is considered to have taken into account all potential environmental effects.

Conclusion

Members are advised that when the application comes before a meeting of the Council for determination, a detailed assessment of the proposals will be provided. To enable a full assessment of all the matters to be considered including those relevant issues raised at the Pre-Determination Hearing, it is not intended that the application will be reported to the next scheduled meeting of the Council.

The assessment will test the proposals against relevant Development Plan policies, housing and industrial land supply requirements, their suitability in terms of traffic, infrastructure and making the land suitable for the proposed development through remediation, and having regard to any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

Fraser Carlin
Head of Planning and Housing

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 David Bryce on extension 7892.



Renfrewshire
Council

17/0394/PP

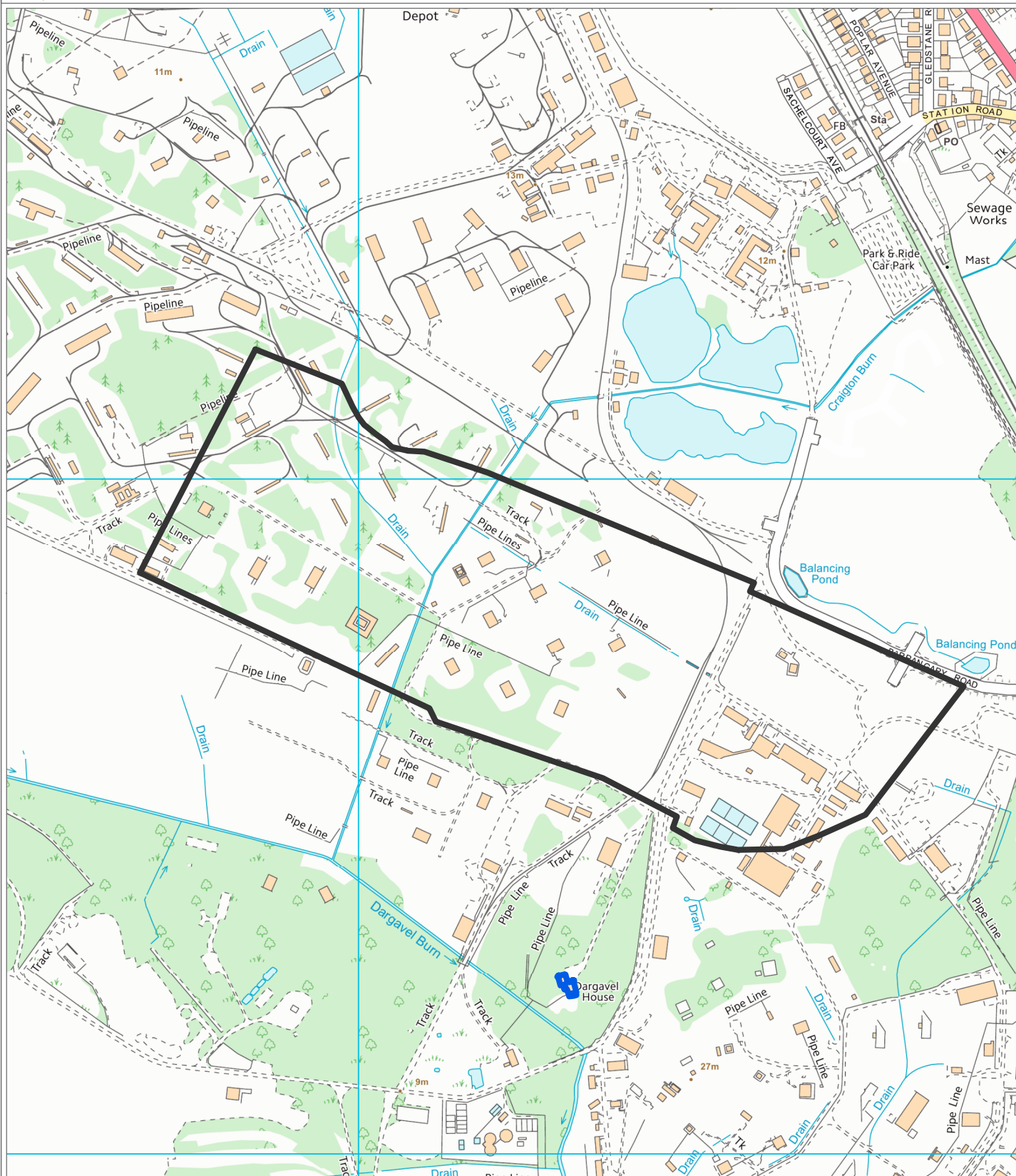
Royal Ordnance, Station Road, Bishopton



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Date: 06/10/2017



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Pre - Determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is significantly contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and the venue for the hearing shall be agreed with the Convener of the Communities, Housing and Planning Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) The applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) Thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint a representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) The applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) The members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) The members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) No cross examination of any of the parties by other parties will be allowed.
 - vii) The Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) No decision on the application will be taken at the hearing.
 - ix) Details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 07 November 2017	14:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillors McGurk, McNaughtan, Montgomery and Strang.

Chair

Councillor McGurk, Convener, presided.

In Attendance

S MacDougall, Director of Environment & Communities; C Dalrymple, Regulatory & Enforcement Manager and D Kerr, Service Coordination Manager (all Environment & Communities); and R Devine, Senior Committee Services Officer (Finance & Resources).

Also in Attendance

Chief Superintendent G Crossan, Superintendent B Kennedy and Sergeant L MacLaren (all Police Scotland); and D Proctor, Local Senior Officer and M Gallacher, Group Manager (both Scottish Fire and Rescue Service).

Declarations of Interest

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

1 Local Policing Plan

There was submitted a report by the Director of Environment & Communities relative to the Renfrewshire Local Policing Plan 2017/20, a copy of which was appended to the report.

The report advised that the Plan detailed the divisional priorities of Police Scotland for the next three years and highlighted that the areas of focus for the Plan were complimentary to the Council's forthcoming Outcome Improvement Plan and that a multi-agency group, operating at a divisional level, would be established to work on the serious organised crime agenda.

The operational arrangements, context, priorities, objectives and effectiveness of the policing model deployed in Renfrewshire since May 2017 were discussed.

DECIDED: That the publication of the Renfrewshire Local Policing Plan 2017/20 be noted.

2 Scottish Police Authority Review of Police Estates

There was submitted a report by the Director of Environment & Communities relative to the Police Scotland Estate Strategy and the Policing 2026 Strategy and, in particular, to the review undertaken of the estate.

The report stated that the Scottish Police Authority (SPA) had approved the Police Scotland Estate Strategy during June 2015. The vision of the Strategy was to enhance service delivery by transforming the estate into one which was modern, flexible and fit for purpose, in line with the Policing 2026 Strategy. Police Scotland had inherited a large estate based on legacy requirements that had developed over a significant period of time when policing demands had been very different from current and anticipated future demands. As part of the review, 53 police stations in Scotland, including those in Quarry Street, Johnstone and Linwood, had been identified as no longer being required to support service delivery and/or for operational reasons and were being considered for potential disposal. The SPA had commenced a period of formal engagement with communities, partners and staff and no decision would be taken prior to the end of January 2018 when the outcome of the consultation would be submitted to the SPA Board for consideration. A summary of the proposed operational arrangements in Johnstone and Linwood was provided.

DECIDED:

(a) That the consultation into the proposed disposal of 53 police stations currently being carried out by the Scottish Police Authority and running up to 31 January, 2018 be noted; and

(b) That the operational implications for the Renfrewshire area arising from the proposals contained within the consultation be noted.

3 Police Scotland Scrutiny Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area.

The report summarised the key performance indicators and the appendix to the report provided statistics for the period April to August 2017, relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2014/17, together with comparative data for 2016. The report also provided local updates in relation to the Police Scotland priorities of violence, disorder and anti-social behaviour; serious and organised crime; counter terrorism and domestic extremism; protecting people at risk of harm; road policing; and acquisitive crime. The commitment to work with Community Planning partners to keep the people of Scotland and its communities safe and Partnership working were highlighted as critical elements of the strategy.

Crime/incident trends relating to murders, serious assault, domestic abuse, stop and searches, theft by housebreaking, detection of sexual crimes and road traffic casualties were discussed. Mention was made by members of the Sub-Committee and the Police Scotland representatives of the positive impact of the local community policing model on the crime/incident trends during the reporting period. An invitation was extended to members of the Sub-committee to attend a future morning briefing.

DECIDED: That the report be noted.

4 Scottish Fire & Rescue Service Scrutiny Report

There was submitted a report by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the first and second quarters of 2017/18.

The report highlighted improvements across a range of performance indicators and identified areas where further interventions were required. Over the period there had been a decrease in the number of accidental dwelling fires from 96 in the same period in 2016/17 to 87 in the current reporting period; the total number of all non-fatal fire casualties had decreased from 24 to 17; the total number of incidents involving deliberate fire raising had decreased from 490 to 357; the total number of fires in non-domestic premises had decreased from 42 to 33; the number of unwanted fire alarm signal incidents had increased from 380 to 461; the total number of non-fatal road traffic collisions attended by the Service had decreased from 46 to 39; and the number of recorded casualties had decreased from 49 to 37. The appendix to the report provided a detailed analysis of performance and activities.

The pro-active approach to minimising the fire safety risk in high rise blocks adopted locally, the beneficial impact of the Bonfire event in Paisley Town Centre and the work undertaken by the Council to uplift waste materials prior to 5 November and reduce the requirement of the Fire and Rescue Service to attend at 'unauthorised' bonfires in the Renfrewshire area, and an act of violence perpetrated against Fire and Rescue Service officers locally were discussed.

The report also detailed a number of priorities and interventions, specifically highlighting the Local Area Liaison Officer's attendance at the daily tasking meeting within Renfrewshire Safety Hub; the Community Action Team (CAT) engagement with a number of key partners to promote fire safety within the home and the wider unintentional harm agenda; a number of information/awareness events that had been conducted by the CAT to support the work of the SFRS Spring Thematic Action Plan which included talks on deliberate fires and water safety around reservoirs; and the number of home fire safety visits carried out in Renfrewshire during the reporting period.

DECIDED: That the report be noted.

5 Spotlight - Community Policing: First six months

Superintendent B Kennedy (Police Scotland) gave a presentation relative to the first six months of Community Policing in the Renfrewshire area.

The local policing model had been implemented on 4 April 2017 and reference was made to the rationale for introduction, making reference to Police Scotland priorities and objectives, local service demands, the consultation undertaken and the key areas of the Policing 2026 programme. A brief summary of how Community Policing operated locally, the training provided to Community Officers and the benefits to both Police Scotland and the community was provided. An evaluation of the first six months was currently being undertaken. However it was noted that anecdotal feedback received to date had been positive. Local community groups would be encouraged to participate in the evaluation by providing feedback of their experience.

DECIDED: That the information provided be noted.

6 Spotlight on Vulnerable Adults

Superintendent B Kennedy (Police Scotland) and Group Manager M Gallacher (Scottish Fire and Rescue Service) gave a presentation relative to vulnerable adults.

An overview and analysis of the Services' involvement with vulnerable adults during 2016/17 was provided. Reference was also made to the partnership working, particularly information sharing, undertaken to address factors which resulted in vulnerable individuals requiring the Police and Fire & Rescue Service to intervene, which consequently impacted on the level of service available for other users.

The sympathetic collaborative approach adopted locally, the procedures available to intervene, training provided to partner organisation employees and the associated resource implications were discussed.

DECIDED: That the information provided be noted.



To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Director of Finance and Resources, Director of Development and Housing Services, Director of Children's Services and Director of Environment & Communities

Heading: Revenue Budget Monitoring to 10 November 2017

1. Summary

1.1 Gross expenditure is £62,000 (0.1%) over budget and income is £62,000 (0.1%) greater than anticipated which results in a **break even position** for the services reporting to this Policy Board. The summary position for services reporting to this Policy Board is summarised in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	Breakeven	-
Other Housing	Breakeven	-	Breakeven	-
Criminal Justice	Breakeven	-	Breakeven	-
Renfrewshire Wardens	Breakeven	-	Breakeven	-
Civil Contingencies Service	Breakeven	-	Breakeven	
Policy and Regeneration	Breakeven	-	Breakeven	-
Development Standards	Breakeven	-	Breakeven	-
Community Learning and Development	Breakeven	-	Breakeven	-

2. **Recommendations**

2.1 Members are requested to note the budget position.

2.2 Members are requested to note that since the report there have been no budget adjustments.

3. **Housing Revenue Account**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

Although the HRA is projecting a breakeven position for both year to date and projected year end positions, there are some significant compensating variances to be noted. Expenditure on repairs is £354k lower than expected at this stage of the year, although a breakeven position is still projected at this stage as a harsh winter can change the position. Within payments to other bodies, year end underspends are being reported in respect of void loss £150k and irrecoverable rent £300k based on current performance, delays in the roll out of Universal Credit and ongoing improvements in these areas. Although neighbourhood forum costs are currently £54k underspent, this is expected to be fully spent by the end of the year as project commitments are made. An overspend of £62k is also anticipated in respect of Council Tax on void properties, predominately due to the Council Tax levy being applied to longer term empty properties in regeneration areas. A corresponding overspend is being reported against capital charges to reflect the current policy of utilising any HRA underspends to repay debt.

3.1 **Projected Year End Position**

At this stage in the financial year, it is projected that the HRA will achieve a breakeven position at the year.

4. **Other Housing**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

4.1 **Projected Year End Position**

It is projected that the Other Housing division will achieve a breakeven position by the year end.

5. **Renfrewshire Wardens**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

5.1 **Projected Year End Position**

It is projected that Renfrewshire Wardens will achieve a breakeven position by the year end.

6. **Civil Contingencies**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

6.1 **Projected Year End Position**

It is projected that the Civil Contingencies will achieve a breakeven position by the year end.

7. **Policy and Regeneration**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

7.1 **Projected Year End Position**

It is projected that the Policy and Regeneration will achieve a breakeven position by the year end.

8. **Development Standards**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

8.1 **Projected Year End Position**

It is projected that Development Standards will achieve a breakeven position by the year end.

9. **Community Learning and Development**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

9.1 **Projected Year End Position**

It is projected that Community Learning and Development will achieve a breakeven position by the year end.

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** - none
3. **Community Planning** – none
4. **Legal** - none
5. **Property/Assets** - none

6. **Information Technology** - none.
7. **Equality & Human Rights** - 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 because it is for noting only. 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

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RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 10 November 2017

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	18,010	9,617	9,709	(87)	9,622	(5)	-0.1% overspend
Property Costs	78,605	48,210	46,875	845	47,720	490	1.0% underspend
Supplies & Services	808	458	502	(37)	465	(7)	-1.5% overspend
Contractors and Others	95	55	205	(136)	69	(14)	-25.5% overspend
Transport & Plant Costs	149	90	105	0	105	(15)	-16.7% overspend
Administration Costs	7,997	423	602	(156)	446	(23)	-5.4% overspend
Payments to Other Bodies	6,528	2,862	2,231	83	2,314	548	19.1% underspend
CFCR	0	0	0	0	0	0	0.0% breakeven
Capital Charges	23,381	(1,036)	0	0	0	(1,036)	-100.0% under-recovery
GROSS EXPENDITURE	135,573	60,679	60,229	512	60,741	(62)	-0.1% overspend
Income	(121,770)	(68,718)	(69,271)	491	(68,780)	62	0.1% over-recovery
NET EXPENDITURE	13,803	(8,039)	(9,042)	1,003	(8,039)	0	0.0% breakeven

£000's

0
(0)

Bottom Line Position to 10 November 2017 is an underspend of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 10 November 2017

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5) £000's	Budget Variance £000's (7)	%	
Housing Revenue Account	0		(16,896)	(17,630)	734	(16,896)	0	0.0%	breakeven
Other Housing	4,344		5,451	5,140	311	5,451	0	0.0%	breakeven
Criminal Justice	2,869		72	36	36	72	0	0.0%	breakeven
Renfrewshire Wardens	2,769		1,417	1,562	(145)	1,417	0	0.0%	breakeven
Civil Contingencies Service	115		(16)	(9)	(7)	(16)	0	0.0%	breakeven
Policy and Regeneration	2,747		1,755	1,681	74	1,755	0	0.0%	breakeven
Development Standards	(209)		(466)	(466)	0	(466)	0	0.0%	breakeven
Community Learning and Development	1,168		644	644	0	644	0	0.0%	breakeven
NET EXPENDITURE	13,803		(8,039)	(9,042)	1,003	(8,039)	0	0.0%	breakeven

£000's
0
(0)

Bottom Line Position to 10 November 2017 is an underspend of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 10 November 2017

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING : HOUSING REVENUE ACCOUNT

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	7,414	4,109	4,096	0	4,096	13	0.3%
Property Costs	13,754	8,543	7,180	865	8,045	498	5.8%
Supplies & Services	323	142	141	0	141	1	0.7%
Contractors and Others	23	5	5	0	5	0	0.0%
Transport & Plant Costs	4	2	2	0	2	0	0.0%
Administration Costs	3,047	304	304	0	304	0	0.0%
Payments to Other Bodies	3,731	1,902	1,378	0	1,378	524	27.5%
CFCR	0	0	0	0	0	0	0.0%
Capital Charges	22,551	(1,036)	0	0	0	(1,036)	-100.0%
GROSS EXPENDITURE	50,847	13,971	13,106	865	13,971	0	0.0%
Income	(50,847)	(30,868)	(30,736)	(132)	(30,868)	0	0.0%
NET EXPENDITURE	0	(16,897)	(17,630)	733	(16,897)	0	0.0%

£000's

0.0%

Bottom Line Position to 10 November 2017 is breakeven of

0.0%

Anticipated Year End Budget Position is breakeven of



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 16 JANUARY 2018

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 10th November 2017 totals £4.962m compared to anticipated expenditure of £4.992m for this time of year. This results in an under-spend position of £0.030m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.025m u/spend	1% o/spend	£0.065m o/spend	3% o/spend
Housing (PSHG)	£0.000m	0%	£0.024m u/spend	4% u/spend
Development & Housing Services	£0.005m u/spend	4% u/spend	£0.001m o/spend	1% o/spend
Total	£0.030m u/spend	1% u/spend	£0.040m o/spend	1% o/spend

- 1.2 The expenditure total of £4.962m represents 39% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

2. **Recommendations**

- 2.1 It is recommended that Members note this report.
-

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 10th November 2017, and is based on the Housing Capital Investment Plan which was approved by council on 23rd February 2017 and the Private Sector Housing Investment Programme approved by the board on 14th March 2017, adjusted for movements since its approval.
-

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £1.391m have arisen which reflects the following:-
- **HRA:**
Budget re-profiled from 2017/18 to 2018/19 (£0.879m):
 - Regeneration (£0.300m).
 - Other Assets (£0.200m).
 - Council House New Build (£0.379)
 - **PSHG:**
Budget re-profiled from 2017/18 to 2018/19 (£0.542m).
 - **Development & Housing:**
Budget re-profiled from 2018/19 to 2017/18 (£0.030m) in Townscape Heritage CARS 2 reflecting updated cash flows for the project.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –

Creating a sustainable Renfrewshire for all to enjoy – Capital investment in new and existing assets will ensure Renfrewshire is more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – 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 because it is for noting only. 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.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **Cosla Policy Position** – none.

List of Background Papers

- (a). Capital Investment Programme 2017/18 & 2018/19 – Council, 23rd February 2017.
- (b). Housing Revenue Account Budget and Rent Levels 2017/18 and Housing Capital Investment Plan 2017/18 to 2019/20 – Council, 23rd February 2017.

The contact officers within the service are:

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Communities, Housing & Planning - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Approved Programme @23/02/17	Current Programme MR 8	Year To Date Budget to 10-Nov-17	Cash Spent to 10-Nov-17	Variance to 10-Nov-17	% Variance	Cash to be Spent by 31-Mar-18	% Cash Spent
HOUSING(HRA)								
Improvements To Existing Properties	9,685	6,829	2,188	2,159	29	1%	4,670	32%
Regeneration	4,390	417	50	56	-6	-12%	361	13%
Other Assets	2,025	2,255	1,150	1,153	-3	0%	1,102	51%
Non Property Expenditure	10	41	9	5	4	44%	36	12%
Council House New Build	1,840	5	0	0	0	0%	5	0%
Professional Fees	1,945	1,700	825	824	1	0%	876	48%
Future Years Allowances	0	0	0	0	0	0%	0	-
Total Housing(HRA) Programme	19,895	11,247	4,222	4,197	25	1%	7,050	37%
HOUSING(PSHG)								
Private Sector Housing Grant Programme	2,500	1,115	630	630	0	0%	485	57%
Total Housing(PSHG) Programme	2,500	1,115	630	630	0	0%	485	57%
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage CARS 2	2,810	291	100	97	3	3%	194	33%
Local Green Area Networks Projects	39	72	40	38	2	5%	34	53%
Total Development & Housing(THI/LGAN)	2,849	363	140	135	5	4%	228	37%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,244	12,725	4,992	4,962	30	1%	7,763	39%



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 16 JANUARY 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: PUBLIC PROTECTION OPERATIONAL UPDATE

1. Summary

1.1 This report provides an update for the Communities, Housing and Planning Policy Board on recent activities carried out by Renfrewshire Community Safety Partnership, including information on:

- environmental enforcement and improvement activities
 - protecting vulnerable residents
 - building safer communities
 - diversionary activities
 - performance update – indicators and targets
-

2. Recommendations

2.1 That the Communities, Housing and Planning Policy Board notes the content of this progress update report.

3. Environmental Enforcement and Improvements

Environment and Place, Team Up to Clean Up

Community Engagement

- 3.1 The Team Up to Clean Up campaign continues to gain momentum and engagement with communities and schools has been encouraging. The Council now has a growing contact list and engagement with communities is developing well. Community Clean Up's will continue to be at the heart of the Team Up to Clean Up campaign.
- 3.2 The webpage is now live, offering branded downloadable materials for groups and community clean up packs, posters and leaflets. Community groups can opt to publish their contact details on the page, enabling those who would like to attend events, or arrange their own, to receive support and more information.
- 3.3 Recently a Team Up to Clean Up Facebook page has been launched and passed to community groups to establish interest. Joining the Facebook page will facilitate discussion between groups and encourage joined up events and activities within, and across communities – strengthening community cohesion.
- 3.4 The Winter 2017 Renfrewshire magazine included a Team Up to Clean Up branded pull out offering information on all aspects of the campaign.

Dog Fouling

- 3.5 The Renfrewshire Responsible Dog Ownership Strategy, a key priority in the Team Up to Clean Up Campaign, has been rebranded with the current focus on dog fouling. An enforcement and educational approach is being targeted in key areas identified through data analysis and evidence of need.
- 3.6 “The Responsible Dog Owners Pledge” has been launched online and includes that signatories agree, amongst other exemplary behaviours, to pick up fouling after their dog. Work is being undertaken to promote the approach to dog walking groups and boarding establishments.
- 3.7 Branded posters and mobile banners will be strategically located in targeted areas initially around the west end of Paisley and Renfrew to raise awareness of the campaign, and these messages will be reinforced using education and targeted enforcement. Data analysis is currently being undertaken to identify further hotspots for similar targeted activity.

4. Protecting Vulnerable Residents

Community Safety Partnership Youth Team

- 4.1 Over the last few months, the Community Safety Partnership Youth Team have been delivering a range of promotional and educational visits to Renfrewshire Schools engaging with pupils with the support of partner agencies:

- Firework Talks - All first year pupils in Renfrewshire received a presentation before Guy Fawkes Night. The Scottish Fire & Rescue Service highlighted safety around fireworks and the injuries that can be sustained especially with upcoming events such as the Halloween Festival, Bonfire night and Christmas Lights being switched on. The Youth Team highlighted the working partnership with the Fire service, Police Scotland and the Wardens in identifying youths involved in Anti-Social Behaviour then visiting youths involved. The police explained the legal side including charges that can be picked up and the consequences of getting involved in fire raising
- S1 Talks - Anti-Social Behaviour talks began in August and will continue throughout the school year, speaking about different types of Anti-Social Behaviour, causes and the consequences for the youths involved and the community
- S3 Talks – Were held jointly with the Community Police in Park Mains High School, Erskine. A short presentation included the dangers of drugs and alcohol and how young people can avoid getting involved in Anti-Social Behaviour
- Anti-Bullying talks were held jointly with Community Police in Castlehead High School, Paisley targeted at S1 pupils;
- Shortroods initiative - With increasing Anti-Social Behaviour in the Shortroods area, the Youth Team worked jointly with the Community Police, and conducted Joint Patrols over 4 nights. The Renfrewshire Community Safety Partnership visited 12 youths involved in anti-social behaviour 11 were charged with offences relating to the vandalism of buses. CCTV footage was also reviewed to assist in identifying the youths involved. Following this intervention normal bus services to the community which had been suspended, were resumed.

Firereach

- 4.2 Following a spike in malicious fire raising across the Renfrewshire area a number of young people identified as being at risk of carrying out this type of behaviour have participated in a week long Firereach course. The course hosted by the Scottish Fire and Rescue Service along with other Community Safety Partners worked with the young people to raise awareness of the dangers and impact that this behaviour has on communities. Follow up visits and activities will continue with the individuals involved to steer them into more positive destinations.

Festive Safety Campaign

- 4.3 Renfrewshire Community Safety Partnership delivered a Festive Safety Campaign during December 2017 and early January 2018 within Paisley town centre which included:
- an increased focus on Paisley town centre by Renfrewshire Wardens
 - additional patrols by police officers
 - Street Pastors assisting party-goers
- 4.4 A Safe Bus service was also provided by the Renfrewshire Community Safety Partnership and located at New Street on peak festive celebration evenings during December 2017 in the run up to Christmas and New Year from 10pm until 4am. The Safe Bus service has been provided for a number of years and assists members of the public who are injured, feel threatened or need safety advice. It also provided flip

flops, sweets, bottled water, a phone charging facility and emergency blankets for those affected by colder weather. Data is currently being analysed to determine which services were most used, however initial figures indicate that the bus supported approximately 20 people each night – a slight reduction in the number of people that have required support in previous years. The Safe Bus service is also important evidence to support the application to maintain Purple Flag status for Paisley.

I Am Me/Keep Safe

- 4.5 By November 2017, the new I Am Me school tour #MakeaDifference Scotland had visited 20 Primary Schools in Renfrewshire with 3,369 children participating. Of these 839 children's surveys have been returned highlighting the following:

- 97% of children have enjoyed I Am Me visiting the school
- 93% of children felt the film made them more aware of bullying
- 92% of children stated that they had learned more about disabilities
- 99% stated that they know that bullying is wrong
- 97% of children stated that they think it is important to report bullying
- 95% would tell an adult if someone was being bullied or if someone was bullying them

A further 27 primary schools have already been booked in to receive the programme during 2018 and the final 2 schools are in the process of arranging dates.

- 4.6 Keep Safe is extending across Scotland, with a further 12 local authorities actively rolling out the initiative. A further 8 local authority areas are currently engaged with I Am Me to prepare for Keep Safe within their area. There are now 334 Keep Safe places across Scotland, including 129 in Renfrewshire.
- 4.7 Keep Safe Ambassadors are trained on how to recognise and report hate crimes safely within the community and in a school environment. The Keep Safe Ambassador programme consists of one full day of training, with inputs from I Am Me Scotland, Police Scotland, and the Crown Office and Procurator Fiscal Services. A certificate and badge is provided to each participant at the end of the training session. The Keep Safe Ambassador programme now has 154 Ambassadors, 57 of these in Renfrewshire. Training dates are being arranged for Renfrewshire schools for February and with a national train the trainer date scheduled for January this figure will continue to grow.
- 4.8 I Am Me won Disability Charity of the Year at the Charity Champions Awards in November 2017. In addition, the Charity has been shortlisted for the Queen's Award for Voluntary Service 2018 which is the highest award given to volunteer groups across the UK.

5. Building Safer Communities

Community Safety Partnership Youth Team

Autumn/Winter Events, 2017

- 5.1 During October to December 2017, Environment & Communities and in particular Amenity Services and the Community Safety Partnership (including wardens, CCTV and Street Stuff) have supported various events throughout Renfrewshire.
- 5.2 This included Paisley Halloween Festival, Paisley Fireworks Spectacular, Bonfire Night, Armistice Day and Remembrance Sunday events throughout Renfrewshire, Reclaim the Night March and Christmas Lights Switch On events in Paisley, Johnstone, Renfrew and Linwood. Amenity Services undertook pre and post event cleaning activities for each event while the wardens provided additional patrols, the Safe Bus, lost kids location and the CCTV vehicle at many of these events. This support was critical especially at large scale events like at Halloween, Fireworks Spectacular and Paisley Lights Switch On where around 25,000 people were in attendance at each event.

Winterfest

- 5.3 Paisley First and M&D's have jointly hosted the first ever Winterfest in Paisley Town Centre taking place between 24 November and 24 December 2017.
- 5.4 Although not a Council event, the Renfrewshire Community Safety Partnership worked closely with the event organisers to ensure a Temporary Traffic Regulation Order (TTRO) was in place along with appropriate traffic management and measures protect the safety of the public. The event was linked to the Community Safety CCTV operations room via radio and close contact was maintained with the event organiser at all times with assistance from the Renfrewshire Wardens. The Youth Team also assisted throughout the event as it attracted younger people into the Town Centre allowing the Youth Team to provide a visible presence and early intervention to prevent issues from developing.
- 5.5 The event is important for the renewal of the Purple Flag award currently held by Paisley First to show that Paisley has a thriving evening and night-time economy.

6. Diversionary Activities

Street Stuff - Evaluation

- 6.1 The purpose of Street Stuff is to provide young people with positive activities, improving social inclusion and giving access to facilities and experiences in their communities supporting positive growth and development. In addition to a programme of activities and healthy eating for young people, Street Stuff includes the provision of a healthy meal to help young people who may not always have access to meals and provides volunteering and employment possibilities for young people some of whom are growing up in areas characterised by multiple deprivation.

- 6.2 Researchers from UWS conducted a limited qualitative evaluation of Street Stuff which involved walking interviews, paired interviews and focus groups and engagement with young people playing football, engaging in dance or participating in media activities in the evenings at sites that were familiar to the young people.
- 6.3 Three Street Stuff venues were sampled. The St Mirren football programme, Linwood Primary School (both football and media bus) and Hunterhill Community Centre (dancing and media bus). At each venue young people were given the choice to take part in a walking interview, paired interview or focus group.

Findings and Benefits of Street Stuff

- 6.4 In each of the areas observed there were multiple deliveries of activities with the dancing and football being accompanied by the media bus. This gave young people an option of activities to take part in. It was observed that the young people and the staff engaged well together and there was a good atmosphere at each of the venues.
- 6.5 For young people, Street Stuff was a much valued break from their normal lives. Boredom is often cited as a predicator for young people to engage in antisocial behaviour. The provision of free activities in the local community can alleviate boredom and provide alternatives to help not to engage in risk taking behaviours.
- 6.6 The evaluation highlighted the importance of Street Stuff's longevity in an area for it to have a difference on a young person throughout their life. Several of the staff interviewed had begun their involvement as young people participating in the programme of activities. Then they went on to become volunteers and then eventually paid employees. This is an important ethos for Street Stuff. Local young people who previously attended as participants are now working in the same areas helping young people with similar backgrounds to their own. Ultimately it is a source of pride as well as opportunity for the young people who have become employed.
- 6.7 This progression from attendance to volunteering and employment is a means of improving young people's social and employability skills. It creates stronger connections within the community. Young people specifically indicated that Street Stuff provides an essential safe haven in their community. Another significant finding was the social connectivity that young people and staff discussed as a result of Street Stuff being in their communities. Young people consistently declared that if Street Stuff was not in their area they would be in their houses on their own. Whereas when Street Stuff was present the young people felt able to come together in large groups and congregate.
- 6.8 Many of the young people Street Stuff staff engage with are the hardest to reach young people in society. As a result of this, these young people often have very challenging behaviours, which researchers felt the staff dealt with admirably. While there were occasional instances in which researchers felt staff missed opportunities to help young people and educate them, these were not the norm and steps are being taken to increase training and support to employees and volunteers to raise their awareness of missed opportunities and prevent any future occurrences.

Programme Updates

- 6.9 The Street Stuff programme has been delivering activities across Renfrewshire with recorded attendances in the region of 24,000 this financial year to the end of December 2017. This includes the delivery of additional activities with the provision of a healthy meal during the October school week and festive period with attendances averaging 100 per day – at a similar level to last year.
- 6.10 A range of activities were delivered during the school holidays including; Football; Table Tennis; FIFA tournament; DJ and dance. Healthy meals were provided including a traditional Christmas dinner with fun activity games, selection boxes and gifts/prizes for young people.
- 6.11 Street Stuff won the Community Champion award at Renfrewshire Chamber of Commerce ROCCO Business Awards 2017. They also won the Community Engagement category at the Scottish Public Sector Awards in December 2017. These latest awards complete a hat trick of awards and a very successful and well deserved year of recognition for the programme.

7. Performance Update – Indicators and Targets

- 7.1 The table below summarises target and actual performance for key performance indicators and benchmarking targets under each of the key change themes for 2016/17.

Target for 2017/18	Target to Period 8	Actual to Period 8	Comments
<i>Building strong, safe and resilient communities</i>			
1. Domestic Noise Complaints – Part V – the average time (hours) between time of complaint and attendance on site			
1hr	1hr	29 minutes	<p>The average response time for domestic noise complaints requiring attendance was just under half an hour and was well within the one hour target for period 8.</p> <p>By the end of period 8, a total of 721 domestic noise complaints had been received in the year to date, 421 of which required attendance on site with an average response time of half an hour.</p>

2. Number of incidents of anti-social behaviour reported to Renfrewshire Community Safety Service			
1,750	Annual target	1,257	<p>The reported number of incidents of anti-social behaviour in the year to date at the end of period 8 was 1,257. This was lower than the 1,520 YTD reported at the end of period 8 in 2016/17, reflecting improved performance.</p> <p>Performance reflects the very challenging nature of the target and a drive to improve reporting and recording of all incidents of anti-social behaviour. The types of anti-social behaviour recorded include Disorder/Youth disorder including youths gathering, gang fighting, drinking in public and carrying offensive weapons; Vandalism, graffiti, fireworks and fire raising, drugs including dealing and paraphernalia; Noise complaints including domestic, industrial and commercial, general banging, parties and disturbances; Verbal abuse, bullying/harassment and racist or sectarian incidents; Minimotos, joy riding, illegal parking and abandoned vehicles; suspicious persons, missile throwing and intruder alarms.</p>
Working together to improve outcomes			
3. % of front line resolutions dealt with within timescale			
i) Environment & Communities			
100%	100%	83%	<p>Environment & Communities has received 3,493 front line resolutions in the first 8 periods of 2017/18, of which 2,900 (83%) were responded to within timescale.</p>
ii) Renfrewshire Community Safety Partnership			
100%	100%	67%	<p>Over the same period Renfrewshire Community Safety Partnership received 36 front line resolutions of which 24 (67%) were responded to within timescale.</p> <p>This performance reflects the challenging and complex nature of some of the frontline resolutions received by the Renfrewshire Community Safety Partnership which require detailed investigation prior to response.</p>

4. % of complaint investigations dealt with within timescale			
i) Environment & Communities			
100%	100%	92%	Environment & Communities has dealt with 24 complaint investigations in the first 8 periods of 2017/18, 22 (92%) of which were dealt with within the agreed timescale.
ii) Renfrewshire Community Safety Partnership			
100%	100%	NA	There were no complaint investigations for Renfrewshire Community Safety Partnership in the first 8 periods of 2017/18.
5. % of Freedom of Information requests completed within timescale			
Environment & Communities			
100%	100%	100%	All FOIs were responded to on time, achieving the annual target. 289 FOI requests were received, 228 of which were departmental specific and the other 61 were cross-departmental.
6. Overtime as a % of total employee costs			
i) Environment & Communities			
6%	6%	6.9%	The level of overtime across Environment & Communities , in the first 8 periods of 2017/18, was slightly above target. This was due to additional overtime being required to deliver two elections in the reporting period with all costs recoverable.
ii) Renfrewshire Community Safety Partnership			
6%	6%	3.8%	In this period the level of overtime in Renfrewshire Community Safety Partnership was below target.
7. Sickness Absence Figures:			
i) Environment & Communities			
4%	4%	6.7%	The absence level at the end of period 8 was 6.7% compared to the target of 4% The absence level of 6.7% is due to a number of long term absences, with the overall absence rate consisting of: - 75.7% long-term absences - 24.3% short-term absences.

ii) Renfrewshire Community Safety Partnership			
4%	4%	9.3%	<p>The absence level was 9.3% at the end of period 8.</p> <p>Performance reflects a relatively small team with a number of long term absences. The overall absence rate is made up of:</p> <ul style="list-style-type: none"> - 69% long-term absences - 31% short-term absences. <p>Absence continues to be addressed through the Council's supporting attendance procedures and the utilisation of occupational health services.</p>

Implications of the Report

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

Our Renfrewshire is fair - Intelligence led joint tasking ensures that trading practices are fair and consistent. The Renfrewshire Community Safety Partnership treats all enquiries and complaints consistently using relevant legislation and guidance to ensure everyone that lives, works and visits Renfrewshire is treated fairly.

Our Renfrewshire is safe - The Renfrewshire Community Safety Partnership contributes towards Renfrewshire being a safe and secure place for those living, working or visiting the area, using intelligence led joint tasking arrangements. It addresses antisocial behaviour & crime and supports youth diversionary and education programmes.

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

List of Background Papers - none

Author: Oliver Reid, Head of Public Protection



To: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD

On: 16 JANUARY 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: INDEPENDENT REVIEW OF HATE CRIME LEGISLATION IN SCOTLAND –
CONSULTATION PAPER

1. Summary

- 1.1 In January 2017 the Scottish Government announced the appointment of an independent review into hate crime legislation in Scotland with the review being led by Lord Bracadale. The review was established following an Independent Advisory Group report which recommended that the Scottish Government should:
- Lead discussion on the terminology and definitions around hate crime, prejudice and community cohesion, and
 - Consider whether existing criminal law provides sufficient protection for those who may be at risk of hate crime.
- 1.2 In addition to this, a recent case raised issues in relation to crimes committed with a religious motivation and was the subject of much debate as to whether the offence fell within the statutory provisions of hate crime. This case has highlighted the need to consolidate hate crime to recognise recent factors that have changed the landscape around hate crime offences.
- 1.3 Hate crime is defined as behaviour which is motivated by hatred, malice, ill-will or prejudice towards people because they form part of a specific group, such as people of a particular race or sexual orientation. A lot of common hate crime behaviour would be criminal even if there was no specific hate crime legislation to deal with it. For example, it is a criminal offence to assault another person.

- 1.4 To reinforce the importance placed in the motivation behind hate crimes, Parliament has passed legislation which means that where an offender has been convicted of another offence (e.g. assault, breach of the peace) and it is proved that the offence was aggravated by a particular form of prejudice, the court must record this and take the aggravation into account when determining sentence. These provisions are known as statutory aggravations. They ensure that levels of hate crime are recorded and send a strong signal that society does not accept this form of conduct. Statutory aggravations include grounds of race, religion, disability, sexual orientation and transgender identity.
- 1.5 Parliament has also enacted a number of standalone hate crime offences. These offences target different forms of unacceptable behaviour specifically because that behaviour is motivated by hatred, malice, ill-will or prejudice towards people because of the group they belong to. At present, these offences are:
- racially aggravated harassment,
 - offensive behaviour in relation to a regulated football match which is likely or would be likely to incite public disorder,
 - threatening communications,
 - offences under sections 18, 19 and 23 of the Public Order Act 1986 which prohibit the use of threatening, abusive or insulting words, behaviour or written material which will stir up racial hatred.
- 1.6 Lord Bracadale is considering the full range of existing legislation in order to reach a view on whether it is the most effective way for the justice system to deal with conduct motivated by hatred, malice, ill-will or prejudice.
- 1.7 The remit of the Lord Bracadale review is to:
- Consider whether existing hate crime law represents the most effective approach for the justice system to deal with criminal conduct motivated by hatred, malice, ill will or prejudice,
 - Consider and provide recommendations on:
 - Whether the current mix of powers and hate crime offences are the most appropriate,
 - Whether the scope of hate crime law should be amended to reflect religiously motivated offending,
 - Whether new categories of hate crime should be created for characteristics such as age and gender (which are not currently covered),
 - If existing legislation can be simplified and harmonised through the introduction of a single hate crime act,
 - How any gaps and inconsistencies can be addressed in any legislative framework ensuring it interacts with any other legislation.
- 1.8 The formal consultation period ran from 31 August 2017 to 23 November 2017, however the Scottish Government have extended this deadline to allow a response to be considered and submitted following this Board meeting. The proposed responses to the consultation questions were drafted in consultation with the “I Am Me Charity” and reflect the responses

made on behalf of that charity to the review. The Council's proposed response is detailed in section 4 of this report.

- 1.9 Lord Bracadale is scheduled to publish his report in 2018 and it will then be for the Scottish Government to decide how best to take forward the recommendations contained within his final report.
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2. Recommendations

It is recommended that the Community, Housing and Planning Policy Board:

- 2.1 Notes the consultation on Independent Review of Hate Crime Legislation in Scotland
 - 2.2 Agrees the Council's consultation response as detailed in section 4 of this report.
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3. Background

- 3.1 Hate Crime is a commonly used term in Scotland and elsewhere, but the term can mean different things to different people for different purposes. Not every crime committed by a person who hated the victim can be called a hate crime. Assaulting someone just because you hate them as a person does not make it a hate crime. What makes it a hate crime is if you committed the crime due to your hate or prejudice against the victim because of their race, religion, disability, sexual orientation or transgender identity. These groups are described as "protected characteristics".
 - 3.2 In addition, a hate crime does not have to be motivated by hate, it can be enough to be a hate crime if the person shows prejudice or hostility towards the victim because of the victim's membership of a group.
 - 3.3 For the purposes of this consultation the following definition is used as the working definition for hate crime "...the creation of offences, or sentencing provisions, 'which adhere to the principle that crimes motivated by hatred or prejudice towards particular features of the victim's identity should be treated differently from 'ordinary' crimes' although legislation may define hate crimes by reference to concepts other than motivation, such as the demonstration of hostility based on a particular feature of the victim's identity, or the selection of the victim on the basis of a particular feature."
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4. Consultation Questions & Responses

- 4.1 **Question 1 : Do you consider that the working definition outlined at 3.3 above adequately covers what should be regarded as hate crime by the law of Scotland?**
 - Current legislation appears difficult to enforce due to the complexity of the definition and terminology and this may prevent many victims from receiving access to justice.

- The definition is difficult to disaggregate, this may in-itself create a barrier to recognising and reporting an incident as hate crime related. The overall terminology 'Hate Crime' can be misleading as many incidents and crimes can be the result of prejudice based behaviour, rather than 'hate'. In addition, 'hate' is an emotion which can be difficult to evidence, possibly resulting in many charges not being brought through lack of evidence of 'hate'.
- At present, under the UK legislation, women as a group are not recognised as a hate crime category. However, on July 13th 2016, Nottinghamshire Police announced it would now record the harassment of women as a hate crime in an effort to tackle sexist abuse defining hate crime as: "Incidents against women that are motivated by an attitude of a man simply because they are a woman". Therefore it could be considered that gender should be included within the working definition and added to the protected characteristics

4.2 **Question 2: How can we prevent tensions and misunderstandings arising over differences in what is perceived by victims, and others, to be a hate crime, and what can be proved as hate crime?**

- Tensions and misunderstanding may be prevented by ensuring that legislation is clear, concise, and, removes the potential for personal opinions to be the deciding factor on whether the incident will be recorded as a 'hate crime'. For example, an experienced officer may recognise the possibility that the victim has been targeted due to the actual or perceived belonging to a particular social group (race, religion, disability, sexual orientation and/or transgender identity) and record the incident as such. If the victim, witness or any other person believes the incident to be motivated by malice or will because of the group they identify with this may cause tension. In addition, an individual may be targeted because of their perceived or actual vulnerability, for example, if they have a disability. The offender(s) may not evidence disablist language or display 'hate', but the victim is still being targeted because of their disability with a likelihood that the offender is displaying prejudice based behaviour (preconceived opinion that the person is more vulnerable due to disability).
- Awareness raising is required with practitioners across the wider Public Protection Agenda about what hate crime is and how to identify it.

4.3 **Question 3: Should we have specific hate crime legislation?**

- Yes - we should have specific legislation that protects potentially more vulnerable members of society. This legislation should not be based on a hierarchy of protection and should be available to any person who is being 'targeted' because of an actual or perceived inequality. This may be an older person who is being targeted for financial exploitative benefit, simply because they are perceived as more vulnerable, or, the neighbour who is being targeted because of their sexual orientation.

4.4 **Question 4: Do you believe there is a need to bring all the statutory sentencing provisions, and other hate crime offences, together in a single piece of legislation? Please give your reasons for your answer.**

Yes – This might assist the prosecution advocate to represent the public interest, and assist the court to reach its decision as to the appropriate sentence. This will include drawing the court's attention to:

- any victim personal statement or other information available to the prosecution advocate as to the impact of the offence on the victim;
- where appropriate, to any evidence of the impact of the offending on a community;
- any statutory provisions relevant to the offender and the offences under consideration;
- any relevant sentencing guidelines and guideline cases; and
- the aggravating and mitigating factors of the offence under consideration.

4.5 **Question 5: Do you consider that the current Scottish thresholds are appropriate? Should “evincing malice and ill-will” be replaced by a more accessible form of words? If so, give examples of what might be appropriate.**

- The current thresholds can be difficult to evidence/prove. This can affect the victims access to justice, particularly in relation to an ongoing campaign of harassment that may not as ‘standalone incidents’ reach the threshold of an actual ‘general’ crime. Race Hate Crime has additional legislative protection which can be more appropriate in certain circumstances (Racially Aggravated Harassment – s50A), but this is not extended to the remaining 4 strands of hate crime. Evincing malice and ill will” might be more accessible if re-worded as “targeted behaviour which causes harm or distress”
- Alarm and distress and changing cultural behaviours and crimes motivated by an attitude are also relevant. i.e. Wolf whistles may apply.

4.6 **Question 6: Should an aggravation apply where an offence is motivated by malice and ill-will towards a political entity (e.g. foreign country, overseas movement) which the victim is perceived to be associated with by virtue of their racial or religious group?**

- This potentially could apply. Hate crime is a criminological and social issue at the forefront of today’s political unease. In the week prior to and the week following the EU referendum on 23rd June 2016, incidents of hate crime reported to police increased by 42%. (Dodd, The Guardian, 2016). They are abhorrent crimes that can have severe effects on victim and the collective sentiments of the wider social groups to which they belong. Violence against women is similarly relentless in its impact on victims.

4.7 **Question 7: Should an aggravation apply where an offence is motivated by malice and ill-will towards religious or other beliefs that are held by an individual rather than a wider group? Please give reasons for your answer.**

- On the basis of not tolerating bias and inequality of treatment, the aggravation should apply to all targeted behaviour against an individual for any perceived inequality. If the person has been targeted because of who they are, or are perceived to be, the legislation should apply.

4.8 Question 8: Do you have any views about the appropriate way to refer to transgender identity and/or intersex in the law?

- No comment given

4.9 Question 9: Does the current legislation operate effectively where conduct involves malice and ill-will based on more than one protected characteristic? Please give reasons for your answer.

- The current legislation would likely operate more effectively if the legislation offered each group the same protection, rather than operating under a hierarchical silo approach. The current legislation is more likely to be identified and applied in cases where conduct involves malice and ill-will based on more than one protected characteristic.

4.10 Question 10: Should the aggravation consistently be recorded? Please give your reasons of your answer. Is it necessary to have a rule that the sentencing judge states the difference between what the sentence is and what it would have been for the aggravation. Please give your reasons for your answer.

- No comment given

4.11 Question 11: Is this provision necessary? Should the concept of a standalone charge be extended to other groups? If so, which groups? Please give reasons for your answer.

- This provision would not be necessary, if the hate crime legislation is amended to include the provision for aggravated harassment. However, as the law stands, Section 50A of the Criminal Law (Scotland) Act 1995 is more clearly defined and more recognisable as a legislative protection for this group. If this legislation is to remain, it could be extended to other groups, to create fair and equitable access to the justice system.

4.12 Question 12: Should there be offences relating to the stirring up of hatred against groups? If so, which groups? Please give reasons for your answer.

- If the offence is to remain, this should be extended to all groups.
- At the moment there is only a specific harassment offence for race and no separate offence for harassment aggravated by religion, disability, sexual orientation or transgender identity. Other groups such as gender based violence should have the same as this falls within a harassment offence.

4.13 **Question 13: If there are to be offences dealing with the stirring up of hatred against groups, do you consider that there need to be any specific provision protecting freedom of expression? Please give your reasons for your answer.**

- Specific provision protecting freedom of expression is essential. Freedom of expression guarantees the right of every person to exchange information, debate ideas and express opinions. This is especially important in the context of politics, in order that members of the public can decide how to vote and which policies to support. However, freedom of expression also underpins artistic, scientific and commercial development, and plays an essential role in holding public bodies to account and in uncovering wrongdoing.
- Because these objectives are considered so important, the law protects not only the expression of opinions which are uncontroversial but also those that 'offend, shock or disturb'. Limits on freedom of expression can only be justified where it is strictly necessary to do so.
- Although Article 10 protects many different kinds of expression, the particular level of protection can vary considerably depending on the *type* of expression involved. For example, political campaigning, journalism and commentary on matters of public interest are generally given a very high degree of protection and this should incorporate hatred to give the additional support to groups.

4.14 **Question 14: Does the current law deal effectively with online hate? Please give reasons for your answer. Are there specific forms of online activity which should be criminal but are not covered by the existing law? Please give reasons for your answer.**

- It is often highlighted that members of particular social groups are targeted online. This takes many different forms, from targeting whole groups to targeting individuals. The legislation is not clear, who can make reports and what incidents can be reported (and how can reports be made). The provision of an online platform used to harass or target individuals or groups without adequate and effective controls to monitor or respond to incidents could be considered for more effective legal control. There have been complaints about photo's being uploaded of individuals and then used to mock and demean this person. For example, a recent incident was highlighted where a disabled lady in a wheelchair was struggling to manage her shopping basket. This was posted onto social media by a member of the public and used to mock the lady whilst calling her offensive and disabilist names. The post was reported to the social media provider and no action was taken.

Question 15, 16, 17, 18, 19 & 20 relate to Football (no comment given)

4.15 **Question 21: Do you consider any change to existing criminal law is required to ensure that there is clarity about when bullying behaviour based on prejudice becomes a hate crime? If so, what would you suggest?**

Yes, bullying based behaviour is often targeted behaviour against an individual's actual or perceived 'difference'. Many possible hate crime reports are initially classed as 'bullying',

'anti-social behaviour' or a 'disagreement between individuals'. For young people, who are often the victim of behaviour categorised in this way, there can seem to be no legislative protection and no resolution. This can have an effect on a young person's mental health and a long lasting effect throughout adult life.

4.16 Question 22: Do you think that specific legislation should be created to deal with offences involving malice or ill-will based on:

- age
- gender
- immigration status
- socioeconomic status
- membership of gypsy/traveller community
- other groups (please specify).

For each group in respect of which you consider specific legislation is necessary, please indicate why and what you think the legislation should cover.

- If Hate Crime legislation is to be reviewed and remodelled, there should be a fair and equitable balance of protection for all social groups. If a person/group are targeted specifically because how they identify, this should be recognised as an aggravating factor. This legislation should cover all targeted abuse, harassment and exploitation both online and in person.

4.17 Question 23: Do you have any views as to how levels of under-reporting might be improved? Please give reasons for your answer.

Do you consider that in certain circumstances press reporting of the identity of the complainant in a hate crime should not be permitted?

If so, in what circumstances should restriction be permissible?

- Hate Crime is vastly under reported, for many reasons, but mainly the complexity of the legislation, the 'Hate Crime' terminology and the understanding of the legislation within society (including Police). Protective legislation should be mainstreamed across all groups, should be accessible and must be taken seriously by the Police and the Justice System. If a person indicates that they believe they are a victim because of how they identify, this should be taken seriously and recorded as such, until the point that the claim can be disproven. Bias, personal judgement and opinion require to be removed from how an incident or crime should initially be recorded and this requires to be more transparent. These incidents and crimes should be recorded and reported as potential hate crimes.
- Victims require to be more clearly identified within the system, e.g. Police Scotland ask a complainant for name, age and place of birth. This creates the potential to identify whether a person has been targeted because of their race, however, other identifying questions are not asked, which may result in many hate crimes being mis-reported leading to under reporting of incidents/crimes.

- In addition, other Public Sector agencies may be recording incidents without recognising / recording the potential for an aggravating factor such as disability, race, religion, sexual orientation or transgender identity.
- Reporting requires to be more accessible e.g. large print, alternative languages and BSL accessible.
- Victims should be kept up to date with progress and ensured that reports will be taken seriously.
- The identity of a complainer/victim should not be publicised if this has the ability to put the individual at higher risk of additional targeted behaviour.

**4.18 Question 24: Do you consider that a third party reporting scheme is valuable in encouraging the reporting of hate crime?
If so, how might the current scheme be improved?**

- The third party reporting scheme is a valuable reporting mechanism for individuals who do not feel able to report directly to the Police, however, this scheme could be improved by working directly with community groups such as disability organisations, advocacy workers, mosques, LGBT groups etc to ensure that the most accessible and appropriate organisations are able to support members to take reports and ensure that incidents are passed to the Police. It may be unlikely that a victim of crime would report to an unfamiliar place such as a library to make a report, if it is not a place that they would regularly frequent.

**4.19 Question 25: Are diversion and restorative justice useful parts of the criminal justice process in dealing with hate crime? Please give reasons for your answer.
Should such schemes be placed on a statutory footing? Please give reasons for your answer.**

- More work is required in order to determine the success rate for diversionary and restorative justice in relation to hate crimes, but if these are successful, then yes they should be included. It is also key to include equality and diversity training within the education system to help build a generation of tolerant and accepting individuals who embrace diversity.

Implications of the Report

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

Our Renfrewshire is fair - Renfrewshire is a place where everyone is treated fairly and equally. This paper and consultation response shows the commitment to reducing hate crime in Renfrewshire.

Our Renfrewshire is safe – Everyone that works, visits and lives in Renfrewshire deserves to feel safe. Hate crime has no place in Renfrewshire and Scotland and this is highlighted in the consultation response.

4. **Legal** – None.
5. **Property/Assets** – None
6. **Information Technology** – None.
7. **Equality & Human Rights** - 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 because it is for noting only. 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.

List of Background Papers: None

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To: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD

On: 16 JANUARY 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: SCOTTISH FIRE AND RESCUE SERVICE – LOCAL FIRE AND RESCUE PLAN (RENFREWSHIRE) 2018

1. Summary

- 1.1 At its meeting on 29 August 2017, the Police and Fire & Rescue Scrutiny Sub Committee, considered a consultation report on the Scottish Fire and Rescue Service, Draft Local Fire and Rescue Plan (Renfrewshire) 2018.
 - 1.2 Members of the Police and Fire & Rescue Scrutiny Sub Committee also agreed the consultation response submitted on behalf of Renfrewshire Council.
 - 1.3 The Scottish Fire and Rescue Service, Local Fire and Rescue Plan (Renfrewshire) 2018 is now being prepared for publication in its final form and is attached as Appendix 1.
 - 1.4 The document details Scottish Fire and Rescue's priorities over the next year, underpinning the delivery of services to the local community in Renfrewshire. The Scottish Fire and Rescue Service have requested that the Council approve the content of the Local Fire and Rescue Plan for Renfrewshire.
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2. Recommendations

It is recommended that the Communities, Housing and Planning Policy Board:

- 2.1 Approves the content of the Scottish Fire and Rescue Service, Local Fire and Rescue Plan (Renfrewshire) for 2018.
- 2.2 Notes that the operational implications and performance for Renfrewshire will be discussed with Scottish Fire and Rescue representatives at future meetings of the Police and Fire & Rescue Scrutiny Sub-Committee.

3. Background

- 3.1 The Scottish Fire and Rescue Service is a key partner within the Renfrewshire Community Safety Partnership.
- 3.2 Reflecting this partnership, the Scottish Fire and Rescue Service has worked closely with Environment and Communities, Public Protection to ensure the key areas of focus within the Local Fire and Rescue Plan for Renfrewshire 2018 are closely aligned with issues being raised as part of the Daily Tasking meetings held daily within the Community Safety Hub.
- 3.3 As a result the overall document is evidence led and aligns well with the Council's current focus on key community protection priorities and compliments the revisions to the Council Plan and Community Plan as approved at the Council Meeting on 28 September 2017.
- 3.4 Of specific interest to the Police and Fire & Rescue Sub-Committee when they are monitoring the performance of the Fire and Rescue Service throughout 2018, will be the local priorities contained within the document:
- Domestic Fire Safety
 - Unintentional Harm and Injury
 - Deliberate Fire Setting
 - Non-Domestic Fire Safety
 - Unwanted Fire Alarm Signals
 - Operational Resilience and Preparedness
- 3.5 The Council and Scottish Fire and Rescue Service will now work closely on helping deliver the local priorities highlighted in the Scottish Fire and Rescue Service, Local Fire and Rescue Plan (Renfrewshire) 2018 through the Renfrewshire Community Safety Partnership.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning** –
- Our Renfrewshire is safe** – By working as part of the Renfrewshire Community Safety Partnership, the priorities in the Local Fire and Rescue Service Plan will contribute to ensuring Renfrewshire is a safe place to live.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.

7. **Equality & Human Rights –**

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.**

List of Background Papers

- (a) Background Paper 1 – Scottish Fire and Rescue Service – Local Fire and Rescue Plan (Renfrewshire) Consultation presented to Police and Fire & Rescue Scrutiny Sub Committee on 29 August 2017.

The foregoing background papers will be retained within Environment & Communities for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is the Regulatory and Enforcement Manager.

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LOCAL FIRE AND RESCUE PLAN

Renfrewshire

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Introduction

Welcome to the Scottish Fire and Rescue Service (SFRS) Local Fire and Rescue Plan for Renfrewshire. This plan has been developed to support the delivery of agreed local outcomes for Renfrewshire's communities in conjunction with the national priorities contained within the SFRS Strategic Plan 2016 – 2019. With the ambition of working in partnership to improve community safety, enhancing the well-being of those living or resorting to Renfrewshire whilst tackling issues of social inequality, this plan will set out our priorities in order to support this ambition.

The demands placed upon the SFRS to respond to a wide variety of incidents challenges us to ensure our personnel acquire and maintain a range of skills to enable our ability to respond to emergencies. Through the identification and the management of risks within the area we will continue to prepare for these responses, however we recognise on many occasions this demand can be reduced through effective engagement and intervention measures.

We recognise as a public service organisation and as a member of the community planning partnership, the demographics of our society is changing which will challenge us to continually improve on how we deliver our services to our communities. Our plan will therefore seek to focus on those areas of demand to maximise the potential to work in partnership and by using our capacity more effectively and innovatively to ensure we direct our resources to the point of need within our communities to protect those most at risk from harm.

As the SFRS continues to evolve we will seek to play a key part in public service reform and identify new opportunities to broaden our role within society to ensure as a modern Fire and Rescue Service, we continue to protect Renfrewshire's communities. This Local Fire and Rescue Plan in conjunction with the statutory responsibilities placed upon the SFRS will be used as a driver to build upon our existing partnership arrangements in Renfrewshire whilst seeking to foster new relationships to support the service's mission of "Working Together for a Safer Scotland".

David Proctor
Local Senior Officer

Foreword

It is important for those who live and work in Renfrewshire to feel safe and protected to allow our communities to thrive.

We are proud to have built a strong partnership with each of the blue light services, recognising their importance in keeping people safe and secure.

The Scottish Fire and Rescue Service is an active and engaged partner in the Council's Community Planning and form a key part of Renfrewshire's Community Safety Partnership.

Through our innovative Community Safety Hub, we are able to routinely share information between our services which allows an early intervention approach to be taken, ensuring we can be proactive in making Renfrewshire a safe place for residents and visitors.

Through establishing and developing a strong partnership, we can focus joint resources on particular issues for wider improved community outcomes, supporting each other in achieving our strategic and operational aims.

Our ambitious new Council Plan is now in place to build on our combined strengths and use them to transform the area's future, enabling it to flourish and create opportunities for everyone.

Thriving Places, Connected Communities sets out the Council's strategic ambitions for the area over the next five years.

It is focused on making Renfrewshire an attractive place to live, work, visit and invest in and has been developed alongside Renfrewshire's new 10-year Community Plan.

Many of the priorities outlined in this new service plan align with our own objectives, including reducing and preventing the number of incidents of deliberate fire raising in Renfrewshire, and therefore it is important we work closely with partners to ensure we make homes safe and lower the risk of unintentional harm.

The Scottish Fire and Rescue Service continue to link into our Local Outcome Improvement Plan which addresses local community justice, links to anti-social behaviour, adult and child protection and alcohol/drug strategies, improving the Council's ability to tackle these issues.

I look forward to Scottish Fire and Rescue's new plan for Renfrewshire linking closely with our strategic plans to ensure we can continue to take a joined up approach and we offer our full support in assisting the Fire Service to achieve their aims.

Councillor Iain Nicolson
Leader of Renfrewshire Council

National Context

Scottish Ministers set out their specific expectations for the SFRS in the Fire and Rescue Framework for Scotland 2016. This provides the outline we should follow to ensure our resources and activities are aligned with the Scottish Government's Purpose and national outcomes.

Our Strategic Plan 2016-19 has been designed to meet these national expectations. Set against a complex and evolving backdrop our Strategic Plan encapsulates our mission, values and strategic priorities.

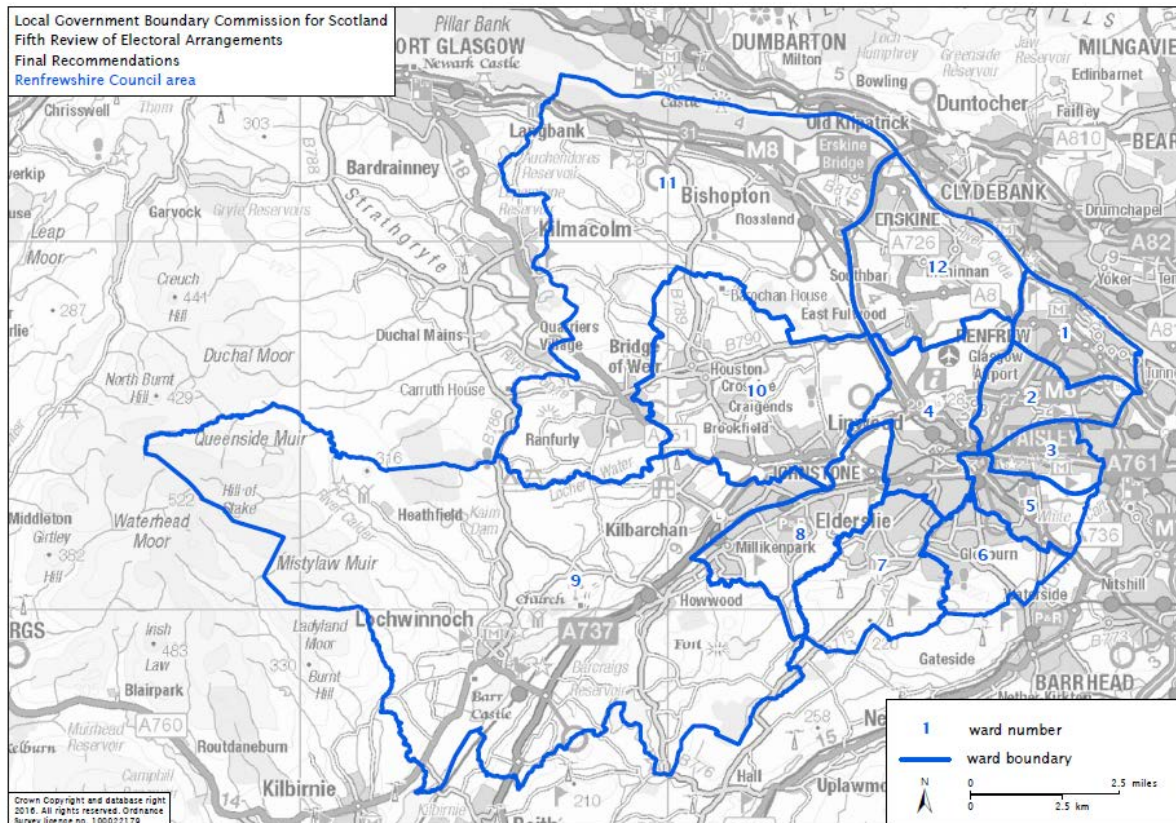


These have been shaped with due regard to the challenges we face and to what we need to achieve to be a highly effective, sustainable public service. Operating within a climate of significant financial uncertainty and public service reform means we need to transform how we operate. This will particularly include how we prepare for and respond to changing societal needs, the impact of climate change and the threat of terrorism.

Strong leadership, supported by sound governance and management arrangements are at the very core of our foundations. These arrangements will direct and provide assurance that we comply with our statutory responsibilities. In addition, they will provide Local Senior Officers with supporting mechanisms to deliver services specifically tailored to local needs.

Local Context

The current population of Renfrewshire, which is around 175000 and constitutes approximately 3% of the total number of persons living in Scotland. Whilst the population within Renfrewshire will be relatively unchanged, the demographical aspect of the area suggests a projected increase in elderly residents.



To enable the SFRS to plan and deliver on a proactive and reactive basis, it is important to understand where and how demand for fire and rescue resources may arise in the short, medium and longer term. As a local authority area, Renfrewshire is constituted by eleven multi-member electoral wards covering a range of diverse urban and rural communities over approximately 104 square miles. Emergency response within the local authority area is provided from three locations comprising:-

- Paisley Community Fire Station (Wholetime Personnel)
- Renfrew Community Fire Station (Wholetime Personnel)
- Johnstone Community Fire Station (Wholetime & Retained Duty System Personnel)

Review of operational activity across Renfrewshire indicates a general downward trend in overall activity levels over the last five years. In terms of fire related activity, accidental dwelling fires have fluctuated year on year with the current trend showing an increase, although the provision of early warning has contributed significantly to reducing the severity of fires within the home with the majority of incidents being dealt with in their initial stages. The protection of our vulnerable members within our communities has been supported by the provision and extension of linked smoke alarms into domestic properties. Accidental dwelling fires caused by factors associated with vulnerable persons currently accounts for just over 1 in 3 of all accidental dwelling fires being attended by the SFRS.

Fire fatality rates within Renfrewshire are extremely low, although fire casualty rates have fluctuated over the corresponding periods. Over the last five years there has been a downward trend in the numbers of recorded fire related casualties. The majority of recorded fire related casualties are not required to attend hospital and of those who have attended hospital, the majority have been deemed to have sustained only slight injuries.

Trend analysis of deliberate fire setting shows a fluctuation in levels of this activity type over the last five years. Analysis identifies deliberate fire setting is occurring on an ongoing basis, although peak activity has been identified in the same periods each year.

Whilst attendances at non-fire related emergencies on average account for around 1 in every 10 operational mobilisations and are considerably less than the number of fire related incidents, the number of fatalities and casualties are notably higher than fire related injuries (fatal and non-fatal). Whilst the majority of non-fire emergency casualties (fatal and non-fatal) are as a result of road traffic collisions within Renfrewshire, another emerging trend has been identified in those persons requiring assistance from other organisations. This results in support being requested from the SFRS in the form of forcing entry into premises to render assistance to occupants or the provision of first responder (medical) assistance.

Whilst many incidents within Renfrewshire are as a result of a confirmed genuine emergency, on average more than half of emergency responses made by the SFRS turn out to be false alarms. These alarms may be as a result of a genuine belief that a fire is occurring which subsequently is confirmed not to be the case or through malicious activity resulting in a report of fire being made knowing this report is false in its nature. There are also a number of warnings of fire generated by fire alarm systems which, following an attendance and investigation, turn out to be false in their origin. Currently attendances to premises which generate these false signals account on average for forty-five percent of all emergency responses within Renfrewshire resulting in disruption to those within the premises in which the alarm activates and also to the SFRS who, on many occasions, are diverted from other activities to attend these incidents.

Reducing service demand, whilst developing the role of the SFRS as part of the ongoing process of public service reform, presents both challenges and opportunities for us to become more integrated in the community planning partnership environment. The recent introduction of the Community Empowerment (Scotland) Act 2015 will result in the development of Renfrewshire's Local Outcome Improvement Plan through a process of locality planning which is designed to deliver local outcomes that make a positive contribution across Renfrewshire's communities and to reduce inequalities. In developing this Local Fire and Rescue Plan, the SFRS will seek to ensure its activities compliment and support the locality planning process. With the development of the local community justice strategy within Renfrewshire following the introduction of the Community Justice (Scotland) Act 2016, the SFRS will ensure, as a partner within the Community Justice Authority, its resources contribute to support the delivery of the local justice strategy.

The delivery of shared outcomes is embedded within Renfrewshire through its range of community planning approaches. Renfrewshire's Community Planning Partnership is committed to the delivery of its vision - *"Working together to make Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive."*

Through the development of its Community Plan and associated key strategic priorities focused on Economy and Skills, Safer Communities and Wellbeing, the SFRS takes an active role in the delivery of these priorities and their intended outcomes through participation and engagement across the partnership arena. Supporting the delivery of Anti-Social Behaviour, Adult and Child Protection, Health and Social Care including Alcohol and Drug strategies are examples of where the SFRS can collaborate in the delivery of these priorities at a local level whilst pursuing the key priorities of this Local Fire and Rescue Plan.

Overseeing the performance of the SFRS at local level is the responsibility of Renfrewshire's Police and Fire Scrutiny Sub Committee. The Sub Committee undertakes the process of scrutiny to monitor progress against the priorities within Renfrewshire's Local Fire and Rescue Plan and also engages with the Local Senior Officer in matters arising on a regional or national basis.

Local Priorities

1. Domestic Fire Safety

Fire safety within the home is a key prevention strategy for the SFRS as the consequence of fires within the home can result in a range of impacts on individuals, families, social landlords and communities. For organisations the requirement to respond, intervene and deal with the aftermath of domestic fires places demand on its resources. To reduce this demand, it is essential approaches to prevention are evidenced based in order to maximise and focus resources to make the biggest impact to safeguard those most at risk of fire.

Analysis of accidental dwelling fire data identifies cooking as the most common cause of fires within the home in Renfrewshire and also the most prevalent cause where fire related injuries are sustained by occupants. Distraction has been identified as the main contributory factor where accidental dwelling fires and/or injuries occur. Those who are deemed at risk from fire may also have other vulnerabilities and impairments due to age, health or mobility reasons and they may also be receiving support from other partners. The scope therefore exists to work more closely together to protect those most at risk from fire through effective information sharing.

In order to reduce the potential for fires from occurring, influencing positive change in occupant behaviours through raising fire safety awareness will be at the forefront of our preventative activities. By increasing the ownership of working smoke detection, the means of giving early warning of fire will also contribute to mitigating the severity of fires and fire related injuries within the home. By using assistive technology, the opportunity exists to further enhance the safety of those who are at risk from fire.

We will seek to reduce accidental dwelling fires and fire related injuries within the home by:

- *Promoting and undertaking Home Fire Safety Visits to those deemed at risk from fire*
- *Working with our partners in Renfrewshire to share information where fire risks within the home have been identified and to provide solutions to protect those who are at risk*
- *Focusing engagement activities in those areas where service demand has been identified*
- *Supporting the provision of assistive technology within the home to increase occupant safety.*

We will monitor our progress in promoting our domestic safety strategy by:

- *Reviewing the number of accidental dwelling fires and their severity*
- *Reviewing the number and the severity of fatal and non-fatal fire related injuries*
- *Increasing the presence of working smoke/heat detection within homes affected by fire.*

By achieving a reduction in the frequency and severity of accidental dwelling fires and fire related injuries we will:

- *Support the safety and well-being of Renfrewshire residents*
- *Support the independent living of vulnerable members within our communities*
- *Reduce the social and economic cost of fires and fire related injuries*
- *Reduce demand on the SFRS and its partners.*

2. Unintentional Harm and Injury

It is not uncommon for those at risk from fire to also be at risk from other injuries within the home, in particular from injuries arising from slips, trips and falls. Requests to the SFRS to provide assistance directly through a first responder role or to provide support to other agencies are increasing. Analysis of data indicates falls are a common cause of accidental deaths and injuries and account for a significant proportion of admissions to hospital. Those persons injured through falls may often be affected by other medical conditions such as dementia. The SFRS has a role to play in contributing to the protection of those at risk from injury and harm within the home. Through operational attendances and delivery of home fire safety visits, we have the opportunity to identify those at risk and through an assessment of such risk, refer individuals to partner organisations for additional support.

Out with the domestic environment, the SFRS respond to a range of non-fire related emergencies. The most common incident of this type within Renfrewshire is attendances at Road Traffic Collisions (RTCs) which results in the majority of non-fire related injuries. Responding to RTCs is a statutory duty for the SFRS, however a collective approach is required amongst community planning partners to support risk reduction measures. As a partner, the SFRS will support the education of young drivers who are considered to be an 'at risk' group and support other initiatives intended to reduce the instances and impact of RTCs within Renfrewshire.

We will seek to reduce the impact of unintentional injury and harm by:

- *Utilising our Home Fire Safety Visit programme to assess for non-fire related risk and refer those deemed at risk from injury and harm to partners to provide additional support*
- *Raising awareness of fire and rescue service personnel as to those factors that increase the risk of unintentional injury or harm*
- *Working in partnership to deliver targeted road safety programmes to young drivers*
- *Focusing resources where demand has been identified and deliver key safety messages.*

We will monitor the effectiveness of our intervention strategies by:

- *Reviewing the number of requests for assistance from other agencies and for the provision of medical and first responder support*
- *Reviewing the number of attendances at RTCs and the frequency and severity of injuries arising from RTCs*
- *Reviewing the number of other non-fire related emergencies and the frequency and severity of injuries arising from these incidents.*

By achieving a reduction in the frequency and severity of unintentional harm and injuries we will:

- *Reduce the social and economic cost of unintentional harm and injury*
- *Support vulnerable members within our communities to live independently within their communities*
- *Ensure the safety and well-being of those living, working and visiting Renfrewshire.*

3. Deliberate Fire Setting

Deliberate fire setting accounts for a significant number of operational incidents within Renfrewshire and takes various forms. Whilst a small proportion involves occupied buildings, vehicles and outdoor structures (primary fires), the majority of deliberate fires are classed as secondary in nature and on most occasions occur in outdoor locations.

Analysis of incident data identifies deliberate secondary fires occurring throughout the year, however peak activity is noted in the spring time, during the bonfire season and when prolonged periods of dry weather arise. Deliberate fire setting is regarded as anti-social behaviour and is also criminal in nature. These acts can lead to serious consequences such as personal injury, damage to property and the environment. Dealing with instances of deliberate fire setting also diverts fire and rescue resources from other meaningful activities.

Working in partnership, we will seek to combine our information to identify those parts of our communities that are being affected by anti-social behaviour in order to reduce such instances whilst tackling the underlying causes of such behaviour. On some occasions the SFRS will work with Police Scotland to investigate deliberate fire setting to determine the cause and if possible those responsible for such acts. Diversionary and engagement activity is regarded as an important approach in tackling anti-social behaviour and will continue to be part of our approach to raise awareness of the impact of this unwanted activity.

We will seek to reduce the instances of fire related anti-social behaviour by:

- *Identifying those parts of Renfrewshire's communities affected by deliberate fire setting to share this information with our partners*
- *Utilising our Fire Reach, Firesetters and school's education programmes to raise awareness of the impact of fire related anti-social behaviour*
- *Working with partners to develop joint strategies to reduce the risk posed by deliberate fire setting and to mitigate its impacts.*

We will monitor the effectiveness of reducing fire related anti-social behaviour by:

- *Reviewing the number and type of deliberate fire setting incidents within Renfrewshire*
- *Evaluating the effectiveness of our youth engagement programmes.*

By achieving a reduction in fire related anti-social behaviour we will:

- *Enable the SFRS to divert its resources towards other community based activities*
- *Protect the natural and built environment*
- *Support the promotion of active and responsible citizenship across Renfrewshire communities*
- *Support our communities in feeling safe from crime, disorder and danger.*

4. Non-Domestic Fire Safety

In general, all workplaces and business are classed as non-domestic premises and as such come within the scope of Part 3 of the Fire (Scotland) Act 2005 (the Act) which places duties on persons responsible for these premises to comply with the Act and its associated regulations. The SFRS has a statutory duty to promote fire safety and where required enforce compliance with fire safety legislation. To discharge this duty and to secure compliance, the SFRS has adopted an approach utilising advice, education and where required formal enforcement powers.

Given the variety of premises which come within the scope of the Act, the SFRS has developed a fire safety enforcement framework which is based on the principal of risk combined with historical fire data across occupancy groups to create the fire safety audit programme. Those premises which present a higher degree of risk from fire are subject to regular fire safety audits to verify compliance.

The impact of fire can have a devastating impact on business, employment, the provision of critical services and also our heritage. Evidence suggests that premises affected by a serious fire experience a high failure rate. The SFRS will undertake its audit programme to support Renfrewshire's ambition to grow its economy during this challenging period of economic recovery and seek to safeguard its culture, heritage and continuation of employment opportunities.

We will seek to reduce the instances of fires within non-domestic property by:

- *Undertaking our fire safety audit programme in accordance with the SFRS Enforcement Framework*
- *Engaging with duty holders to promote responsible fire safety management of premises that come under the auspices of Part 3 of the Fire (Scotland) Act 2005*
- *Working in partnership to ensure the appropriate provision of fire safety standards are incorporated in new premises under construction or premises undergoing material changes*
- *Working in partnership with other enforcement agencies and organisations to support legislative compliance.*

We will monitor the effectiveness of reducing fires in non-domestic premises by:

- *Reviewing the number of fires in non-domestic premises and the type of premises involved in fire*
- *Reviewing the number and types of fire safety audits carried out across Renfrewshire*
- *Reviewing the outcome of fire safety audits carried out in non-domestic premises.*

By achieving a reduction in fires within non-domestic premises we will:

- *Enable the industrial, commercial and service sector to maintain business continuity and employment across Renfrewshire*
- *Reduce the potential for loss of life and injury*
- *Protect Renfrewshire's culture and heritage*
- *Protect the natural and built environment and reduce the impact of fire on our communities.*

5. Unwanted Fire Alarm Signals

Fire protection within premises can be viewed as a holistic approach for the purposes of safeguarding life and/or property by inhibiting, growth and spread of fire. The design and use of premises will influence the extent of the fire protection required to be incorporated within it. In developing a fire protection strategy for the various premises types and for that strategy to be successful, a key component is the provision of early warning of fire. The provision of early warning enables those within premises sufficient time for them to exit the building to a place of safety in the event of fire.

Whilst a small number of fire alarm signals generated are due to confirmed fire conditions being present, there are an even greater number of signals generated which when investigated have occurred when no fire conditions have been present. On such occasions these are known as 'Unwanted Fire Alarm Signals' (UFAS) and is defined as *'an event which has required an operational attendance by the fire and rescue service due to the unwanted actuation of a fire alarm system'*. On these instances the signal may originate from a monitoring/call centre as a result of an automatic activation of the fire alarm system or a person activating the fire alarm system either maliciously or with good intentions believing a fire was occurring within a non-domestic premises.

The impact of responding to UFAS incidents causes disruption to the premises working environment and to the range of activities the SFRS undertake. Unnecessary blue light journeys also create additional risks and hazards to firefighters and to the public whilst responding to UFAS incidents and also have a detrimental impact on the environment through additional carbon emissions. Active and positive engagement with occupiers to take responsibility in limiting the number of UFAS incidents within their premises is integral to reducing these impacts.

We will seek to reduce the instances of Unwanted Fire Alarms Signals by:

- *Investigating every cause of alarm and engaging with those responsible for fire warning systems following an operational attendance at a UFAS incident*
- *Analysing our UFAS attendances at those premises that give cause to frequent generation of false alarms to identify trends and support occupiers to develop demand reduction plans*
- *Instigating where required, formal fire safety enforcement measures to ensure appropriate demand reduction action is taken by those responsible for premises generating unacceptable levels of false alarms*

We will monitor the effectiveness of mobilising to Unwanted Fire Alarms Signals by:

- *Reviewing the number of attendances at non-domestic premises and the type of premises generating unwanted false alarm signals across Renfrewshire*
- *Evaluating the outcomes of occupier's demand reduction plans to review progress and identify and share good practice*
- *Reviewing our attendances at UFAS incidents to ensure our attendances are based on an assessment of risk and demand*
-

By achieving a reduction in Unwanted Fire Alarms Signals we will:

- *Minimise the disruption to business and service continuity across Renfrewshire*
- *Increase the capacity of the fire and rescue service to carry out other activities*

- *Reduce the risk to firefighters and public whilst responding to UFAS incidents.*

6. Operational Resilience and Preparedness

The Fire (Scotland) Act 2005 and the Fire (Additional Function) (Scotland) Order 2005 defines the duties and responsibilities for the SFRS in relation to responding to emergencies. It is essential our firefighters possess the skills, knowledge and expertise to respond to incidents which, by their nature, can be varied in both their type and complexity.

It is important our firefighters understand the risks across their communities to ensure the level of risk is matched by an appropriate level of operational response. In gathering this knowledge, appropriate training can be carried out to safeguard firefighter safety and to ensure any such response results in an effective and efficient deployment of our resources.

There will also be occasions whereby the nature of an emergency will require a combined response by emergency services and other organisations to deal with such a major event. To ensure a co-ordinated response occurs, additional duties are placed upon the SFRS under the Civil Contingencies Act 2004 to prepare and be able to respond to deal with major emergencies. The scope of such preparations may include responding to adverse weather events, natural disasters, pandemics, chemical incidents or major transport incidents. The threat of terrorism also compels the SFRS to ensure it can also respond alongside other partner agencies should such an event occur.

As an emergency responder, the SFRS needs to ensure it has the capability and the capacity to plan, prepare and respond to major emergencies. Working in partnership at a local and national level, the multi-agency approach requires a joint approach to assess these risks in order to develop appropriate response plans. Following their development, these plans require to be tested to support a return to normality when a significant event and subsequent disruption arises.

We recognise the potential for the role of the SFRS to evolve which provides scope to further protect those members of our communities from harm in the event of an emergency. Assisting other agencies in emergency situations, such as responding to 'Out of Hospital Cardiac Arrests' is one example where resources can be combined to maximise the potential for positive outcomes for those requiring assistance. Out with emergency responses the opportunity also exists to promote and support community resilience to improve the survivability rates from cardiac arrests through active engagement and education across Renfrewshire communities.

We will seek to ensure operational response and preparedness within Renfrewshire is maintained by:

- *Identifying and assessing the risk to our communities through Operational Intelligence gathering*
- *Undertaking planned training events to support the acquisition and maintenance of skills to provide the capability to respond to emergency incidents*
- *Reviewing our operational responses to incidents to ensure ongoing firefighter safety and to ensure the ongoing protection our communities from harm*
- *Working in partnership to plan, prepare and test our responses to major emergencies*
- *Supporting and promoting the reduction of harm from 'Out of Hospital Cardiac Arrests'.*

Review

To ensure this Local Fire and Rescue Plan remains flexible to emerging local or national priorities a review may be carried out at any time but will be reviewed at least once every three years. A review may also be carried out if the Scottish Minister directs it or if a new Strategic Plan is approved. Following a review the Local Senior Officer may revise the Plan.

Contact Us

We are fully committed to continually improving the service we provide to our communities and recognise that to achieve this goal we must listen and respond to the views of the public and our partners.

We use all feedback we receive to monitor our performance and incorporate this information into our planning and governance processes in order to continually improve our service. We are proud that the majority of feedback we receive is positive and we are keen to hear examples of good practice and quality service delivery that exemplifies the standards of service that we strive to provide for the communities of Scotland.

If you have something you'd like to share with us or you would like more information, you can get in touch in a number of ways:

Write to: Scottish Fire and Rescue Service
East Renfrewshire, Renfrewshire & Inverclyde Area HQ
5 Thornhill
Johnstone
PA5 8JH

Phone: 01505 356635

Visit our website: www.firescotland.gov.uk

Follow us on Twitter: [@scotfire_erri](https://twitter.com/scotfire_erri)

Like us on Facebook: [Scottish Fire and Rescue Service](https://www.facebook.com/ScottishFireandRescueService)



To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Acting Director of Development and Housing Services

Heading: Renfrewshire Vacant and Derelict Land Strategy 2018

1. Summary

- 1.1 The Renfrewshire Local Development Plan sets out a commitment to reduce the amount of vacant and derelict land across Renfrewshire.
 - 1.2 The Renfrewshire Vacant and Derelict Land Strategy (2018) attached at Appendix 1 aims to support the Renfrewshire Local Development Plan and identifies a number of actions to promote the redevelopment and/or re-use of brownfield and previously used land to enhance places and support sustainable economic growth.
 - 1.3 Renfrewshire's vacant and derelict land is monitored annually with the preparation of the Renfrewshire Vacant and Derelict Land Survey. The latest survey for 2017 is available to view at:
<http://www.renfrewshire.gov.uk/article/2485/Strategic-Land-Audits>
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (ii) Approves the Renfrewshire Vacant and Derelict Land Strategy (2018) attached at Appendix 1.
-

3. **Background**

- 3.1 The Renfrewshire Local Development Plan's prioritises the redevelopment of brownfield and previously used land to encourage sustainable economic growth, enhance places and meet housing needs across Renfrewshire.
- 3.2 Renfrewshire's vacant and derelict land is monitored annually with the preparation of the Renfrewshire Vacant and Derelict Land Survey. The survey is submitted to the Scottish Government by the end of September each year.
- 3.3 While the total area of vacant land has been decreasing over recent years it remains a priority to reuse and redevelop land across Renfrewshire.
- 3.4 The Renfrewshire Vacant and Derelict Land Strategy (2018) attached at Appendix 1 aims to support the Renfrewshire Local Development Plan setting out specific actions to reduce the amount of vacant and derelict land in Renfrewshire by regenerating neighbourhoods, improving local environments and creating new employment opportunities.
- 3.5 The Renfrewshire Vacant and Derelict Land Strategy identifies five key themes and a series of related actions. The five themes are:
 - Utilise City Deal Investment to support sustainable economic growth and unlock development potential of stalled sites;
 - Prioritise housing development on brownfield and previously used land;
 - Supporting development in town centres;
 - Consider the potential of innovative delivery mechanisms; and
 - Encourage the creation of amenity green space where future redevelopment is not currently viable.
- 3.6 Updates highlighting the progress in delivering the actions within the Renfrewshire Vacant and Derelict Land Strategy as well as a review of the Strategy will be reported bi-annually to the Communities, Housing and Planning Policy Board.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None.
3. **Community Planning** –
Our Renfrewshire is thriving – The Renfrewshire Vacant and Derelict Land Strategy sets out a series of actions to reduce the amount of vacant land which has the potential to regenerate neighbourhoods, improve local environments and create new employment opportunities

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
-

Appendix 1

Renfrewshire Vacant and Derelict Land Strategy (2018)

List of Background Papers – Renfrewshire Vacant and Derelict Land Survey (2017)

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Renfrewshire's Vacant and Derelict Land Strategy 2018



What is vacant and derelict land?

Vacant land is defined as 'land appropriate for development, having either had previous development on it or preparatory work in anticipation of future development'.

Derelict land is 'land that it is capable of development but may require some remedial works'.

Both relate to land that is capable of being reused. These sites are sometimes referred to as 'brownfield' or previously used sites.



Simplified Planning Zone – Re-developing vacant land at Hillington Business Park

Why does land become vacant or derelict across Renfrewshire?

Places develop and change over time. Some buildings may no longer be fit for purpose, employers may relocate to alternative locations or the use of land may change from its initial intended purpose.

Land can sometimes remain vacant for periods of time due to factors such as site contamination, lack of infrastructure, economic constraints or locational issues.

In Renfrewshire, vacant and derelict land has historically been the result of the decline of former industrial uses. The closure of the Royal Ordnance Factory at Bishopton and the BASF plant in Paisley are examples where large sites have become vacant and/or derelict.

Renfrewshire also has a number of vacant sites that once accommodated housing that have since been cleared leaving behind sites in the middle of communities.

Why does land remain vacant or derelict?

Sites may remain vacant over the longer term as a result of development economics, this includes instances where development costs are higher than the value that is achievable from redevelopment activity or where land owners are unable to realise the value they want for sites meaning that they are often not willing or able to sell.

Development finance can also be an issue with strict lending criteria in place across many lenders, particularly across higher cost and riskier projects such as those that require significant remedial works to facilitate redevelopment.



Former BASF site Paisley delivering 471 new homes

How much vacant and derelict land is there in Renfrewshire?

Vacant and derelict land is surveyed on an annual basis by Renfrewshire Council to inform the Scottish Vacant and Derelict Land Survey (SVDLS). This survey provides an evidence base for monitoring the level of vacant and derelict land and the progress made in bringing land back into use.

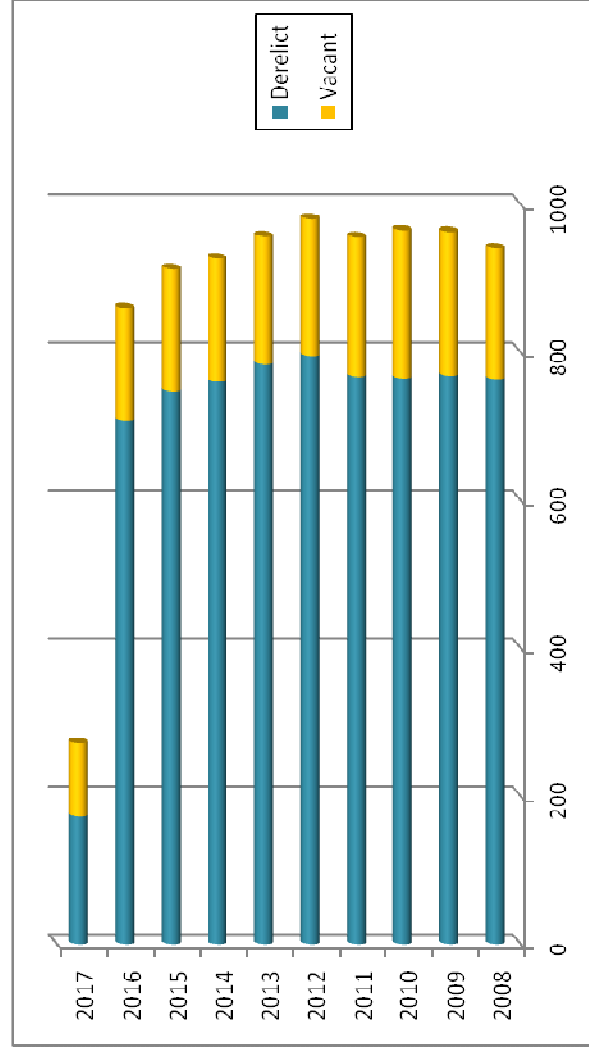
The vacant and derelict land supply for Renfrewshire totals 272 hectares (ha) over 122 sites. This comprises 99.2 ha of vacant urban land, 56.3 ha of derelict urban land and 116.2 ha of rural derelict land. Appendix 1 shows the locations of the vacant and derelict sites across Renfrewshire.

Sites held within private ownership account for approximately 80% of vacant and derelict land across Renfrewshire with the remaining 20% in Council ownership.

Renfrewshire has seen a reduction of 71% in the level of vacant and derelict land over the last ten years (2008-2017). It should be noted that the vast majority of the land that has been redeveloped is due to the success of Dargavel Village Community Growth Area, Bishopton where approximately 506 hectares of land has been transformed into a new community.

82 hectares has also been redeveloped/re-used following new housing development across Renfrewshire with some smaller sites within existing settlements being more appropriately used as open space, enhancing Renfrewshire’s environment.

Figure 1: Renfrewshire Vacant and Derelict Land 2008-2017 (Hectares)



Source: Renfrewshire’s Vacant and Derelict Land Survey

Age and Geographic Distribution of Vacant & Derelict Land

The age profile of the sites (Figure 2) shows that 87% of the land was recorded prior to 2008.

Most of the urban sites are located in the larger settlements, particularly Paisley, Renfrew and Linwood and Hillington Business Park (see Figure 3).

What effect does vacant and derelict land have on communities?

Vacant and derelict land can blight an area resulting in social, economic and environmental issues.

Sites can impact on local communities through land being subject to fly tipping/litter, invasive species and antisocial behaviour. Vacant and derelict sites can also create an impression of under investment in an area for residents, businesses and potential investors.

Figure 2 – Renfrewshire's Vacant and Derelict Land Percentage 2017 by Year First Recorded

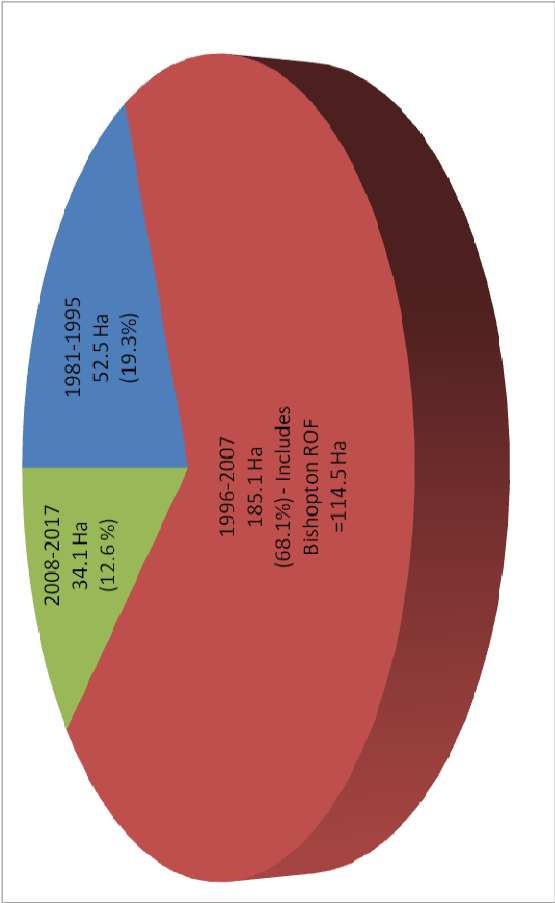
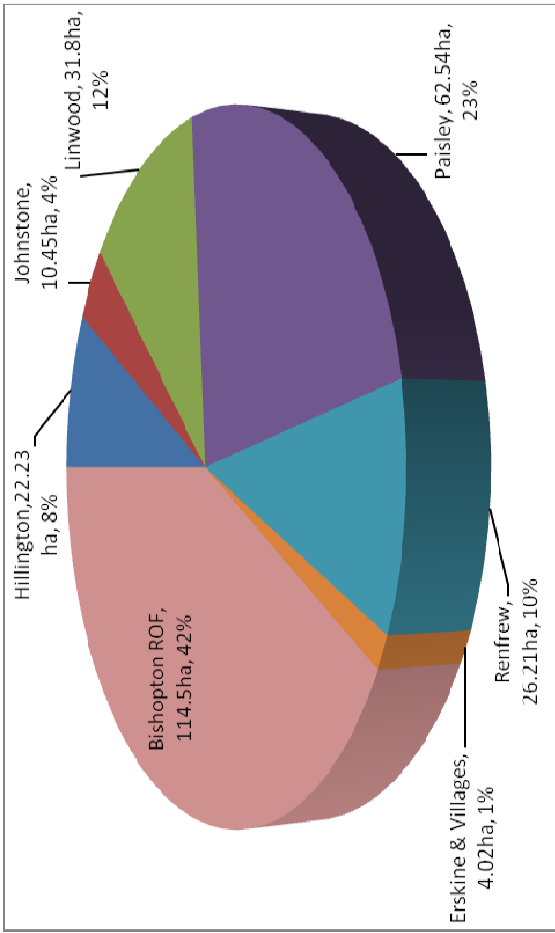


Figure 3 – Renfrewshire's Vacant and Derelict Land Percentage 2017 by Settlement

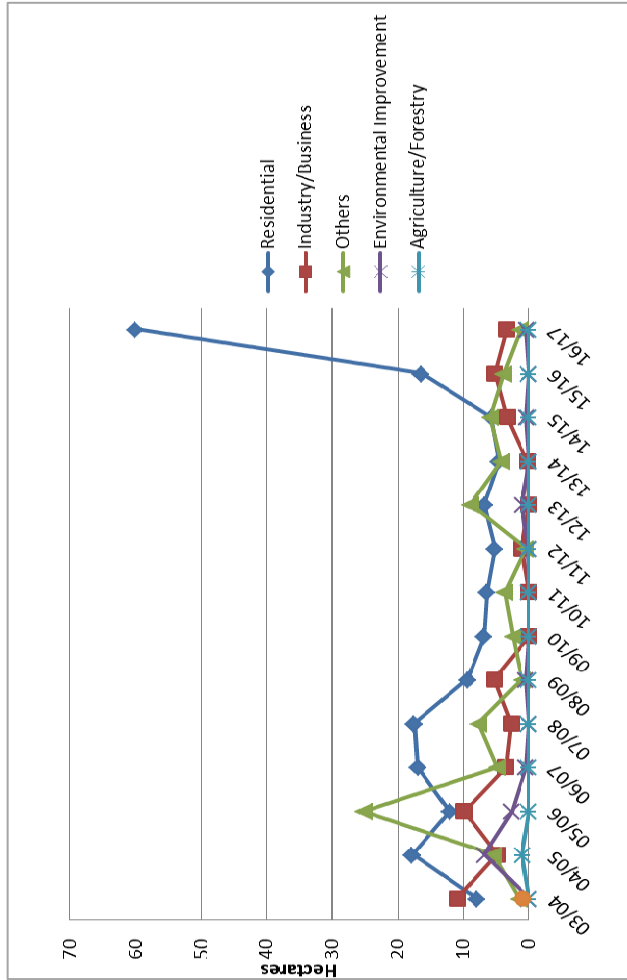


Redevelopment of Vacant & Derelict Land 2017

The take-up of vacant and derelict land is monitored annually and includes development sites that are under construction or have been completed during the last year.

Development take-up of vacant and derelict land for 2016/17 totals 65 ha, comprising 57.7 ha of urban land and 7.4 ha of rural land. There has been a significant increase in residential development with take-up increasing from 18 hectares to 60 hectares during the last year.

Figure 5 – Renfrewshire’s Development Take-Up of Vacant and Derelict Land 2003/04 – 2016/17



New industrial development at Hillington Business Park

Bringing vacant and derelict land back into use

Reducing vacant and derelict land has the potential to regenerate neighbourhoods, improve local environments, create employment and improve the perception of the area.

The Renfrewshire Local Development Plan prioritises the redevelopment of brownfield and previously used land to encourage sustainable economic growth and meet housing needs across Renfrewshire.

The Plan aims to reduce the amount of vacant and derelict land in Renfrewshire by promoting new commercial and residential developments along with enhancing and green spaces.

Moving forward, the Council will build upon the progress made in 2017 and this strategy identifies a range of actions to further reduce the amount of vacant and derelict land and regenerate and enhance neighbourhoods across Renfrewshire.

Reducing the Amount of Vacant and Derelict Land:

There are five key themes to address the levels of Vacant and Derelict land across Renfrewshire:

Theme 1 – Utilise City Deal Investment to support sustainable economic growth and unlock development potential of stalled sites;

Theme 2 – Prioritise housing development on brownfield and previously used land;

Theme 3 – Supporting development in town centres;

Theme 4 – Consider the potential of innovative delivery mechanisms; and

Theme 5 – Encourage the creation of amenity green space where future redevelopment is not currently viable.

Theme 1 - Utilise City Deal Investment to support sustainable economic growth and unlock development potential of stalled sites

As part of the Glasgow City Region City Deal, Renfrewshire will benefit from three of the largest infrastructure projects. These include the Airport Access Project, the Clyde Waterfront and Renfrew Riverside project and the Glasgow Airport Investment Area.

Over the next 10 years Renfrewshire's City Deal projects will be key to the delivery of this strategy through increasing connectivity to the area, unlocking vacant, stalled and underutilised development land and providing enhanced opportunities for place making and green networks.

Together these projects will transform local and regional connectivity resulting in job opportunities through business growth and inward investment and will stimulate demand for additional residential provision and economic expansion throughout Renfrewshire.

Vacant and derelict sites within the proximity of the City Deal projects will be prioritised and brought back into.

Action 1: Promote the re-development of vacant and derelict sites where City Deal investment stimulates development interest. Prepare masterplans for Glasgow Airport Investment Area and the Clyde Waterfront and Renfrew Riverside.

Implement a policy framework to get maximum return for the new infrastructure delivered by City Deal.



Glasgow Airport Investment Area

Theme 2 - Prioritise housing development on brownfield and previously used land

This strategy will look to prioritise housing investment from both the public and private sector in areas with vacant and derelict land.

New residential development has assisted in bringing vacant and derelict land back into use across Renfrewshire with a number of large brownfield sites being developed as the housing market has recovered. During 2016-2017 residential development has taken place on over 60 hectares of vacant and derelict land in our towns and villages.

Key developments include the redevelopment of the former Merchiston Hospital site at Brookfield, the ongoing re-development of the former Love Street Stadium in Paisley, the regeneration of the Shortroods area of Paisley and the re-development of the former Western Park in Renfrew.

Moving forward, the Council will build upon the progress made. This will be achieved through continued residential development across Renfrewshire including the Community Growth Areas of Dargavel Village, Bishopton and Johnstone South West and at other key sites.

Partnership working is fundamental to the successful delivery of this strategy. Therefore the Council will work in partnership with private land owners, housing associations and a range of developers to bring vacant and derelict sites forward, taking

account of development economics and the reasons why a site may not have progressed to date. The Council will provide advice and support where possible.

Action 2: The production of a database highlighting priority sites which will be set out in the bi-annual update of this strategy.



New homes developed on vacant land in Houston

Action 3: Promotion of major regeneration priorities through Council's Strategic Housing Investment Plan delivering affordable housing investment on brownfield and previously developed sites

Renfrewshire Council manages an Affordable Housing Investment Programme in excess of £50 Million over a five year period through the Strategic Housing Investment Plan. This investment utilises Scottish Government grant funding to provide affordable housing in Renfrewshire.

The new Strategic Housing Investment Plan 2018/19 to 2022/23 has a strategic focus on re-developing long standing vacant and derelict sites throughout Renfrewshire to deliver affordable homes for social rent and low cost home ownership.

There are a number of significant vacant or derelict sites that remain priorities for development and regeneration in Renfrewshire including areas of Johnstone, Ferguslie, Glenburn, Foxbar and Paisley West End. These sites will be progressed as part of the Strategic Housing Investment Plan 2018/19 to 2022/23 with appropriate delivery mechanisms explored for other vacant and derelict sites in the area.

The Strategic Housing Investment Plan will deliver 1000 new affordable homes over the next five years. Affordable housing projects have been proposed on 31 sites currently identified as vacant and derelict which would redevelop 33 hectares of land.

The Strategic Housing Investment Plan also recognises the strategic importance of town centres, and the importance of associated regeneration efforts. Developments have been successfully delivered in our town centres in recent years and there is further provision within the new Strategic Housing Investment Plan for additional affordable housing provision in Paisley, Johnstone and Renfrew Town Centres.



Affordable Housing Development at Andrew Avenue, Renfrew

Action 4: Preparation of development briefs to provide a clear indication of permitted uses for sites including acceptable forms and scale of development. These briefs will help inform the Council and key stakeholders and will reduce uncertainty for developers.

Action 2 and 4 will inform the annual review of the Strategic Housing Investment Plan and the allocation of resources. Each vacant or derelict site will be assessed to determine constraints to development, including enabling works that could be undertaken to secure the re-development or re-use of the site.

Initial affordable housing development may stimulate private demand on stalled sites. Affordable housing will assist in the creation of mixed communities whilst helping reduce the financial risk of more challenging sites.

Action 5: Promote development of mixed tenure housing on private and Council owned land



Regeneration of Shortroods, Paisley

Theme 3 - Supporting development in town centres

Town Centres are at the heart of Renfrewshire's communities and are hubs for a range of activities. Many people live and work in centres and it is important for the local economy that our centres thrive and meet the needs of residents, businesses and visitors.

The Council has developed Centre Strategies for Paisley, Renfrew, Johnstone, Erskine, Linwood and Braehead.

The strategies reflect Scottish Planning Policy in promoting a 'Town Centre First' approach, supporting the health of our centres and delivering proposals set out in the Renfrewshire Local Development Plan.

The key objective of these strategies is to enable centres to continue to thrive and where possible grow, ensuring that they are fit for purpose and can adapt to changing markets, needs and demands.

Action 6: Work with landowners, developers and the local community to bring forward sites for reuse and development, contributing to economic activity and enhancing the environment within Renfrewshire's centres

Theme 4 - Consider the potential of innovative delivery mechanisms

Following the success of Hillington Simplified Planning Zone which has supported the development of 10 hectares of vacant land since its adoption in 2014, the Council will consider other potential innovative delivery mechanisms that can bring stalled sites back into productive use.

Action 7: Continue to promote and monitor the re-development of vacant land through existing Simplified Planning Zone Schemes and where appropriate investigate other potential innovative delivery mechanisms that can bring stalled sites back into productive use



New industrial development at Hillington Park

Theme 5 – Encourage the creation of amenity green space where future redevelopment is not currently viable.

Not all vacant or derelict sites will be currently viable for redevelopment for residential or commercial use. This may be due to development economics, remediation requirements, site size or location.

This strategy aims to promote the use of such sites as amenity greenspace, growing grounds or local community projects.

The re-use of land for this purpose can have a significant positive impact creating something that is of wider community benefit, enhancing the environment and encouraging increased biodiversity in areas.

Action 8: Work with landowners and community groups where appropriate to consider options for the re-use or temporary re-use of vacant/stalled sites where redevelopment is not currently viable



Glenburn Community Allotments

Making it Happen

The implementation of this strategy will be led by Renfrewshire Council and will require joint working between the public, private and community sectors.

The support of local residents, community groups, businesses and Community Planning Partners will be important for the successful delivery of the strategy. Actions will be taken forward in close partnership with these stakeholders.

Funding

At present, Renfrewshire Council does not benefit from the Scottish Government's Vacant and Derelict Land Fund, which is limited to a small number of Scottish local authorities.

An important funding stream for the implementation of this strategy will be through the Strategic Housing Investment Plan which will deliver affordable homes on vacant sites across Renfrewshire.

The Council will also consider other funding options as they become available and will seek the support of the Scottish Government in the implementation of this strategy.

The Council will also assist community groups with advice on accessing any available funding streams which are accessible to support local communities where the resulting re-use of land is for the community and where such use of the land is appropriate.

Future Progress Monitoring

This strategy will be updated every two years to monitor progress and to establish any requirement for updated or revised actions.

With each revision to the strategy, an appendix will be included to identify sites that have been successfully re-developed since the last strategy update.

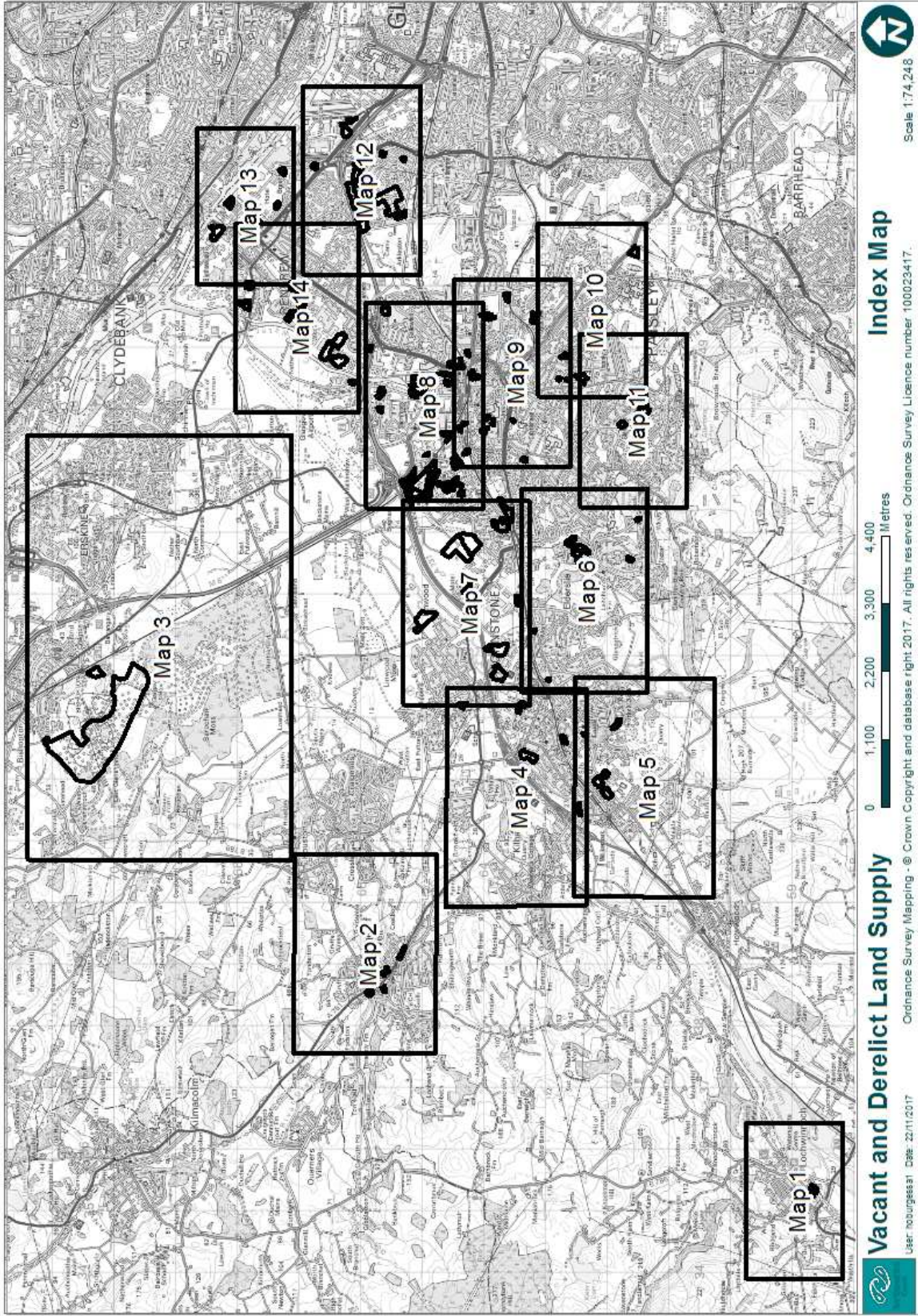
To monitor progress the Council will also continue to provide an annual return to the Scottish Government's Vacant and Derelict Land Survey.

APPENDIX 1 - Vacant and Derelict Land Maps

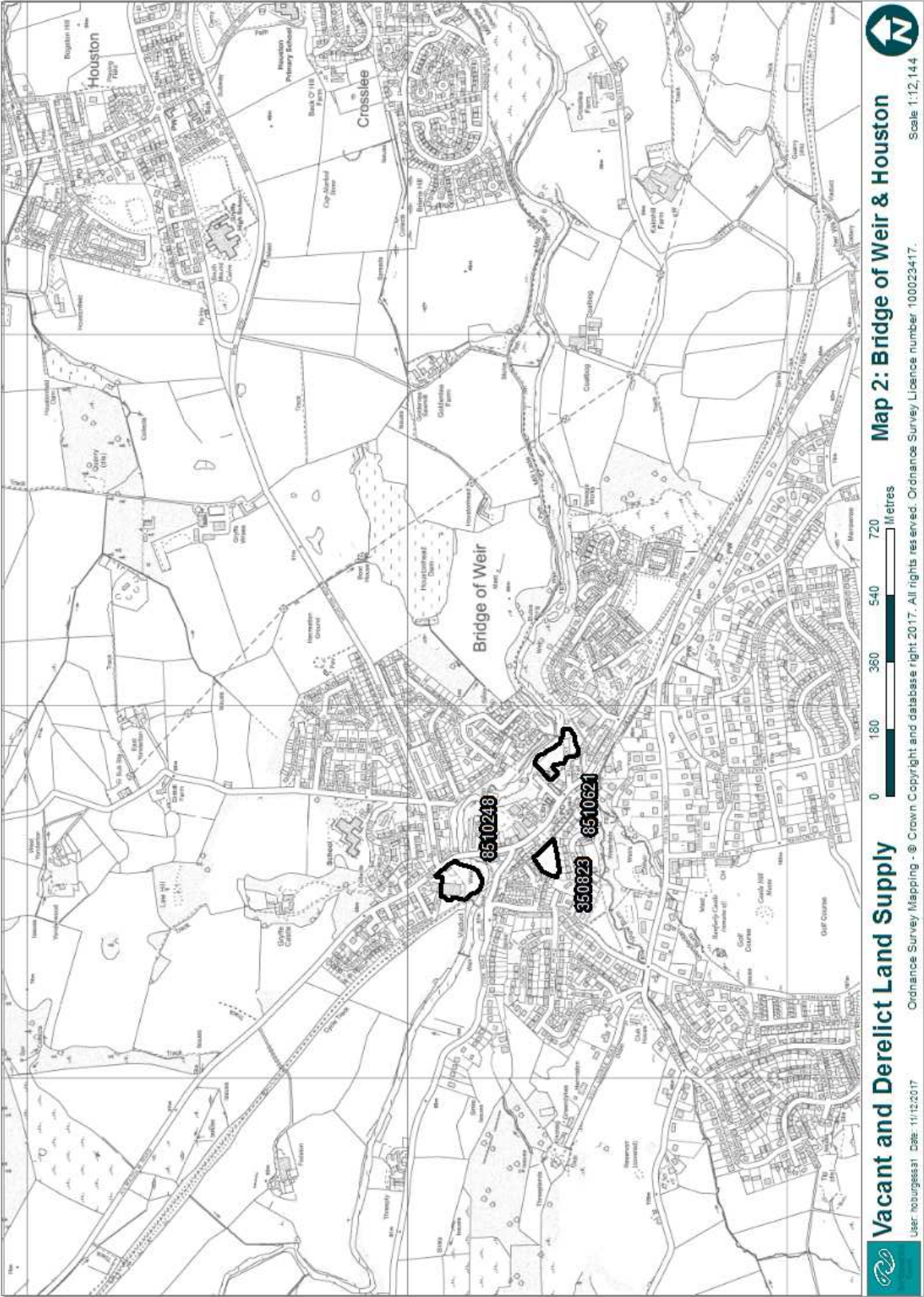
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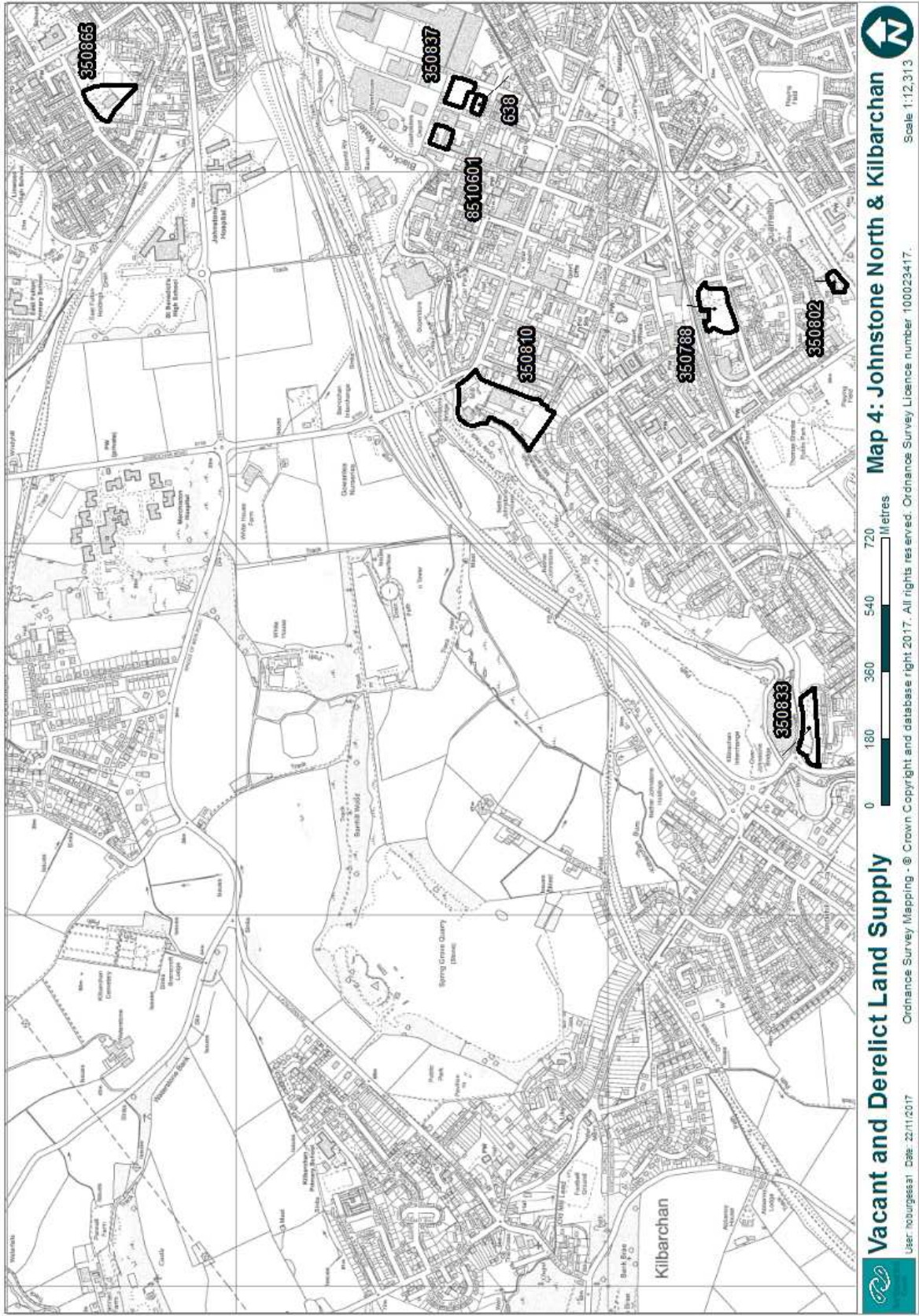


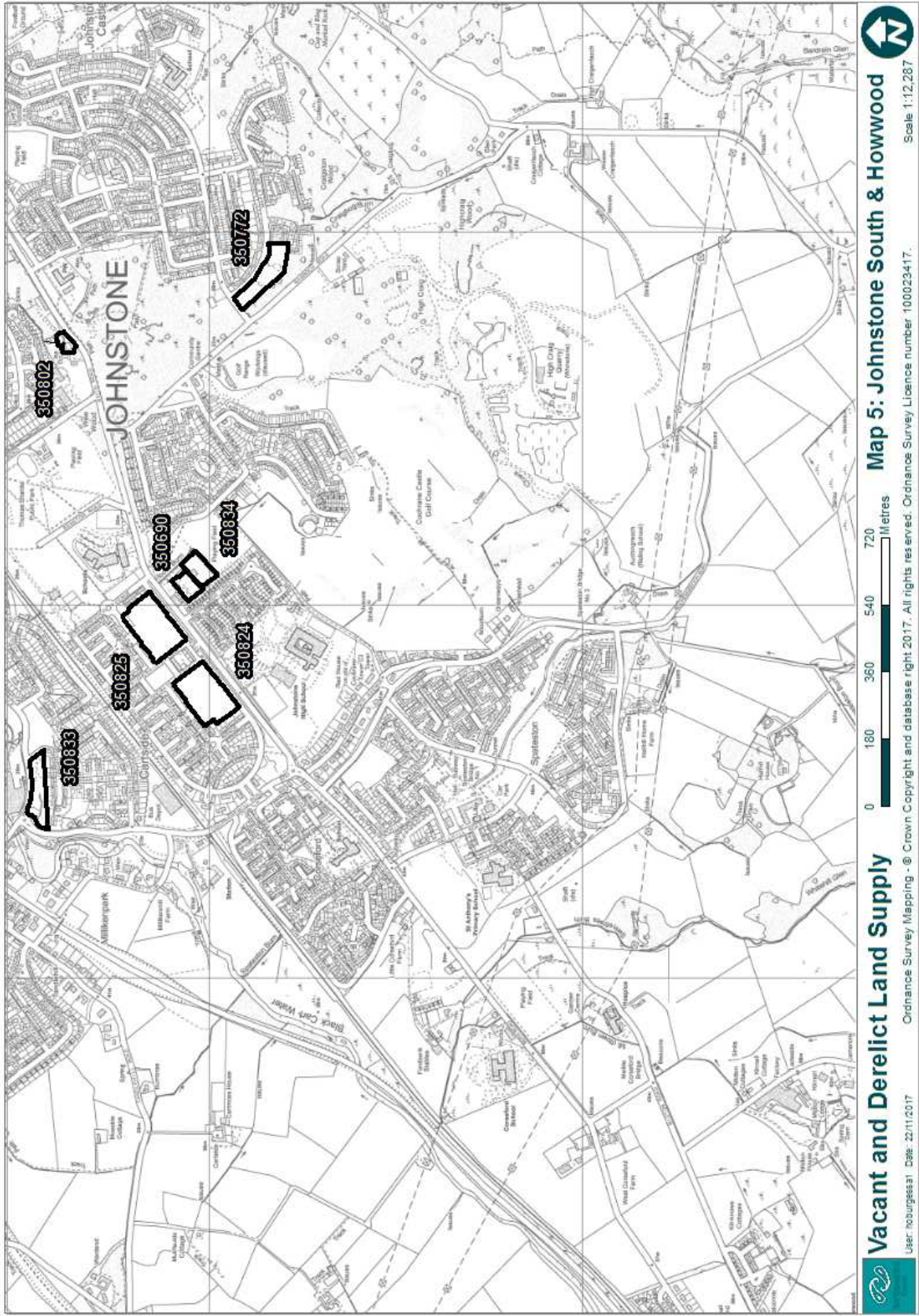


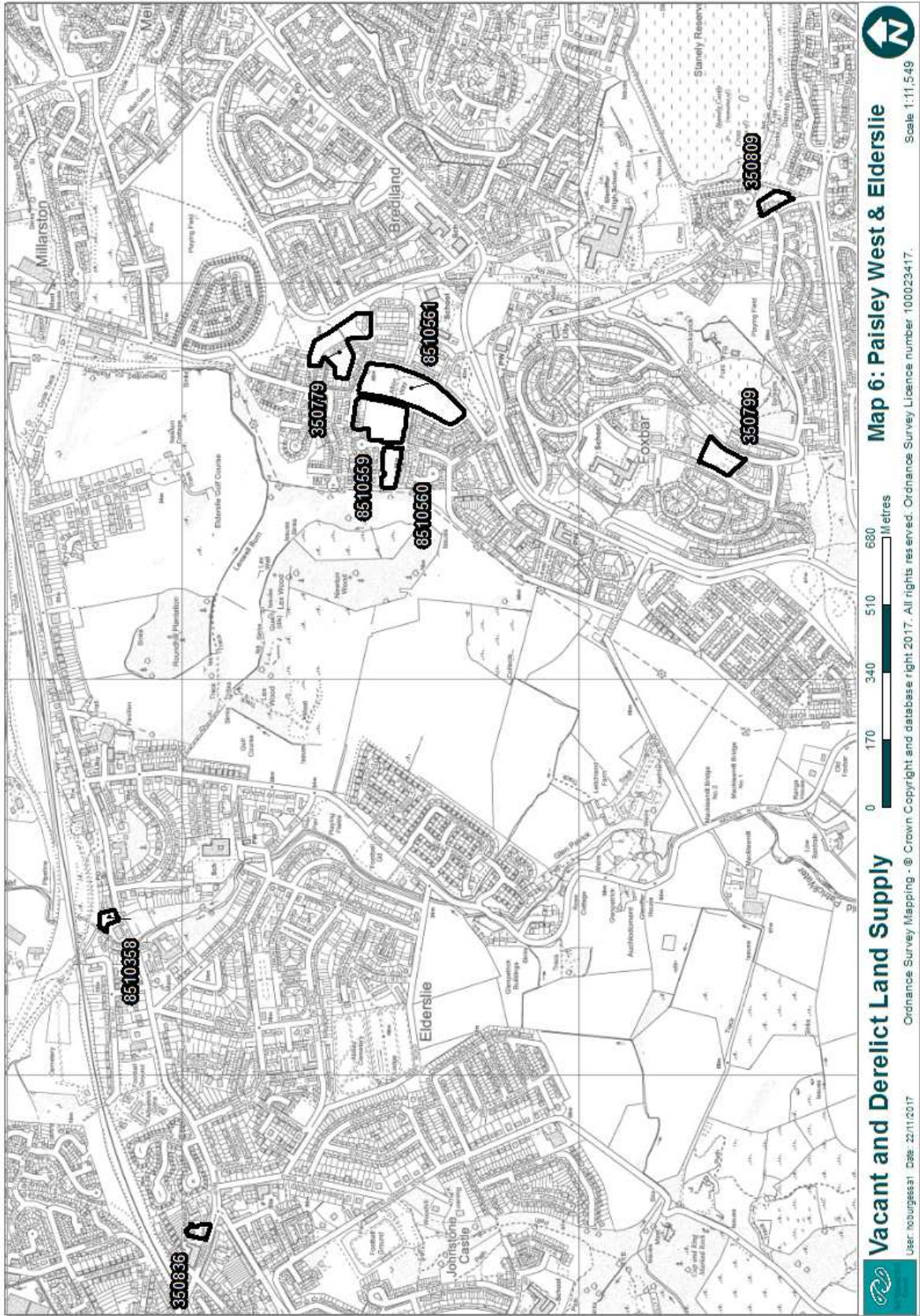


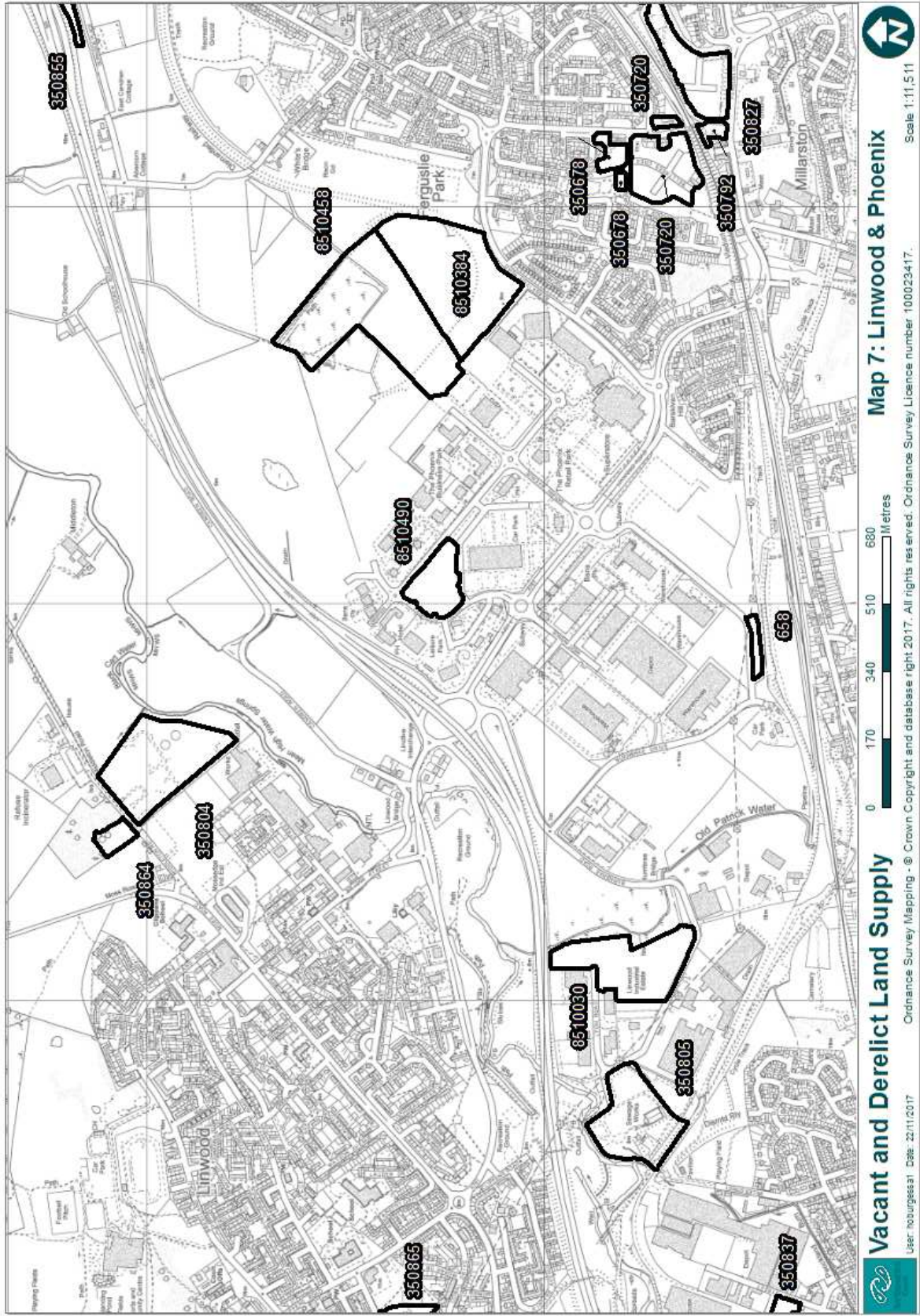




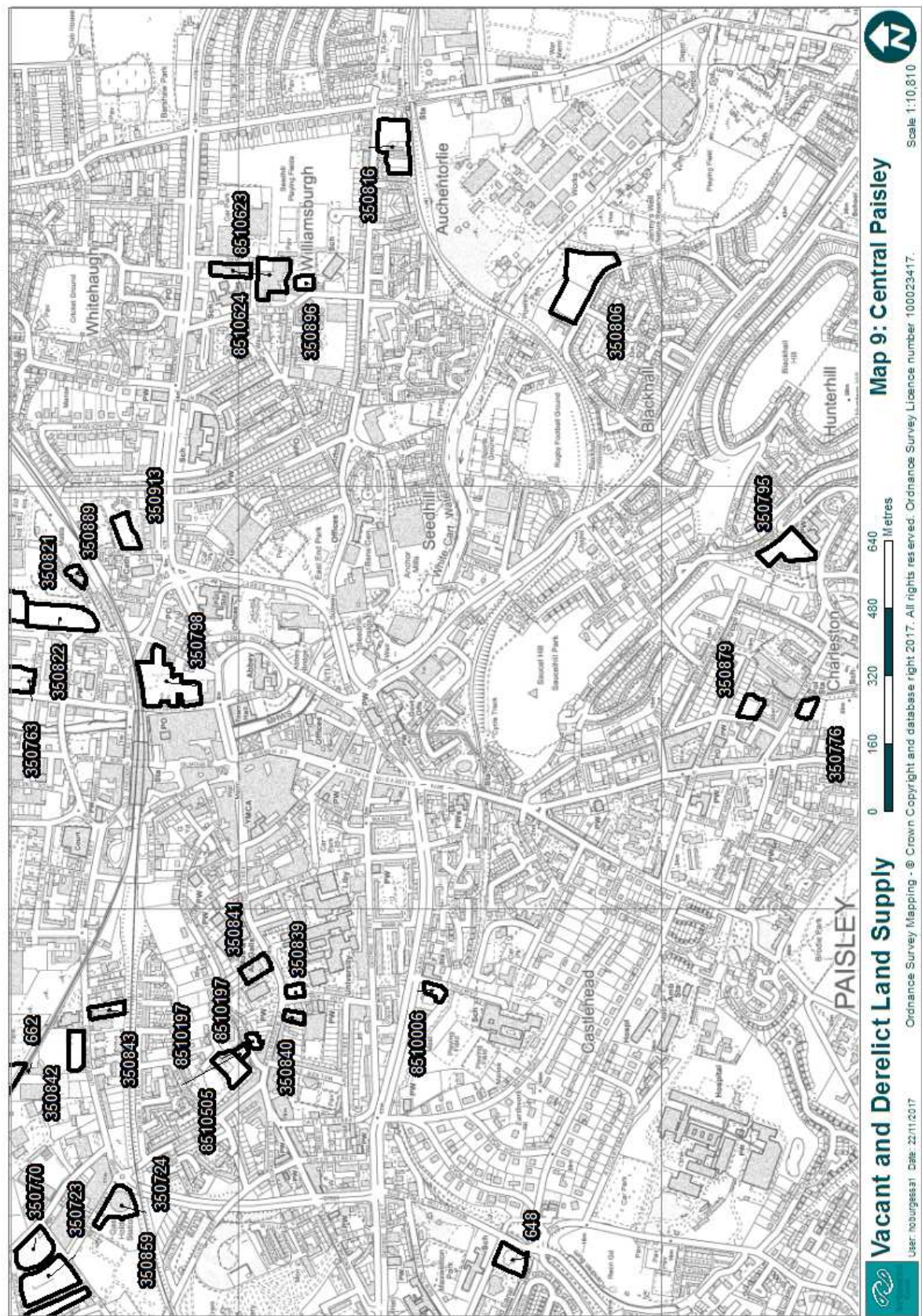


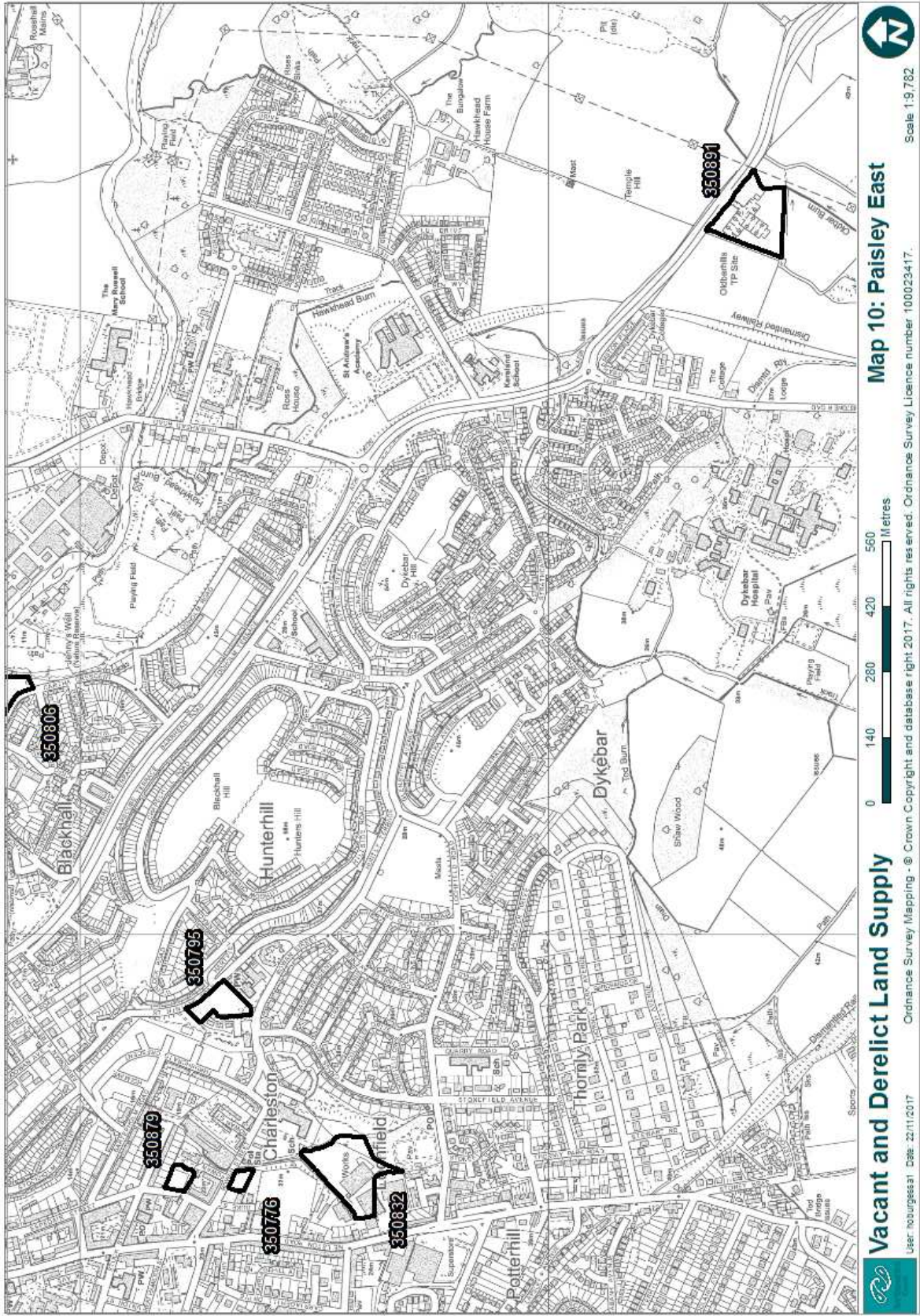


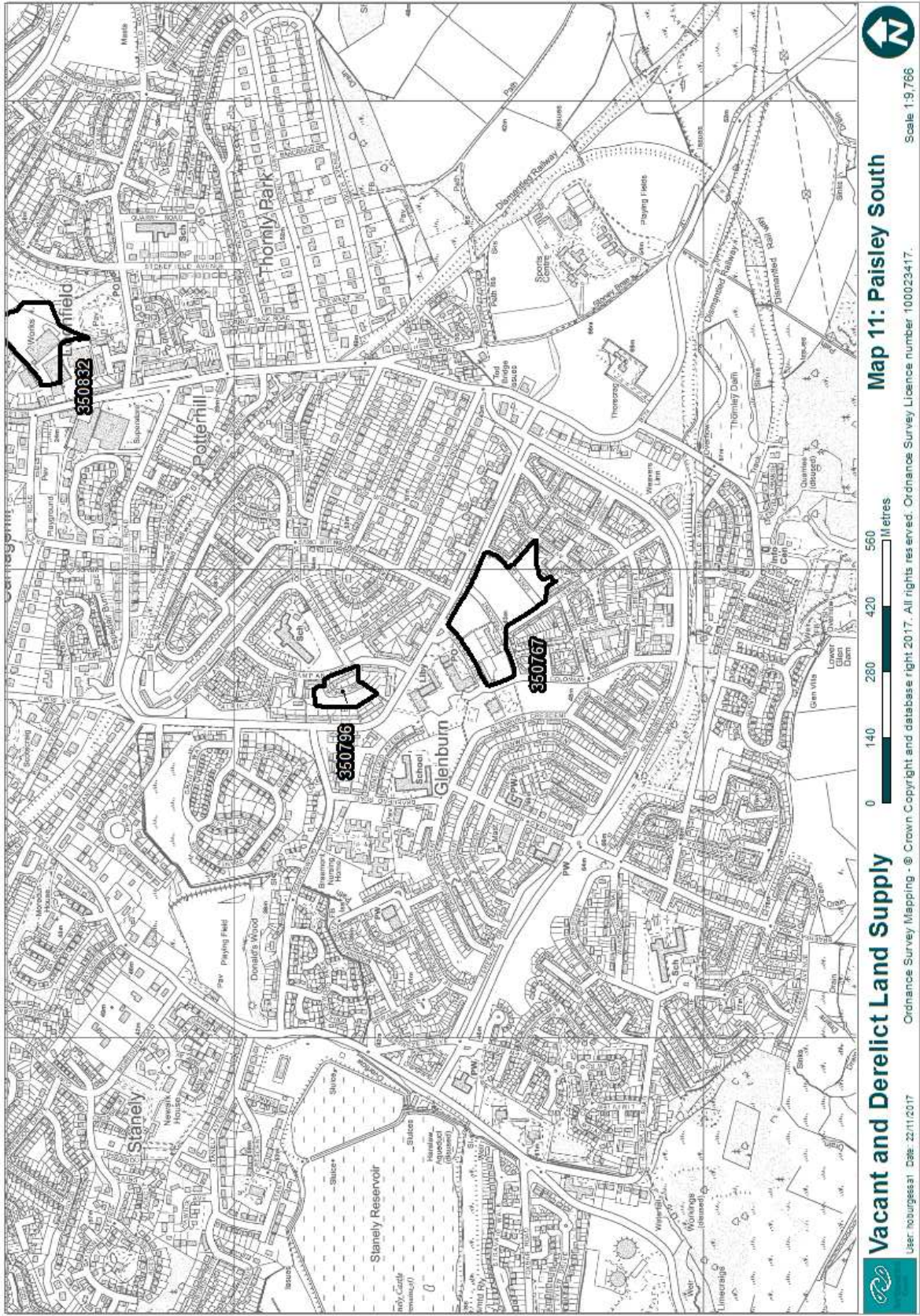


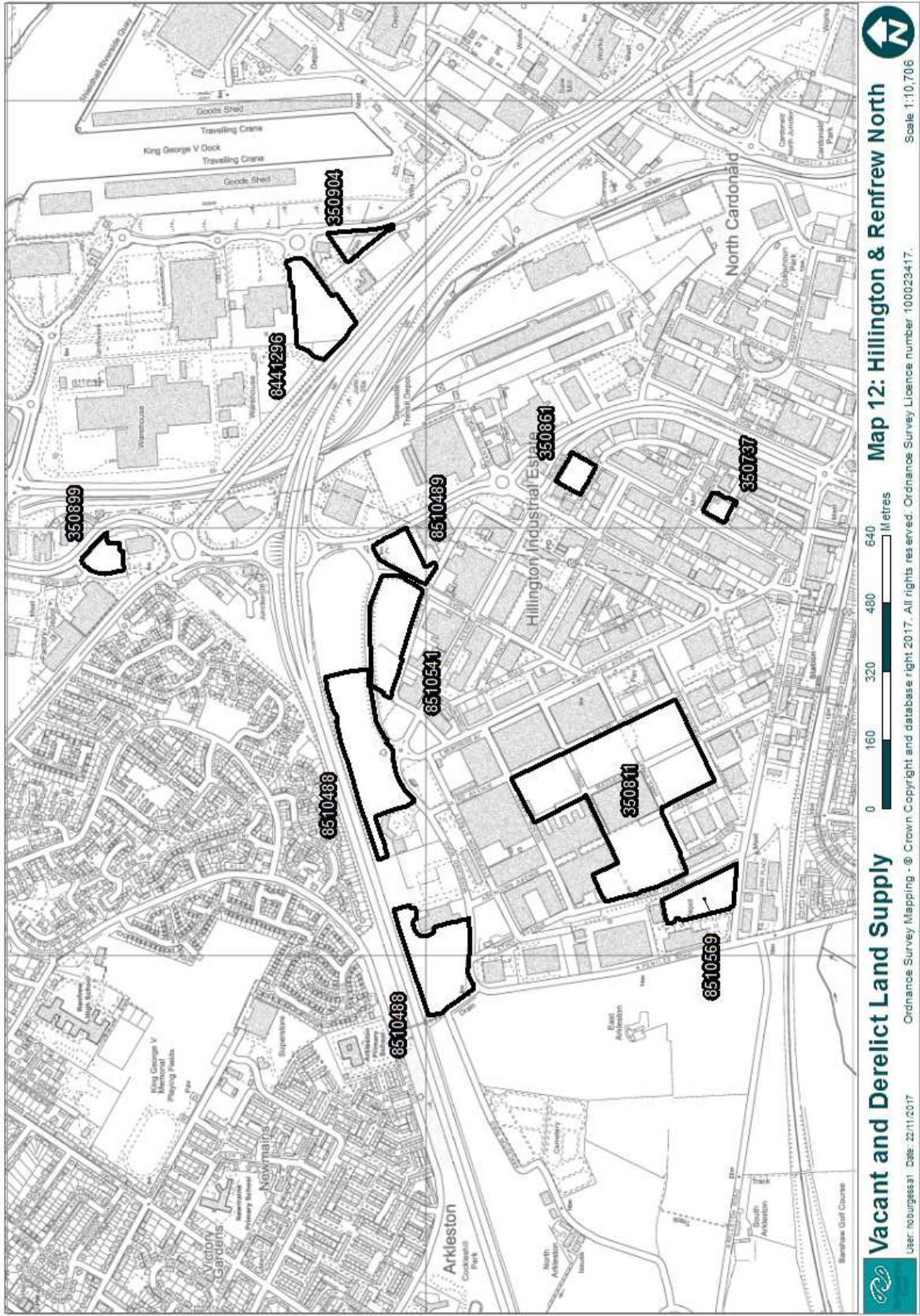


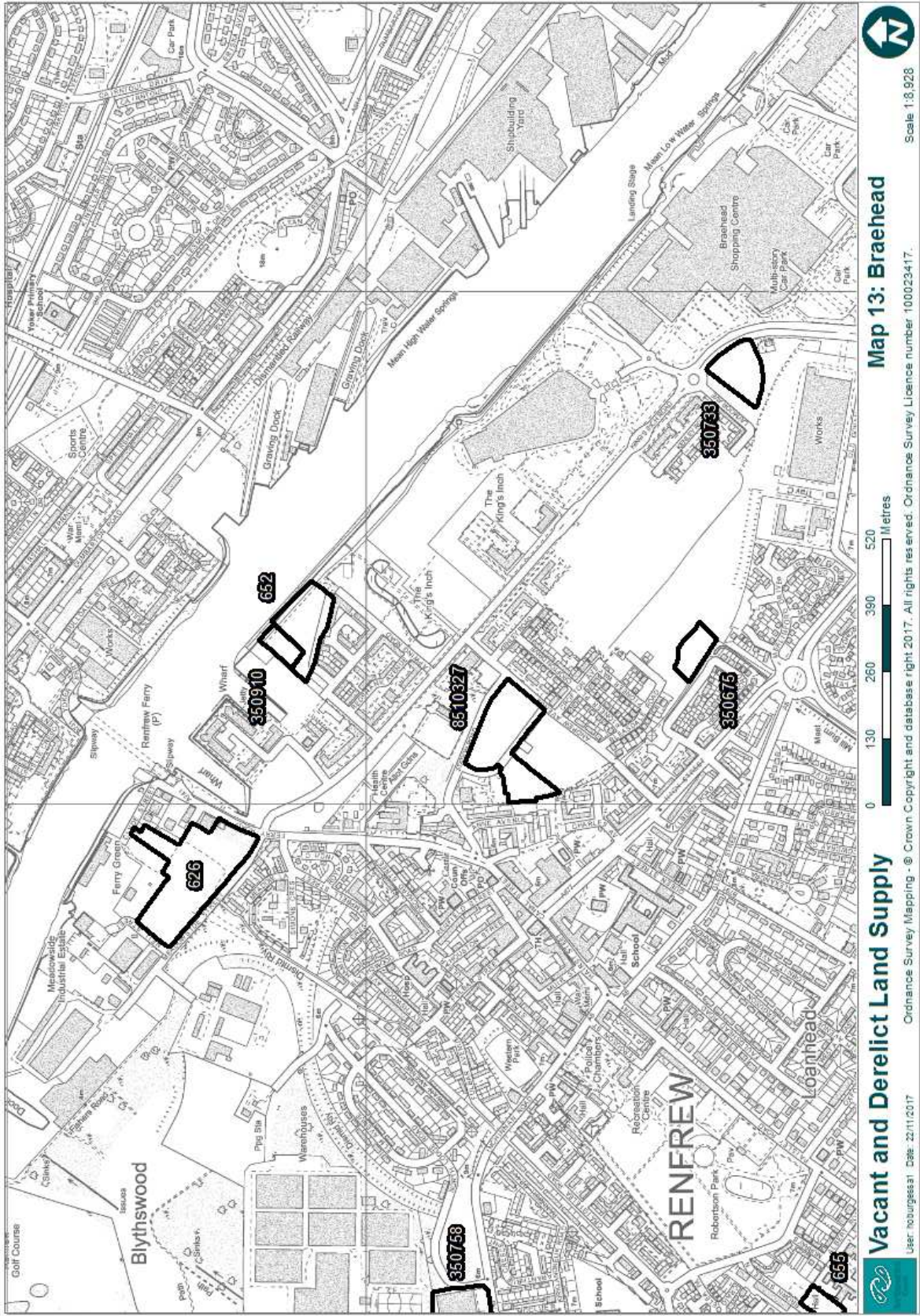


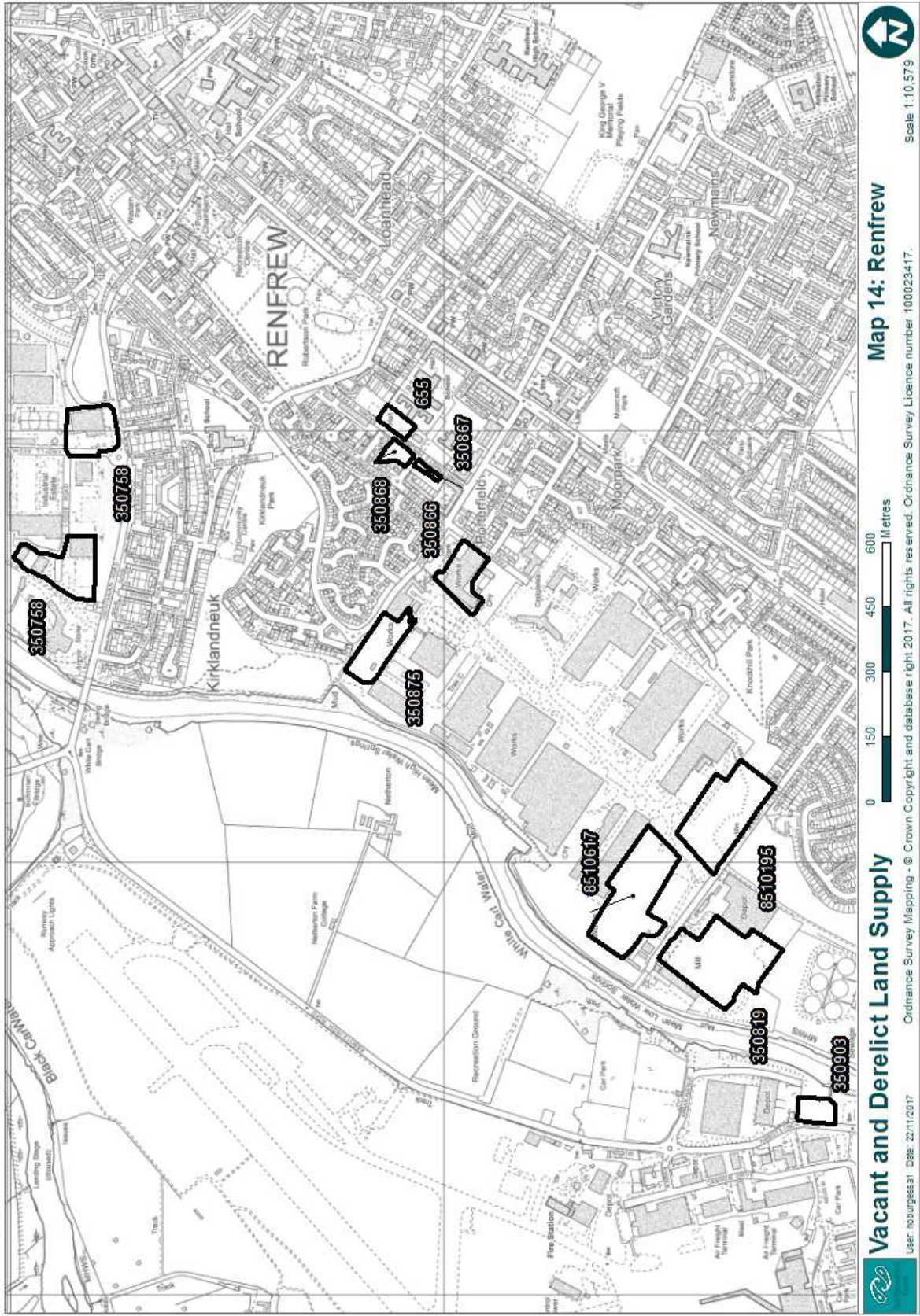












APPENDIX 2 :

Renfrewshire's Vacant and Derelict Land Sites 2017

SITE CODE	STREET	TOWN	SITE SIZE (Hectares)	YEAR FIRST RECORD	INTEND USE	OWNERSHIP
661	Dargavel Village	Bishopton	114.5	1998	Residential	Private
8510248	Kilmacolm Road	Bridge of Weir	0.86	1983	Commercial	Private
8510621	Mill Brae	Bridge of Weir	0.68	1996	Residential	Private
350823	Fetlar Road	Bridge of Weir	0.39	2008	Residential	Private
8510358	Main Road	Elderslie	0.15	1986	Open Space	Private
8510488	Mossland Road (West)	Hillington	6.43	1990	Business Class	Private
8510541	Napier Road (West)	Hillington	2.28	1992	Business Class	Private
8510569	Queen Elizabeth Avenue	Hillington	1.32	1993	Business Class	Private
8510489	Napier Road (East)	Hillington	0.91	1990	Business Class	Private
350811	Buccleith Avenue	Hillington	10.46	2007	Business Class	Private
350737	Watt Road	Hillington	0.32	2001	General Industry	Private
350861	Kelvin Avenue	Hillington	0.51	2009	General Industry	Private
350690	Beith Road	Johnstone	0.35	2000	Residential	Private
350837	Mary Street	Johnstone	0.41	2009	Mixed use	Private
638	Russell Street	Johnstone	0.13	1997	Mixed use	Private
350834	off Beith Road	Johnstone	0.45	2009	Residential	Private
350836	Thornhill	Johnstone	0.17	2009	Residential	Private
350802	Beith Road (ex hotel)	Johnstone	0.19	2006	Residential	Private
350810	High Street (ex Paton's mill)	Johnstone	2.64	2007	Residential	Private
350833	Kilbarchan Road	Johnstone	0.77	2009	Residential	Private
8510601	Gas Street	Johnstone	0.28	1996	Mixed use	Private
350788	North Road (East)	Johnstone	0.88	2004	Residential	Public
350824	Highcraig Avenue (west)	Johnstone	1.59	2008	Residential	Public
350772	Maple Drive (2)	Johnstone	0.96	2003	Residential	Public
350825	Highcraig Avenue (east)	Johnstone	1.63	2008	Residential	Public
350864	Middleton Road (north)	Linwood	0.56	2009	Residential	Private
350865	Stirling Drive (south)	Linwood	0.79	2009	Residential	Private
350804	Middleton Road	Linwood	5	2006	General Industry	Public

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8510030	Burnbrae Road, Phoenix	Linwood (Phoenix)	4.02	1981	General Industry	Private
8510458	Linwood Road, Phoenix (North)	Linwood (Phoenix)	8.79	1989	General Industry	Private
658	Linwood Road, Phoenix (South)	Linwood (Phoenix)	0.36	1998	Residential	Private
8510384	Barskiven Road, Phoenix	Linwood (Phoenix)	6.81	1986	Residential	Private
8510490	Pegasus Avenue, Phoenix	Linwood (Phoenix)	1.79	1990	Commercial	Private
350805	Burnbrae Road	Linwood (Phoenix)	3.68	2006	General industry	Public
350801	Church Street	Lochwinnoch	0.88	2006	Residential	Private
659	Church Street	Lochwinnoch	0.4	1998	Residential	Public
350891	Hurler Road	Paisley	1.74	2012	Greenbelt land	Public
350798	Gauze Street (ex Arnotts site)	Paisley (Central)	1.2	2005	Mixed Use	Private
350839	Lady Lane	Paisley (Central)	0.12	2009	Commercial	Private
350843	Underwood Road (south)	Paisley (Central)	0.24	2009	Mixed use	Private
350840	Wellmeadow Street	Paisley (Central)	0.12	2009	Residential	Private
350842	Underwood Road (north)	Paisley (Central)	0.33	2009	Residential	Private
648	Maxwellton Street	Paisley (Central)	0.38	1998	Residential	Private
8510006	Camphill	Paisley (Central)	0.15	1983	Residential	Private
8510197	West Brae	Paisley (Central)	0.18	1982	Residential	Private
350841	High Street (ex TA centre)	Paisley (Central)	0.28	2009	Residential	Private
350913	Garthland Lane	Paisley (Central)	0.34	2015	Residential	Public
8510505	Oakshaw Brae (West)	Paisley (Central)	0.4	1990	Residential	Public
350776	Rowan Street	Paisley (East)	0.16	2004	Mixed use	Private
8510624	East Lane, Paisley (Former Arnold Clark)	Paisley (East)	0.62	2017	Residential	Private
350832	Neilston Road	Paisley (East)	1.75	2009	Residential	Private
350879	Espedair Street	Paisley (East)	0.24	2010	Residential	Private
8510623	East Lane, Paisley (Former Factory / Training Centre)	Paisley (East)	0.3	2017	Residential	Private
350896	Lacy Street	Paisley (East)	0.13	2012	Commercial	Private

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350816	Seedhill Road (Auchentorlie)	Paisley (East)	0.82	2007	Residential	Public
350806	Cartha Crescent	Paisley (East)	1.32	2006	Residential	Public
350795	St. Ninian's Crescent	Paisley (East)	0.62	2005	Residential	Public
350854	Burnside Place	Paisley (Ferguslie)	1.74	2009	Regeneration Priority	Private
350855	Burnside Place	Paisley (Ferguslie)	1.15	2009	Regeneration Priority	Private
8510250	Stirrat Street (West)	Paisley (Ferguslie)	6.33	1981	Regeneration Priority	Private
350859	Well Street	Paisley (Ferguslie)	0.5	2009	Regeneration Priority	Private
350792	Millarston Drive	Paisley (Ferguslie)	0.3	2004	Regeneration Priority	Private
8510611	Blackstoun Road	Paisley (Ferguslie)	0.89	1996	Regeneration Priority	Public
350723	Drums Avenue (East)	Paisley (Ferguslie)	0.91	2001	Regeneration Priority	Public
350724	Drums Avenue (West)	Paisley (Ferguslie)	0.38	2001	Regeneration Priority	Public
350770	Drums Crescent	Paisley (Ferguslie)	0.57	2003	Regeneration Priority	Public
633	Ferguslie Park Avenue (North)	Paisley (Ferguslie)	4.26	1997	Regeneration Priority	Public
350678	Candren Road (South)	Paisley (Ferguslie)	0.62	1999	Regeneration Priority	Public
350720	Beltrees Crescent	Paisley (Ferguslie)	2.69	2001	Regeneration Priority	Public
8510609	Craigielea Drive (North)	Paisley (Ferguslie)	0.63	1996	Regeneration Priority	Public
350721	Bankfoot Road	Paisley (Ferguslie)	2.19	2001	Regeneration Priority	Public
350827	Millarston Drive	Paisley (Ferguslie)	2.86	2008	Regeneration Priority	Public
350884	Blackstoun Road	Paisley (Ferguslie)	0.53	2010	Regeneration Priority	Public
350883	Crawford Drive	Paisley (Ferguslie)	0.66	2010	Regeneration Priority	Public

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350809	Amochrie Road	Paisley (Foxbar)	0.27	2007	Residential	Private
8510560	Don Drive	Paisley (Foxbar)	0.41	1992	Residential	Public
350799	Montrose Road	Paisley (Foxbar)	0.55	2005	Residential	Public
8510559	Dee Drive	Paisley (Foxbar)	1.2	1992	Residential	Public
8510561	Dee Drive	Paisley (Foxbar)	1.95	1992	Residential	Public
350779	Almond Crescent	Paisley (Foxbar)	1.26	2004	Residential	Public
350767	Iona/Bute Crescent	Paisley (Glenburn)	3.31	2003	Residential	Public
350796	Lomond Crescent	Paisley (Glenburn)	0.73	2005	Residential	Public
350873	Marchfield Avenue (west)	Paisley (North)	0.51	2009	Business	Private
350853	Greenock Road (St James)	Paisley (North)	1.29	2009	Business	Private
350852	St James Avenue	Paisley (North)	0.78	2009	Business	Private
350890	Inchinnan Road	Paisley (North)	0.78	2010	Business	Private
350903	Abbotsinch Road	Paisley (North)	0.48	2014	Business	Private
350874	Marchfield Drive	Paisley (North)	0.37	2009	Business	Private
350784	Renfrew Road (South)	Paisley (North)	0.11	2004	Commercial	Private
350889	Wallneuk Road	Paisley (North)	0.14	2010	Commercial	Private
350822	Renfrew Road	Paisley (North)	0.86	2007	Commercial	Private
350821	Renfrew Road	Paisley (North)	0.46	2007	Commercial	Private
350667	Abercorn Street (South)	Paisley (North)	0.12	1999	General Industry	Private
350698	Murray Street (South)	Paisley (North)	0.38	2000	General Industry	Private
350763	Hamilton Street	Paisley (North)	0.88	2003	General Industry	Private
662	MacDowell Street	Paisley (North)	0.83	1998	Mixed use	Private
350869	Harbour Road	Paisley (North)	2.4	2009	Mixed use	Private
350881	Sandyford Road	Paisley (North)	0.36	2010	Mixed use	Private
350850	Clark Street (north)	Paisley (North)	0.16	2009	Mixed use	Private
8510599	Inchinnan Road (Fillishill)	Paisley (North)	0.73	1995	Residential	Private
350848	New Sneddon Street	Paisley (North)	0.52	2009	Residential	Private
8510007	Harbour Road North	Paisley (North)	0.8	1983	Mixed use	Private
350908	Montgomery Road (Arkleston)	Paisley (North)	1.25	2015	Residential	Public
350875	Porterfield Road (West)	Renfrew	1.2	2009	Business	Private
8510617	Westway	Renfrew	3.15	1996	Business	Private

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8510195	Wright Street	Renfrew	2.83	1982	Business	Private
350758	Inchinnan Road	Renfrew	2.9	2002	Mixed Use	Private
350819	Wright Street	Renfrew	3.28	2007	Mixed use	Private
350866	French Street	Renfrew	1.04	2009	General Industry	Private
350868	Brown Street North	Renfrew	0.29	2009	Residential	Private
655	Brown Street (North)	Renfrew	0.33	1998	Residential	Public
350867	Brown Street South	Renfrew	0.1	2009	Residential	Public
350899	Rocep Drive	Renfrew (Braehead)	0.6	2013	Business	Private
350733	Kings Inch Road (South East)	Renfrew (Braehead)	0.85	2001	Business	Private
8510327	Kings Inch Road (South West)	Renfrew (Braehead)	2.03	1986	Mixed Use	Private
8441296	Renfrew Road	Renfrew (Braehead)	2.14	1989	General Industry	Private
652	Kings Inch Road (North West)	Renfrew (Braehead)	1.15	1998	Residential	Private
626	Meadowside Street	Renfrew (Braehead)	2.93	1997	Residential	Private
350675	Kings Inch Road (Central)	Renfrew (Braehead)	0.48	1999	Residential	Private
350910	Whimbrel Way (quayside)	Renfrew (Braehead)	0.34	2015	Residential	Private
350904	Row Avenue	Renfrew (Braehead)	0.57	2014	Commercial	Private

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھیے۔

ਜੇ ਫਿਰ ਸਾਡਾ ਕਾਹੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਫਿਰ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.



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To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Acting Director of Development and Housing Services

Heading: Planning (Scotland) Bill 2017

1. Summary

- 1.1 Throughout 2017, reports have been provided to the Planning and Property Policy Board and the Communities, Housing and Planning Policy Board updating members on the Scottish Government's review of the Scottish Planning System.
 - 1.2 On the 4 December 2017, the Minister for Local Government and Housing introduced the Planning (Scotland) Bill 2017 to the Scottish Parliament setting out how the Bill will underpin improvements to the Planning System.
 - 1.3 The Bill is now under the control of the Scottish Parliament's Local Government and Communities Committee. It is anticipated that there will be a Call for Evidence early in 2018 to inform its scrutiny.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) Notes that the Planning (Scotland) Bill has been presented to the Scottish Parliament for scrutiny; and,
 - (ii) Authorises the Acting Director of Development and Housing Services to submit views on the Planning (Scotland) Bill if requested.

3. Background

- 3.1 In September 2015, the Scottish Ministers appointed a panel to undertake an independent review of the Scottish Planning System. The panel reported in May 2016. The Scottish Government's response to the Review of Planning was issued in July 2016.
- 3.2 On the 10 January 2017, a consultation document on the future of the Planning System in Scotland, 'Places, People and Planning' was issued by the Scottish Government. Renfrewshire Council along with a range of other stakeholders provide a response to the consultation on the 4 April 2017.
- 3.3 Taking into account the wide range of views expressed in the consultation, the Scottish Government published a Position Statement on the 29 June 2017 setting out potential changes to the Scottish Planning System. Although the Position Statement set out the key changes, no final decisions had been made on the content of the proposed new planning legislation.
- 3.4 The Planning Bill was introduced to the Scottish Parliament on the 4 December 2017. The Minister for Local Government and Housing made a statement to the Scottish Parliament on Planning and Inclusive Growth, setting out how the Bill aims to underpin improvements to the Planning System, with new legislation to simplify and improve the system.

4. Planning (Scotland) Bill 2017

- 4.1 The Bill aims to focus planning and planners on delivering development rather than focusing on the continuous writing of Plans. It seeks to empower people and communities to get them more involved and influence future development in their areas.
- 4.2 It sets out a new way to fund infrastructure development and aims to reduce complexity, while improving accountability and trust in planning processes and decision-making.
- 4.3 The Bill is part of a wider programme of reforms to the planning system, responding to the review of planning that has ongoing since 2015. It also includes changes to secondary legislation as well as non-legislative changes.
- 4.4 In summary the Bill seeks to:

Development Planning

- Remove the requirement to prepare Strategic Development Plans;
- Enhance the status of the National Planning Framework and Scottish Planning Policy. Together they will set out policies and proposals for the development and use of land as well as set the framework for Local Development Plans;
- Allow the Scottish Ministers to direct a planning authority, or two or more planning authorities to co-operate with one another in informing the National Planning Framework;

- Ensure that Local Development Plans have a greater emphasis on delivering developments with a duty to prepare a Delivery Programme;
- Require that the National Planning Framework and Local Development Plans to be prepared at least every 10 years rather than every 5 years;
- Remove the requirement of Local Planning Authorities to prepare a Main Issues Report when preparing a Local Development Plan;
- Remove the ability for Local Planning Authorities to prepare Supplementary Guidance;
- Require Planning Authorities to take account of Local Outcomes Improvement Plans (the Community Plan);
- Encourage communities to prepare Local Place Plans for their area and for Planning Authorities to have regard to Local Place Plans when preparing a Local Development Plan;

Development Management

- Refresh Simplified Planning Zones, replacing them with Simplified Development Zones which should be less resource intensive to prepare, with more powers to alter once the zones are in place;
- Changes to Schemes of Delegation with new provisions to extend and expand what could be determined under delegated powers with a wider range of applications able to be reviewed by Local Review Bodies;
- There is to be specified training requirements for elected members on Planning Boards. The training requirements may mean attendance on a training course and/or an examination. Where training has not been undertaken, there will be powers allowing the Scottish Ministers to transfer the functions of the Board to another Planning Authority or to the Scottish Ministers;
- Provision for widening the scope of Planning Authorities being able to charge for planning functions;
- There will be new powers to introduce an infrastructure levy in respect of a development. The income from levy must be used to fund or contribute to funding infrastructure projects.

5. Next Steps

- 5.1 The Bill is now under the control of the Scottish Parliament's Local Government and Communities Committee. It is anticipated that there will be a Call for Evidence early in 2018 to inform its scrutiny. If and when called, Renfrewshire Council will provide views on the Planning (Scotland) Bill to the Committee.
- 5.2 Further reports will be provided to the Board as the legislative changes and detailed proposals on the review of the planning system emerge.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None.
3. **Community Planning – Our Renfrewshire is thriving** – The Planning Bill would assist in achieving Inclusive Growth helping to make sure Renfrewshire's investment and opportunities deliver for all.
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

List of Background Papers – The Planning (Scotland) Bill 2017 can be found on the Scottish Parliament's web pages at:

<http://www.parliament.scot/parliamentarybusiness/Bills/106768.aspx>

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Acting Director of Development and Housing Services

Heading: Making Places Initiative – Foxbar Place Plan

1. Summary

- 1.1 The Board of 7 November 2017 were advised that two funding applications had been submitted to the Scottish Government Making Places Initiative to support the development of a pilot local Place Plan for Foxbar in Paisley and to deliver a community led design process for Clyde Muirshiel Regional Park (CMRP).
 - 1.2 The Council's application to prepare a local Place Plan for Foxbar has been successful and will enable the delivery of a plan led by residents, businesses and community groups, informed by a strong programme of community consultation and engagement. The exercise is anticipated to commence in spring 2018 and the outcomes will be reported to the Board later in 2018.
 - 1.3 The application to deliver a design process for Clyde Muirshiel Regional Park was not successful within this round of the fund. Alternative funding sources will now be considered to assist delivery of the CMRP Strategy and Action Plan.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) Notes the success of the Council's application to the Making Places Initiative Fund to support the development of a pilot local Place Plan for Foxbar;

- (ii) Notes that the outcomes of the exercise for Foxbar will be reported to Board as appropriate.
-

3. Background

- 3.1 The Board of 7 November 2017 were advised that funding applications had been submitted to the Scottish Government Making Places Initiative to support the development of a pilot local Place Plan for Foxbar in Paisley and to deliver a community led design process for Clyde Muirshiel Regional Park (CMRP).
- 3.2 The Making Places Initiative seeks to support communities to actively participate and lead the design and development of their local area. A key area of focus for the fund is the preparation of plans which reflect community aspirations and tackle inequality and disadvantage.
- 3.3 The initiative involves the preparation of plans through a series of workshops and events with local communities and key stakeholders. Renfrewshire's Place Plans are to present local areas spatially, outlining areas of potential change, enhancement and prioritising areas of vacant and derelict land for new or alternative uses.

Foxbar

- 3.4 The Council's application to prepare a local Place Plan for Foxbar has been successful and will enable the delivery of a plan led by residents, businesses and community groups, informed by a strong programme of community consultation and engagement. The exercise is anticipated to commence in spring 2018 and the outcomes will be reported to the Board later in 2018.
- 3.5 The outcomes of this exercise will support delivery of the Renfrewshire Community Plan 2017-2027 and will also form a key element of Local Place Plans to be prepared in the context of the emerging Renfrewshire Local Development Plan. Outcomes are also anticipated to provide a template for the wider delivery of Local Place Plans across Renfrewshire.
- 3.6 It is anticipated that the exercise will commence in spring 2018, with outcomes reported to Board later in 2018.

Clyde Muirshiel Regional Park

- 3.7 The Council's application to deliver a design process for Clyde Muirshiel Regional Park was not successful within this round of the fund. Alternative funding sources will now be explored to assist delivery of the CMRP Strategy and Action Plan.
-

Implications of the Report

1. **Financial** - The Council will require to match fund grant assistance provided by the Scottish Government to the maximum value of £15,000. This will be met from approved Development and Housing Services and Community Planning Partnership budgets.
2. **HR & Organisational Development** – None
3. **Community Planning – Our Renfrewshire is Well** – The exercise will support empowerment of local communities to participate and lead in the development of plans for their area.
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** – Not applicable

List of Background Papers (a) None

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 16 January 2018

Report by: Acting Director of Development and Housing Services

Heading: Planning Appeal Decisions – Proposed Housing Development within the Green Belt

1. Summary

- 1.1 This paper seeks to confirm the outcome of six planning applications involving significant development proposals within the designated Green Belt which were refused planning permission by Renfrewshire Council and were the subject of Appeals to the Scottish Government's Directorate of Planning and Environmental Appeals.
- 1.2 The Reporters appointed by Scottish Ministers have dismissed all of the Appeals as set out in Appendix 1 and Planning Permission has been refused.
-

2. Recommendations

- 2.1 That the Board note:
- (i) That the Appeals involving large scale housing development (and a sixth appeal involving retail development) as set out in Appendix 1 have been dismissed and that Planning Permission has been refused.
-

3. **Background**

- 3.1 The Council at meetings in 2016 and 2017 refused Planning Permission, for various large scale developments in the designated Green Belt, five of which related to residential development and a sixth for retail. The application sites, description of the proposals etc. are set out in Appendix 1.
- 3.2 In drawing the identified issues together, in each case, the Reporters concluded that the proposed developments did not comply with Clydeplan; the Strategic Development Plan and the relevant policies within the Approved Renfrewshire Local Development Plan.
- 3.3 The Reporters also noted in their conclusions that while they were assuming that there was a shortfall in the Renfrewshire's housing land supply, they recognised that the proposals did not represent "development in the right place" and consequently dismissed the appeals.

4. **Conclusions**

- 4.1 Members are asked to note the outcome of these Appeals and the confirmation that this provides to the approach taken by the Council in refusing inappropriate developments affecting the designated Green Belt.
- 4.2 Members will also be aware that a review of the Local Development Plan is underway and that this should provide the means for considering sites that may be acceptable for development recognising the fact that while growing the area's economy and population is a priority for the Council, this must be within the context of providing development in appropriate locations that meet the needs of both the existing and new residents of Renfrewshire.

Implications of the Report

- 1. **Financial** – None.
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** – None.
- 4. **Legal** – None.
- 5. **Property/Assets** – None.
- 6. **Information Technology** – None.

7. **Equality & Human Rights** - 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 because it is for noting only.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – Not applicable.
-

List of Background Papers

Background Paper 1 – Planning Appeal Decision Notice PPA-350-2019

Background Paper 2 - Planning Appeal Decision Notice PPA-350-2020

Background Paper 3 - Planning Appeal Decision Notice PPA-350-2021

Background Paper 4 - Planning Appeal Decision Notice PPA-350-2022

Background Paper 5 - Planning Appeal Decision Notice PPA-350-2023

Background Paper 6 - Planning Appeal Decision Notice PPA-350-2024

Author: David Bryce, Development Standards Manager, 0141 618 7892;
david.bryce@renfrewshire .gov.uk

Appendix 1

Renfrewshire Council Reference	Ward	DPEA Reference	Site Address	Description of Proposals	Site Area	Indicative Number of House Units
16/0110/PP	10	PPA-350-2019	Site Between Sandholes Farm And No 33 Sandholes Road, Brookfield, Johnstone	Erection of residential development including formation of vehicular access, open space, landscaping and associated engineering works	8.2	90
16/0147/PP	9	PPA-350-2020	Land To North West Of Kilbarchan Quarry, Branscroft, Kilbarchan, Johnstone	Erection of residential development, formation of vehicular access, SUDS, landscaping and associated works	11.7	150
16/0291/PP	11	PPA-350-2021	Land To North East Of Strathgryffe Crescent, Gryffe Castle, Bridge Of Weir	Erection of residential development including formation of vehicular access, open space and landscaping, provision of Sustainable Urban Drainage (SUDs) and associated engineering works (Planning Permission in Principle)	4.4	80
16/0571/PP	10 & 11	PPA-350-2022	Site At Whitelint Gate, Johnstone Road, Bridge Of Weir, PA11 3LX	Erection of residential development (in principle)	1.9	49
16/0423/PP	10 & 11	PPA-350-2023	Site At Whitelint Gate, Johnstone Road, Bridge Of Weir, PA11 3LX	Erection of a retail store including new access, petrol filling station and cycle hub.(Planning permission in principle)	1.9	2200 sq m (Gross Floor Area)
16/0594/PP	8	PPA-350-2024	Site Between Dunvegan Avenue And Gleniffer House, Glenpatrick Road, Elderslie, Johnstone	Erection of residential development (in principle).	14.1	200

Prospective Planning Application

Reference No. 17/0629/NO



Renfrewshire
Council

KEY INFORMATION

Ward

9 Johnstone North,
Kilbarchan, Howwood and
Lochwinnoch

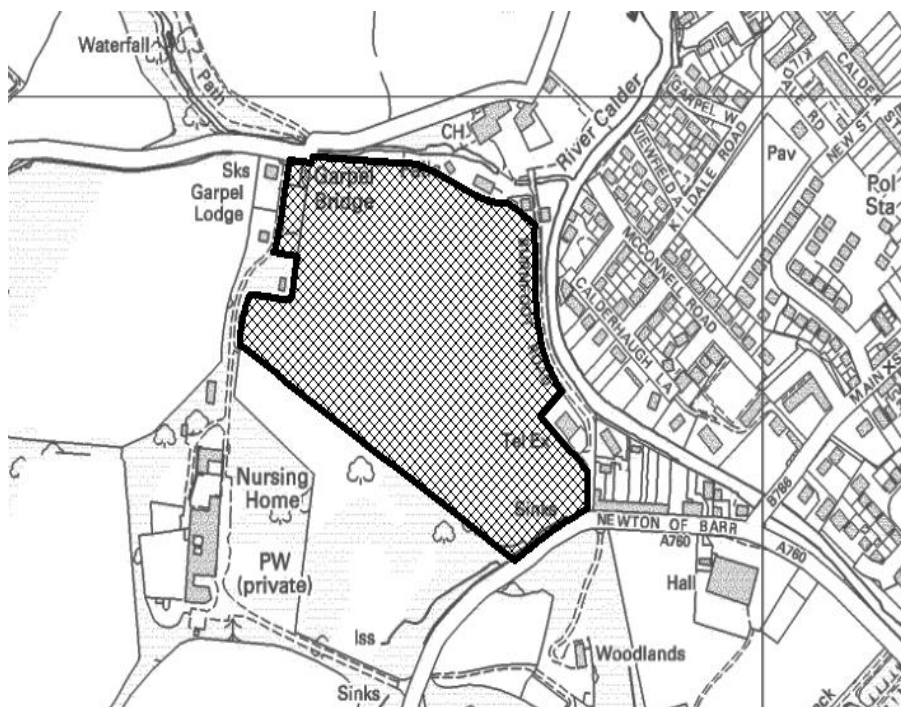
Prospective Applicant

Stewart Milne Group Ltd
Per Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT INCLUDING FORMATION OF ACCESS, LANDSCAPING AND ASSOCIATED WORKS

LOCATION: SITE BETWEEN GARPEL BURN AND ST JOSEPH'S NURSING HOME, BURNFOOT ROAD, LOCHWINNOCH



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Site Description and Proposal

The site comprises an area of undeveloped open land, extending to approximately 7.4 ha, on the western edge of Lochwinnoch, outwith the established village envelope. To the east lies Burnfoot Road, the River Calder and the Lochwinnoch urban area; to the west Corsefield Road and open countryside beyond; to the north Lochwinnoch Golf Club and Course; and to the south, wooded, undeveloped land.

It is proposed to develop the site for residential purposes (in principle), with the potential to accommodate an as yet undefined number of units. Ancillary works would include the formation of associated landscaping and engineering works. No indication has been provided in terms of access to the prospective site.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV1).

Relevant Site History

None.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held at a date and time yet to be confirmed, with copies of the Proposal of Application Notice sent to Lochwinnoch Community Council and local members, MSP and MP.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principal matters which would require to be assessed should the prospective application be submitted are:-

(1) The development proposal is contrary in principle to the Green Belt designation of the site within the Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0661/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

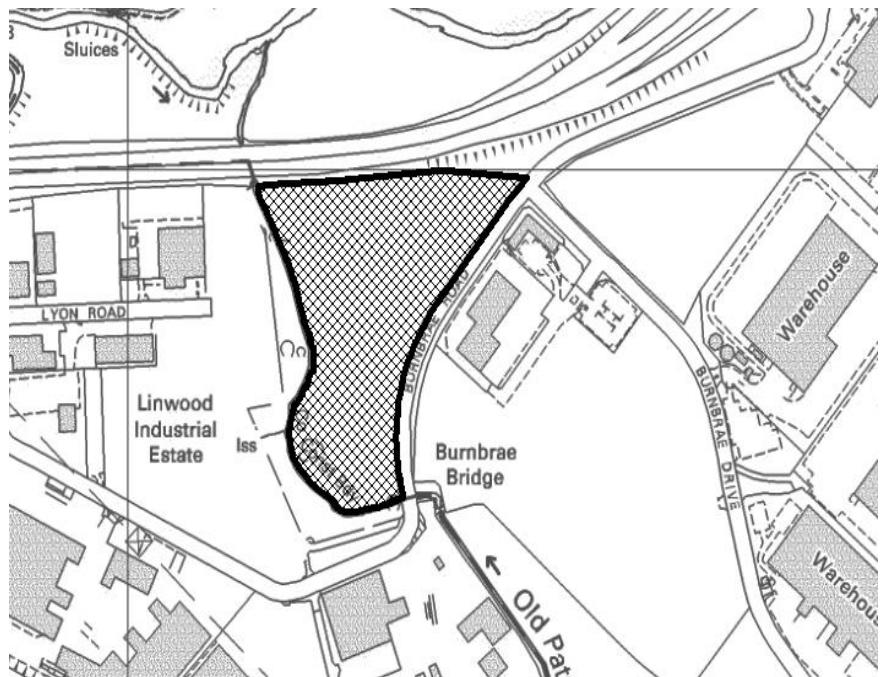
Prospective Applicant

Storage Vault
Per Lambert Smith
Hampton
33 Bothwell Street
Glasgow
G2 6NL

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: FORMATION OF CAR PARK FOR
AIRPORT TRANSIT AND ASSOCIATED WORKS

LOCATION: SITE 100 METRES WEST OF JUNCTION WITH
BURNBRAE DRIVE, BURNBRAE ROAD, LINWOOD, PAISLEY



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RECOMMENDATION

That the Board note the
key issues identified to
date and advise of any
other issues.

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan under Policy E1 'Strategic Economic Investment Locations'.

Fraser Carlin
Head of Planning and
Housing

Site Description and Proposal

The site comprises an area of open land, extending to approximately 4.3 ha, to the west of the Phoenix, Linwood. The site is bounded to the east by Burnbrae Road; to the west by the Old Patrick Water; to the north by the A737; and to the south by the Old Patrick Water and Burnbrae Road. The area is characterised by a mix of industrial, waste transfer, haulage and long-stay car parking land uses.

It is proposed to develop the site for a car park for airport transit, with the potential to accommodate an as yet undefined number of vehicles.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as a Strategic Economic Investment Location (SEIL) under Policy E1.

Relevant Site History

07/0291/PP - Formation of long stay car park and erection of hotel / office development and associated land engineering works. Granted subject to conditions/Section 75 Agreement in December, 2008.

07/0292/PP - Formation of long stay car park and associated land engineering works, formation of vehicular access and erection of gatehouse / reception building. Granted subject to conditions/Section 75 Agreement in December, 2008.

15/0928/PP - Use of land for Class 6 (Storage and Distribution) and associated works including erection of fencing and alterations to site access. Granted subject to conditions August, 2016.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held in the Tweedie Hall, Bridge Street, Linwood at a date and time yet to

be confirmed, with copies of the Proposal of Application Notice sent to Elderslie Community Council.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principal matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development proposal is consistent in principle with the SEIL designation of the site within the Renfrewshire Local Development Plan.
- (2) Whether the layout, form and finishes, and landscape treatment respect the character of the area;
- (3) Whether access, circulation and other traffic arrangements are acceptable in terms of road safety;
- (4) Whether local infrastructure, including sewerage and drainage are capable of accommodating the requirements of the development proposed; and
- (5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0803/NO



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir and Langbank

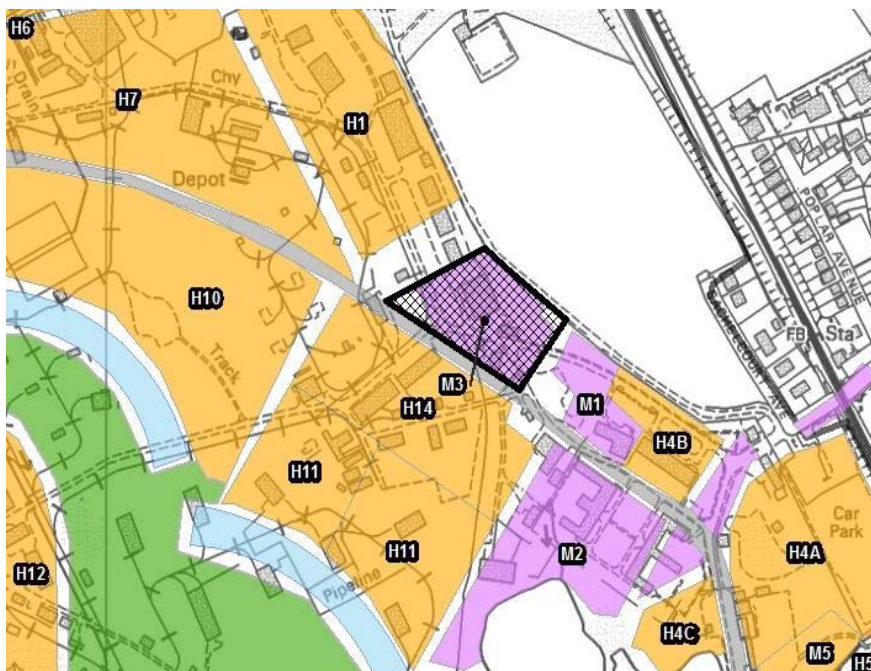
Prospective Applicant

Stewart Milne Homes
Kestral House
3 Kilmartin Place
Tannochside Business Park
Uddingston
G71 5PH

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON PA7 5NJ



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as Policy P1 'Places' and is within the boundary of the planning permission for the redevelopment of the former ROF site as a mixed-use Community Growth Area.

Site Description and Proposal

The formation of a mixed use Community Growth Area (CGA) on the site of the former Royal Ordnance Factory, Bishopton was approved in principle through planning application 06/0602/PP. Under the provisions of this application, the site was designated for mixed use. It is proposed to develop the site for residential purposes.

The application site extends to approximately 1.26 hectares, and is located to the north of The CGA village centre. Residential development plot H1 bounds the site to the north, with plot H32 to the west. There is an area of open space to the south, with Gladstone Hill to the east.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places' which presumes in favour of the continuance of built form, where that built form is compatible and complementary to surrounding uses. It is also identified under Policy P5 which states that the Council will support and encourage development within the Community Growth Area where it supports the principles set out in the approved Masterplan for the site.

Relevant Site History

The redevelopment of the former ROF site was agreed through the granting of a 2006 planning application for the delivery of a Community Growth Area. To ensure the site was made suitable for redevelopment, remediation, bulk earthworks and infrastructure provision has been undertaken.

Community Consultation

A public exhibition will be undertaken on the 23rd of January at Bishopton Community Centre.

Copies of the Proposal of Application Notice have been sent to Bishopton Community Council and local elected members within Ward 11.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0811/NO



Renfrewshire
Council

KEY INFORMATION

Ward

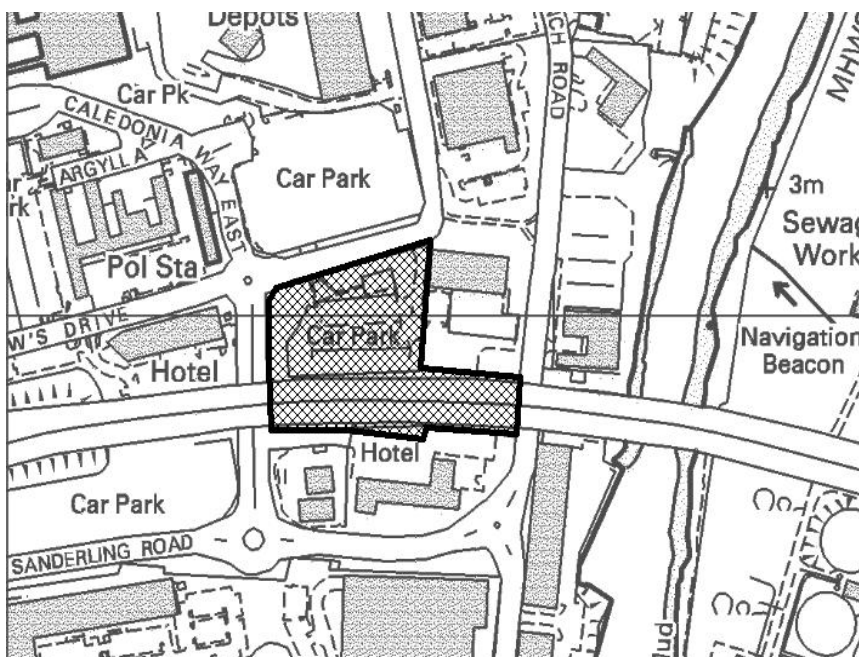
4 Paisley North West

Prospective Applicant

J R Pickstock Ltd
c/o Icen Projects
177 West George Street
Glasgow
G2 2LB

CAR PARKING, ACCESS, LANDSCAPING AND OTHER ASSOCIATED WORKS

LOCATION: LAND TO SOUTH EAST OF ROUNDABOUT JUNCTION WITH ST ANDREWS DRIVE, WHITE CART ROAD, GLASGOW AIRPORT, PAISLEY



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan as Policy E5 'Glasgow Airport Operational Land'.

Report by Director of
Development and Housing
Services

PROSPECTIVE PROPOSAL:
ERECTION OF HOTEL WITH

Site Description and Proposal

The application site covers an area measuring approximately 1.5 hectares and is situated approximately 225 metres to the south east of the main terminal building. The application site itself is on flat ground and is surrounded by a mix of commercial uses which are associated with the functioning of the airport.

The application site is bound by Campsie Drive to the north, White Cart Road to the west, a hotel and filling station to the south with a distribution centre to the east.

The application site is currently used as a car park with access to the site being taken from Campsie Drive to the north.

It is proposed to develop the site to accommodate a hotel with car parking, access, servicing and landscaping works.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Glasgow Airport Operational Land (Policy E5).

Relevant Site History

None.

Community Consultation

The prospective applicant has advised that the Proposal of Application Notice has been sent to Paisley North Community Council and the local ward members. A public exhibition is also to take place, the details of which have yet to be confirmed.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable with the provisions of the Local Development Plan. The site is identified within the Renfrewshire Local Development Plan as being covered by Policy E5 'Glasgow Airport Operational Land'. Policy E4 'Tourism' is also considered to be applicable to the assessment of the forthcoming development.
- (2) Whether the design, layout, density, form and external finishes would respect the character of the area and what impact the development would have on the functioning of the airport. The development shall also require to have regard to the Airport and Tourism guidance within the New Development Supplementary Guidance. ;
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 17/0883/NO



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West & 12
Erskine and Inchinnan

Prospective Applicant

Renfrewshire Council
City Deal Team
Development and Housing
Services
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

RECOMMENDATION

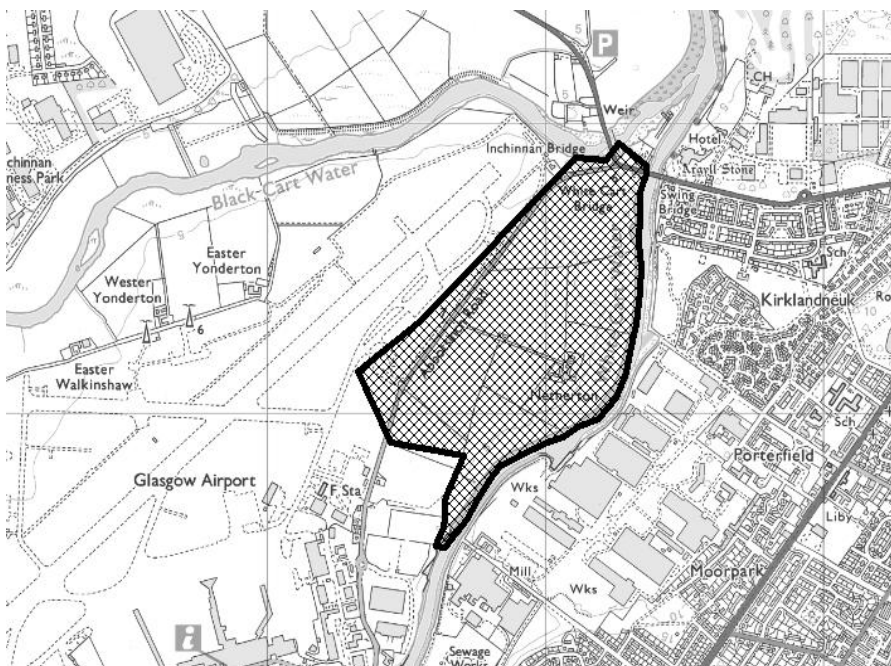
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF BUSINESS PARK
DEVELOPMENT WITH ASSOCIATED CAR PARKING, ACCESS,
LAND ENGINEERING AND INFRASTRUCTURE WORKS

LOCATION: NETHERTON FARM, ABBOTSINCH ROAD,
RENFREW, PA4 9PA



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan under Policy E5 'Glasgow Airport Operational Land'.
- The site comprises land recently identified as the location for the National Manufacturing Institute for Scotland.
- The site comprises land 'released' for development through the infrastructure works proposed in the Glasgow Airport Investment Area project which forms part of Renfrewshire's suite of Glasgow City Region City Deal projects.

Site Description and Proposal

The application site covers an area measuring approximately 69 hectares and is situated to the east of the White Cart Water and generally to the west of Abbotsinch Road, with Inchinnan Road/Greenock Road forming the northernmost extent and an area of long stay airport car parking to the southernmost boundary. The application site is generally flat arable land and is surrounded by a mix of commercial uses which are associated with the functioning of the airport to the west and south, and the Westway Business Park to the east.

The application site is former farmland and has been acquired by the Council as part of Renfrewshire's suite of Glasgow City Region City Deal projects.

It is proposed to develop the site to accommodate a business park development with associated car parking, access, land engineering and infrastructure work.

Members may recall having approved the Glasgow Airport Investment Area (GAIA) proposals at the Communities Housing and Planning Policy Board at its meeting on 7 November, 2017 which involved three principal components, namely (1) the realignment of Abbotsinch Road; (2) the erection of a bridge spanning the White Cart Water; and (3) associated infrastructure, cycleway, landscaping and drainage. Limited building demolition (Netherton Cottage) was also approved to facilitate the construction of the works.

These would comprise 'enabling works' in the form of advance supporting infrastructure and road and junction improvements to accommodate the anticipated future investment in the area.

The site comprises land recently identified as the location for the National Manufacturing Institute for Scotland.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Glasgow Airport Operational Land (Policy E5).

Relevant Site History

17/0485/PP - The Glasgow Airport Investment Area project (realigned Abbotsinch Road and erection of bridge at Wright Street, Renfrew), granted subject to conditions at the Communities, Housing and Planning Policy Board on 7 November, 2017.

17/0486/PP - The Clyde Waterfront and Renfrew Riverside project (new Clyde crossing) which straddles three administrative areas (Renfrewshire Council, West Dunbartonshire Council and Glasgow City Council) and which has been 'called-in' by Scottish Ministers for determination.

17/0487/PP – The Inchinnan to Renfrew Cycleway was continued for a site visit at the Communities, Housing and Planning Policy Board at its meeting on 7 November, 2017. The site visit took place on 12 December, 2017 and determination is to take place at this Board.

The Airport Access project is a further component of Renfrewshire's suite of Glasgow City Region City Deal projects although this has not yet become the subject of an application for planning permission and is still in the project development stage.

Community Consultation

The prospective applicant has advised that the Proposal of Application Notice has been sent to Paisley North Community Council, Inchinnan Community Council and Renfrew Community Council and the local ward members for Renfrew North and Braehead, Renfrew South and Gallowhill, Paisley North West, and, Erskine and Inchinnan.

A public consultation event is also to take place, the details of which have yet to be confirmed. The event will be advertised in the local press a minimum of seven days in advance of the event taking place.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable having regard to the provisions of the Local Development Plan. The site is identified within the Renfrewshire Local Development Plan as being covered by Policy E5 'Glasgow Airport Operational Land'.
- (2) Whether the design, layout, density, form and external finishes would respect the character of the area.
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport and active travel accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 16/01/2018

APPN NO. WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
17/0393/PP 11 - Bishopton, BoW & Langbank	BAE Systems	Royal Ordnance, Station Road, Bishopton, PA7 5NJ	Use of land within the Core Development Area for residential development (as part of north west residential neighbourhood) with associated SUDS pond (in principle).	A1
RECOMMENDATION: GRANT subject to conditions / Section 75 Agreement				
17/0454/LB 4 - Paisley Northwest	Mr Harper	The Institute, Maxwellton Street, Paisley	Demolition of former school building	A2
RECOMMENDATION: GRANT subject to conditions				
17/0456/PP 4 - Paisley Northwest	Mr Harper	The Institute, Maxwellton Street, Paisley	Erection of 40 flats, formation of parking and landscaping	A3
RECOMMENDATION: GRANT subject to conditions				
17/0666/PP 1 - Renfrew North and Braehead	Braehead Glasgow Limited	Braehead Retail Park, King's Inch Drive, Renfrew	Erection of (non-food) retail development comprising three units, sprinkler tank, sub-station and pump room, with associated parking, access, landscaping and public realm	A4
RECOMMENDATION: Disposed to grant subject to conditions / Section 75 Agreement				

17/0838/CC

Renfrewshire Council 22 High Street, Paisley

Demolition of building
within the conservation
area.

A5

**5 - Paisley East and
Central**

RECOMMENDATION: GRANT

Total Number of Applications to be considered = 5

Planning Application: Report of Handling

Application No. 17/0393/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of
Weir and Langbank

Applicant

BAe Systems
Georgetown Reception
Centre
Houston Road
Houston
PA6 7BG

Registered: 26/05/2017

Report by Director of Development and Housing Services

PROPOSAL: USE OF LAND WITHIN THE CORE
DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT (AS
PART OF NORTH WEST RESIDENTIAL NEIGHBOURHOOD)
WITH ASSOCIATED SUDS POND

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 7 November, 2017 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the application site, the ROF redevelopment site in general and the physical context of the proposals.

The site visit took place on 12 December 2017 and those Members attending viewed the application site and were afforded the opportunity of inspecting the approaches to the site including principal access roads and other major infrastructure in place or ongoing including advance preparation works for the motorway junction, remediation activity, the site surroundings and the site context. Members were able to acquaint themselves with any features or land uses on or adjacent to the site which may be impacted by, or impact on, the proposed development.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to
conditions/Section 75
Agreement.

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Application No. 17/0393/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir and Langbank

Applicant

BAe Systems
Georgetown Reception Centre
Houston Road
Houston
PA6 7BG

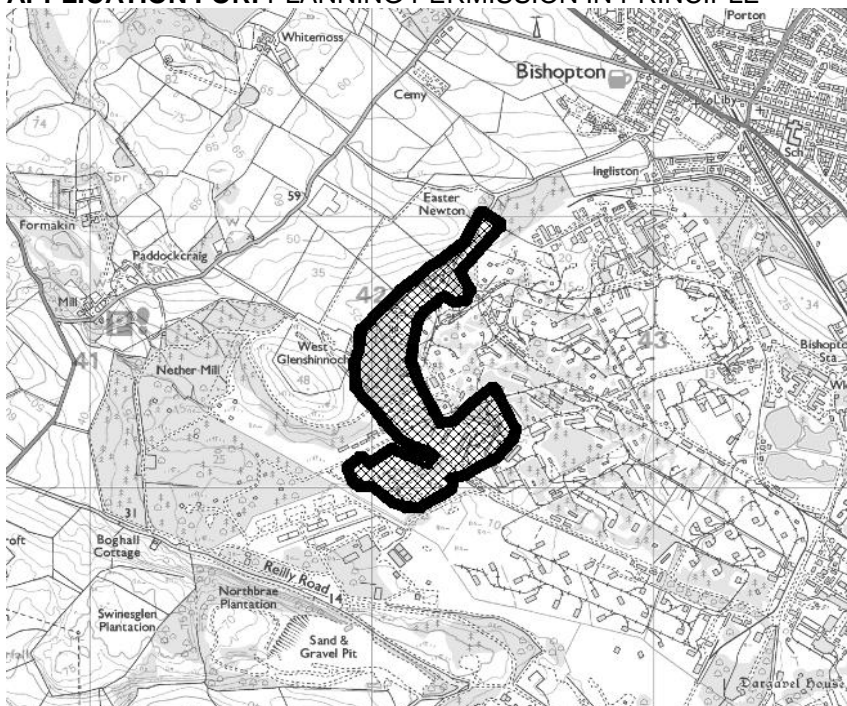
Registered: 26/05/2017

Report by Director of Development and Housing Services

PROPOSAL: USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT (AS PART OF NORTH WEST RESIDENTIAL NEIGHBOURHOOD) WITH ASSOCIATED SUDS POND

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



RECOMMENDATION

Grant subject to conditions/Section 75 Agreement.

Fraser Carlin
Head of Planning and Housing

SUMMARY OF REPORT

- The proposals accord with the Adopted Renfrewshire Local Development Plan; with Clydeplan 2017, the strategic development plan; and with national planning policy. The proposals will also contribute to Renfrewshire's Housing Land Supply.
- There has been one letter of objection, the substance of which relates to the requirement for EIA, failure to satisfy an earlier legal agreement, inadequate public transport links, and that the application should not be treated as a new application.
- Consent has previously been granted on the overall site for a mixed use development, including residential use and further residential development is continuing on adjacent sites.
- The form, design, density and layout of the development can be assessed in detail through Applications for Approval of Matters Specified in Conditions. All major infrastructure requirements have been appropriately considered.

Description

This application seeks planning permission in principle for the use of land within the Core Development Area, defined as part of application 06/0602/PP, for residential development (as part of the north west residential neighbourhood) with associated SUDS pond.

Planning permission in principle 06/0602/PP was granted in 2009 subject to a Section 75 Agreement for the formation of a mixed use Community Growth Area on the former Royal Ordnance Factory (ROF) site to the south west of Bishopton. The consent is for the erection of a residential development of 2500 units; 150,000m² of commercial/employment related floorspace; a community woodland park; recreation and open space areas; community facilities; local services and retail and educational provision; infrastructure works including a motorway junction and Northern and Southern Access Roads; improvements to station approach and park and ride facilities and the construction of a motorway junction off the M8.

Under the terms of the original masterplan approved as part of application 06/0602/PP, the site which forms the basis of the current application was designated as part of the Strategic Greenspace Framework. The area is specifically referred to as 'North Park', and would form a buffer between residential development plots and the open countryside to the north and west of the ROF site. The masterplan states that this area incorporates significant woodland blocks, surface water attenuation features and open grassland, and the ambition was to establish semi-natural open space at this key interface with the community woodland park.

The proposal is for the majority of this area to be re designated for residential development. This would comprise two additional development plots, H20 (8.86

hectares) and H21 (3.79 hectares) and the extension of plot H14 (expansion of 0.79 hectares), providing an opportunity for approximately 350 dwellings (an indicative density of 25 dwellings per hectare across each plot). The proposal also includes associated landscaping, green space and the relocation and resizing of strategic SUDS pond S1. It should also be noted that a Design Code for the North West Housing Neighbourhood, which includes development plots H14 and H20, has been approved under application 16/0691/PP.

It is also noted that a further, separate application has been submitted for the redevelopment of land within the Core Development Area (previously identified for industrial purposes) for housing. This proposal is being considered under application reference 17/0394/PP.

History

17/0025/PP - Variation of Condition 11 (Implementation of mitigation measures at Junction 29 (St James Interchange)) and Condition 12 (Construction of proposed M8 junction at Bishopton) of planning permission 12/0584/PP. Granted subject to conditions 28/06/2017.

16/0691/PP - Approval of matters specified in Condition 7 of planning permission 06/0602/PP for a Design Code relating to the north-west housing neighbourhoods.

15/0846/NO - Use of land within the Core Development Area for residential development.

15/0845/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for the use of land within the Core Development Area for residential development.

09/0527/PP - Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions 24/03/2010.

06/0602/PP - Regeneration of the site to form a mixed use community growth area. Granted subject to conditions and a Section 75 agreement 10/08/2009.

Policy and Material

Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is Clydeplan's Strategic Development Plan (2017) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

National Planning Framework 3

The spatial expression of the Government's Economic Strategy, sets out plans for long term development and investment in infrastructure.

Glasgow and the Clyde Valley Strategic Development Plan 2017

Policy 1 - Placemaking

Policy 7 - Joint Action Towards the Delivery of New Homes

Policy 8 - Housing Land Requirement

Policy 16 - Improving the Water Quality Environment and managing Flood Risk and Drainage

Policy 17 - Promoting Sustainable Transport

Policy 18 - Strategic Walking and Cycling Network

Diagram 2 - Spatial Development Strategy (Community Growth Areas)

Schedule 15 Spatial Development Strategy Core Components - Community Growth Areas

Adopted Renfrewshire Local Development Plan August 2014

Policy P1 - Renfrewshire's Places

Policy P2 - Housing Land Supply

Policy P5 - Community Growth Areas

Policy I1 - Connecting Places

Policy I5 - Flooding and Drainage

Policy ENV2 - Natural Heritage

New Development Supplementary Guidance

Delivering the Places Strategy - Places development Criteria, Places Checklist, Green network and Open Space Provision in New Developments

Delivering the Infrastructure Strategy - Infrastructure Development Criteria, Connecting Places, Flooding and Drainage

Delivering the Environment Strategy - Environment Development Criteria, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, The water Environment and Contaminated Land

Material considerations

The Scottish Government Publications on Designing Places and Designing Streets Renfrewshire's Places Residential Design Guide

Renfrewshire Local Development Plan Housing Land Supply Supplementary Guidance 2017

Renfrewshire Local Development Plan Main Issues Report 2017

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application has also been advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification, with a deadline for representations of the 28th June 2017.

Objections/ Representations

One letter of representation has been received. The points raised in the letter can be summarised as follows;

- 1 - The application should be treated as a modification to the original application, and not as a separate application;
- 2 - The application should be subject to an Environmental Impact Assessment;
- 3 - The applicant has not met the terms of the original legal agreement with regard to primary school, health centre, employment, affordable housing, retail area and forest park. These aspects should be delivered before additional housing is approved;
- 4 - The proposal does not make provision for improved public transport links.

Consultations

Director of Community Resources (Environmental Services) - No objection subject to conditions requiring the submission of method statements (Water Management Plan, Logistics management Plan, Materials Handling and Storage Plan, Site Clearance Method Statement, Building Decontamination Method Statement, Asbestos Monitoring Plan, Detailed Verification Plan, Detailed Monitoring Plan and Remediation and Construction Traffic management Plan), plan showing sub-division of site into defined Land Quality Management Areas, Site Investigation Reports, Remedial Strategy and Implementation Plan Reports, and Verification Reports.

Director of Community Resources (Head of Roads - Design) - Comments provided on the FRA Addendum, Drainage Strategy Revisions Report and the SUDS Design and Maintenance Manual. These reports have not been finalised, and there are still technical matters outstanding with regard to flood routing and SUDS design. A condition is recommended to be attached to address these matters.

Director of Community Resources (Head of Roads - Traffic) - No objection subject to condition requiring subsequent Approval of Matters Specified in Conditions applications to include Travel Plans.

Transport Scotland - No objection subject to conditions regarding the proposed M8 junction at Bishopton being fully operational prior to the occupation of the 1,200th residential dwelling or the occupation of more than 4,000 square metres of employment space; improvements to junction 29 of the M8 prior to the occupation of 651st and 1,000th residential units; contributions to M8 Capacity Improvements between Junction 26 and 29a of the M8; and the submission of a bus service delivery strategy and travel plan that sets out proposals for reducing dependency on the private car.

Glasgow Airport Safeguarding - No objection subject to condition in respect of the submission of soft and water landscaping works which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design, and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'.

Scottish Environmental Protection Agency - No objections subject to condition requiring the submission of a Surface Water Management Plan and National vegetation Classification Survey.

Scottish Water - No response at time of writing.

Bishopton Community Council - No response at time of writing.

Strathclyde Partnership for Transport - Evening and Sunday bus service provision is required, and further discussion regarding the level of funding contribution is needed. Proposed road layout must be favourable for bus operations. It is likely that there will be additional demand for park and ride facilities.

Health and Safety Executive - No consultation required as the site does not lie within the consultation distance of a

major hazard or major accident hazard pipeline.

Health and Safety Executive (Explosives Inspectorate) - No response at time of writing.

Scottish Natural Heritage - No objections. Advise that an updated Survey of Legal Protected Species, Badger Protection Plan and Ecological Design and Management Plan are required.

Director of Education - No response at time of writing.

Summary of Main Issues

Pre-application Consultation Report - The main points raised during pre-application consultation were the need to link housing at Dargavel Village with existing facilities and services in Bishopton, improvements to the health centre and construction of a new primary school, delivery of open spaces, parks and play areas, traffic, and provision broader mix of house types.

Transport Assessment - Concludes that all existing and consented junctions will operate within capacity with the addition of development generated traffic with the exception of the A8/Greenock Road/Ferry Road/Rossland Crescent signalised junction and the new Eastern M8 Slip Road Roundabout Junction. It is recommended that no mitigation is required at the M8 junction to accommodate the development as queuing during the AM peak period is only slightly over what would be desirable. Mitigation at the A8/Ferry Road junction includes widening works to provide a right turn lane, an increase in cycling time, and a revision of inter-greens. It is also proposed to provide additional bus services. Overall it is considered that the development will integrate well with existing and emerging sustainable transport links, and that vehicle journeys can be accommodated on the surrounding road network. The development will be

well served and highly accessible by all modes of transport.

Planning Statement - Provides background to the development proposal, and justification against the relevant policies. States that the Bishopton Community Growth area will play a key role in meeting the housing requirements for Renfrewshire, providing new homes in a sustainable location. Emphasises compliance with the current Local Development Plan, and makes reference to the Main Issues Report prepared in advance of the next Local Development Plan which states that expansion of housing land at Bishopton should be led by a revised masterplan. Housing led regeneration is considered to be the only way to secure an effective return from private sector investment in infrastructure and services, however opportunities are incorporated into the masterplan for community and commercial uses to support the residential population.

Arboriculture Impact Assessment - The site is currently subject to remediation and bulk earthworks operations approved under planning permission 09/0527/PP. The consented works will result in the loss of some of the trees on the site, and the trees to be removed have not been included in the survey. The survey does identify a linear row of trees along Glenshinnoch Road, and a grouping around the proposed location of SUDS pond S1. The proposed development aims to respect these remaining trees through retention and management of the stock in the interests of the long term health of the trees. It is not proposed to fell any trees, with removal of deadwood proposed where trees are adjacent to access routes.

Public Transport Study - The expansion land is within acceptable walking distance of the recommended bus route through Dargavel Village, and there is no requirement to vary the route. Mechanism proposed for delivery of the bus route remains management and administration

by SPT using funds from a Section 75 agreement. The development will not result in peak period capacity issues at Bishopton railway Station.

Flood Risk Addendum - The proposals have no impact on the general principles of flood and surface water management of the site established by the original planning permission. The additional housing plots will require SUDS pond S1 to be relocated and re-sized to ensure that the peak discharge rates from it remain as previously designed and approved. The site is located outwith the pre-existing area of flood risk

Surface Water Drainage and SUDS Strategy - Revision to the technical approval document 185.0003/JT/JC/GR prepared by Upton McGougan in support of the original 2006 application. Provides outline information on SUDS pond S1 including catchment area, contributing plots, impermeable area and runoff rates, and treatment levels required. Drainage calculations have been submitted with regard to these elements. Advises that Pond S1 is yet to be constructed and is subject to further detailed design.

SUDS Design and Maintenance Manual - Provides advice on the design standards, philosophy and criteria adopted in the design of SUDS features with the primary aim being to provide a design schedule for each of the SUDS ponds located in the site. Provides outline design information on SUDS pond S1 which will treat surface water from development plots H15, H16, H17, H18, H19, H20 and H21.

Preliminary Ecological Appraisal - Provides a summary of the site characteristics and surroundings, and a breakdown of protected species recorded both by desktop survey (within 1km) and field survey. It is noted that the field survey did not record any protected species, however it was noted that suitable terrestrial and breeding habitats exist on the site for great crested newts and

breeding birds. The appraisal also recommends further ecological survey, licensing and mitigation work where appropriate.

Contaminated Land Appraisal - Provides a summary of investigation works undertaken within the expansion land area under the umbrella of planning permission 09/0527/PP, and proposed remediation works which will be undertaken to make the area suitable for the proposed residential use. Detailed remediation method statements and verification reporting will be prepared for each defined Land Quality Management Area.

Utilities Statement - Considers that the increased unit numbers from the additional residential plots should not exceed the capacity available within the local electrical, gas, telecommunications and potable water supply networks.

Design and Access Statement - Provides further information on the site, context and vision for development within the expansion land area. Notes that development plots within the north west housing neighbourhood, including H14 and H20, are already the subject of an approved design code. The design code sets out the vision for the area which is to establish a distinct neighbourhood based on development with a lower density and looser structure, creating a suitable transition between the urban form and the open countryside. The statement also sets out the design principles which will apply to the expansion land area including layout, scale, building heights and density, landscape treatment, open space, routes and linkages, water management, sustainability and access. The principles are considered to accord with the Scottish Government publications on Designing Streets and Designing Places. The statement also advises that a new landscape structure will be formed which will help to integrate development into the surrounding landscape character.

Landscape Visual Impact Appraisal - Appraisal seeks to establish the impact of proposed development in the expansion land area on the landscape and visual resource, with particular reference to the gardens and designated landscape of the Formakin Estate which lies some 440 metres to the west of the site. The appraisal concludes that the effect of development on the landscape is low to imperceptible at completion stage. The proposal will also be imperceptible from the Formakin estate and surrounding buildings and roads given separation distances and intervening topography and vegetation.

Environmental Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 15/0845/EO) in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

This reasoning is based on an assessment of the characteristics of the development, the location of the development and the characteristics of the potential impact. The proposals have also been assessed both in terms of their individual and cumulative impacts as part of a suite of other developments within the area, each comprising individual or multi-stage consents. Regard has also been had to the content of the EIA's submitted in relation to planning applications 06/0602/PP, 06/1065/PP, 06/1154/PP and 09/0527/PP.

Planning Assessment

Scottish Planning Policy (SPP) sets out national planning policies and priorities for operation of the planning system and for the development and use of land. It

identifies two key principle policies of sustainability and placemaking, and aims to deliver sustainable, low carbon, natural, resilient and connected places. There is a presumption in favour of development that contributes to sustainable development, and planning should direct the right development to the right place.

The former ROF site at Bishopton is identified as a Community Growth Area (CGA). These are areas where there is an opportunity to create low carbon sustainable communities through a master planned and design led approach by incorporating a range of housing types, tenures and density, integrated green infrastructure, active travel links, renewable energy options and mixed uses. The direction of planned growth to CGA's is considered to be compliant with the policies and principles of the SPP as they constitute sustainable locations for development.

National Planning Framework 3 (NPF) states that much of the future development within the Glasgow and Clyde Valley Area will be focused on a number of CGA's within the city region. This statement is reflected in the Glasgow and Clyde Valley Strategic Plan (GCVSP) which states that CGA's remain an important component of the planned sustainable growth of the city region. At a local level, the adopted Renfrewshire Local Development Plan (LDP) states that there is an emphasis in ensuring the continued delivery of Renfrewshire's CGA's at Bishopton and Johnstone South West.

Bishopton has been identified as a sustainable location for a CGA given its proximity to a public transport link which provides good connectivity with Glasgow City Centre and the wider city region, and the fact that development will take place on a brownfield site. There is clear support in principle at national (NPF and SPP), regional (GCVSP) and local (LDP) level for the continued direction of planned

growth, including new residential development, towards CGA's.

Policy P5 within the LDP states that the Council will support and encourage development within CGA's where it supports the principles set out in the approved masterplan for the site. The approved masterplan for the ROF provides an overarching framework to guide development of the site, and seeks to create a sense of place and a strong movement framework by focusing on routes and links and environmentally sustainable design.

The proposed development seeks to alter the terms of the masterplan by promoting residential development in the north west corner of the site which was previously designated as part of the strategic greenspace framework. The greenspace framework at this location is intended to provide a landscape buffer between the urban form and community woodland to the north and west. Under the terms of the proposed amendment to the masterplan, the urban form would be extended to the edge of the core development area which is defined by a peripheral pedestrian and cycle route.

On assessment, I am satisfied that the proposed change to the masterplan will not have a detrimental impact on the character of the CGA or the visual amenity of the surrounding area. Firstly it should be noted that development within the expansion land area will not be prominent within the surrounding landscape as outlined in the Landscape Visual Impact Appraisal. This is mainly due to surrounding vegetation and topography. It is acknowledged that remediation works will result in the removal of almost all existing trees and vegetation from within the expansion land area. However the land to the west is characterised by semi mature and mature woodland which will, in addition to acting as a valuable recreational resource, reduce the prominence of the expansion land area.

In addition to the above, it is acknowledged that the change will result in a thinner landscape buffer between the urban edge and the open countryside. However I would consider that an effective landscaped edge can be created through the retention of existing trees along the peripheral route, as stated in the Arboriculture Assessment, and the integration of a new programme of tree planting as stated in the Design and Access Statement. The landscaped edge will be supplemented by a looser more informal urban form at the development edge as defined by the design principles set out within the approved Design Code for the North West Housing Neighbourhood (development plots H8, H9, H13, H14, H17, H18, H19 and H20). This will ensure that the edge of the core development area suitably integrates with the open countryside beyond. An additional Design Code will be required for plot H21, and this can be requested via condition should a favourable recommendation be made. The detailed layouts for each plot will be assessed through an Approval of Matters Specified in Condition application.

Consideration must also be given to the loss of an area of the greenspace framework with regard to its function as amenity space and for water attenuation. The loss of amenity space is not considered to be a significant issue. The CGA is well served by amenity space within the core development area itself including Central Park to the south east of the application site. There are also extensive areas of woodland and open countryside to the north and west of the core development area. The masterplan includes turning this area into a defined Community Woodland Park with a network of paths which link to the core development area. Residential development within the expansion land will not therefore lead to a significant net loss of open space.

With regard to water attenuation, it is noted that the proposals include the relocation of SUDS pond S1. Pond S1 will also be resized to compensate for the loss of attenuation from the expansion land area, and The Director of Community Resources (Head of Roads - Design) has offered no objection to the application on this basis. It is also noted that the SUDS pond will be integrated into the landscaping and path network.

An additional material consideration is the Local Development Plan Housing Land Supply Supplementary Guidance 2017 which identifies a shortfall of 230 private sector units over the period 2015/2016 to 2020/2021. Bishopton CGA is recognised as providing a sustainable site which has the potential to deliver on many of the future priorities for Renfrewshire, including housing land supply. Development within the expansion land would therefore contribute to meeting this shortfall at a sustainable location, whilst also reducing the need to identify sites within the greenbelt. This matter is also referred to in the LDP Main Issues Report which is the first stage in the review of the 2014 LDP. The report states that increasing the supply of new homes at the Bishopton CGA would allow a sustainable approach to future growth in Renfrewshire. The preferred option in the report is for the provision of additional homes, and associated supporting facilities and services, within the boundary of the CGA which is guided by a revised masterplan.

In view of the above assessment, I am satisfied that the principle of additional residential development within the core development area of the Bishopton CGA is acceptable as it complies with national, regional and local policy which is to direct growth to the most sustainable locations, and will contribute to meeting Renfrewshire's housing shortfall in a way which is sustainable. The changes to the masterplan are also considered to be acceptable with regard to ensuring that a suitable edge to the core development

area, which integrates successfully with the surrounding countryside, will be created.

Consideration thereafter must be given to associated supporting facilities and services which are required to support an additional 350 residential properties within the CGA. It is noted that the original 2006 application was approved subject to a Section 75 agreement which covers developer obligations in respect of affordable housing, education and community facilities, roads infrastructure, public transport, health provision, place of worship, employment land, sports, recreation and play facilities, and the community woodland park. Some of these obligations have already been met. However it is clear that certain aspects of the agreement will need to be revised to take into consideration the additional residential properties proposed within the expansion land. It is therefore recommended that the application is approved subject to the preparation of a revised Section 75 agreement.

With regard to the comments from consultees, the Director of Community Resources (Environmental Services) has requested submission of a raft of technical documentation in respect of land contamination. It is noted that the expansion land area was covered by the remediation and bulk earthworks application 09/0527/PP, however at this time the area was designated as part of the strategic greenspace framework. A revised approach to land contamination is therefore required to ensure the land is made suitable for residential use. In addition, the Director of Community Resources (Environmental Services) has also sought sufficient safeguards in the event that this application is implemented independently of the original 2006 application.

With regard to traffic issues, both Transport Scotland and The Director of Community Resources (Head of Roads -

Traffic) have not objected to the application. Transport Scotland have requested conditions in respect of timings for the proposed M8 Bishopton motorway junction, and upgrades to junction 29 on the M8. These timings were agreed through the processing of application 17/0025/PP, and I am satisfied that the conditions can be also be applied in this instance. M8 capacity improvement and bus service contributions will be controlled through revisions to the Section 75 agreement which also includes contributions to local road network upgrades. Both consultation responses have also made reference to the requirement for a Travel Plan. It is considered that a Travel Plan would be most effective when developed for the expansion land area as a whole, as opposed to individual travel plans for each development plot. A condition can therefore be attached to this effect. Overall I am satisfied that the local and trunk road network has capacity to serve the proposed development, subject to the imposition of conditions described above.

The consultation response from Strathclyde Partnership for Transport is noted. It is accepted that revision of the recommendations within the Public Transport Study is sought. However it is considered that provision of a bus service delivery strategy, with associated financial contributions, is most appropriately addressed through an update to the Section 75 agreement.

With regard to the comments from the Director of Community Resources, it is acknowledged that amendments to the Flood Risk Addendum, Drainage Strategy and SUDS Design and Maintenance Manual are required. It should be noted that the Core Development Area within the ROF site benefits from a flooding and drainage strategy approved as part of the original 2006 application. It is not considered that flooding and drainage matters render the principle of residential development within the expansion land

unacceptable. However the original strategies will require revision to take into consideration residential development on an area which was originally designated as part of the strategic greenspace framework. It is considered that these matters can be addressed via condition.

Glasgow Airport Safeguarding have requested submission of soft and water landscaping details to ensure compliance with safeguarding criteria. The Design and Access statement advises that a new landscape strategy will be developed for the expansion land area. It is considered that details of the strategy should be submitted via condition, to be approved in consultation with Glasgow Airport Safeguarding.

The requirements from the Scottish Environmental Protection Agency for a Surface Water Management Plan and National Vegetation Classification Survey are noted, and these documents will be requested via condition. Site wide ecological issues are addressed in the Preliminary Ecological Appraisal which also makes various recommendations regarding further ecological survey, licensing and mitigation work. It is considered that a condition should be attached which requires development on the site to accord with these recommendations. This condition is also considered to address the points raised in the consultation response for Scottish Natural Heritage.

In response to the points raised in the letter of representation;

- 1 - The application is linked to the original 2006 application as it constitutes an amendment to land use dispositions within the core development area of the masterplan for the ROF site. However it is also acknowledged that the permission could be implemented independently, and conditions can be attached to reflect this;
- 2 - The application was screened for an Environmental Impact Assessment, and it

was established that no assessment was required;

3 - The application will be linked to a revised legal agreement, and compliance with the original legal agreement is not a material consideration in the assessment of the application;

4 - Public transport provision has been addressed in the above assessment.

Recommendation and Reasons for Decision

In view of the above assessment, it is considered that the proposal complies with Scottish Planning Policy, National Planning Framework 3, the Glasgow and the Clyde Valley Strategic Development Plan 2017, and the Local Development Plan and associated New Development Supplementary Guidance on the basis that Community Growth Areas are the most appropriate locations to direct sustainable planned growth. It is therefore recommended that the application should be approved, subject to conditions and a Section 75 agreement.

Recommendation

GRANT SUBJECT TO CONDITION/SECTION 75 AGREEMENT

Other Action

1. A Section 75 Agreement requires to be concluded to secure a financial contribution in support of matters relating to affordable housing, education and community facilities, roads infrastructure, public transport, health provision, place of worship, sports, recreation and play facilities, and community woodland park.

Conditions & Reasons

1. 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.

2. Prior to any demolition, clearance, enabling, building or other works commencing on site, the following documents shall be submitted to, and approved in writing by, the Planning Authority. The proposed content of each document shall be approved in writing with the Planning Authority, and thereafter all works shall be undertaken in accordance with the approved documents;

- (a) Water Management Plan (including impact of remediation);
- (b) Logistics Management Plan;
- (c) Materials Handling and Storage Plan;
- (d) Site Clearance Method Statement;
- (e) Building Decontamination Method Statement;
- (f) Asbestos Monitoring Plan;
- (g) Detailed Verification Plan;
- (h) Detailed Monitoring Plan; and
- (i) Remediation & Construction Traffic Management Plan.

Reason: To ensure that all appropriate detailed documentation is provided to, and approved by, the Planning Authority.

3. That prior to the commencement of works on site, a plan sub-dividing the site into defined Land Quality Management Areas (LQMA's), for the purposes of land contamination assessment and remediation, shall be issued for the written approval of the Planning Authority. Thereafter all works shall be undertaken in accordance with the approved plan.

Reason: To ensure the appropriate sub-division of a) the entire site and b) the proposed phases of investigation, remediation and verification into manageable sub-areas to allow clear management of land quality issues and allow future sign off of related conditions in a staged manner.

4. That prior to any remediation and earthworks commencing within a specific LQMA as defined by condition 3, the applicant shall provide a revised Interpretive Report for that specified area to the satisfaction of the Planning Authority in relation to proposed land use. This shall include the interpretation of factual data; justification of the interpretations provided; the revision of detailed risk assessment processes and a revised Conceptual Site Model(s) with regards to all relevant receptors, for the written approval of

the Planning Authority in consultation with SEPA.

Reason: To ensure that the factual data is suitably interpreted and assessed to ensure that potential risks to future users and the wider environment are appropriately considered.

5. Prior to commencement of remediation and earthworks within each specific LQMA as defined by Condition 3, a Remedial Strategy and Implementation Plan which incorporates details of the various remediation and earthworks activities within that specific area shall be submitted to, and approved in writing by, the Planning Authority.

Each Remedial Strategy and Implementation Plan shall include details of earthworks to be completed; remedial techniques to be employed; the locations where those techniques will be used; the types of contaminant(s) and materials handled; estimated areas and volumes of contaminated material to be remediated/relocated; items of plant and equipment to be used; monitoring of emissions and control measures; and any required environmental authorisations. These strategies and plans thereafter agreed shall be implemented in the approved manner.

Reason: To ensure that an appropriate level of detail is provided on the type and location of remediation and earthwork activities within each phase of works; to demonstrate that the works will be completed in line with best practice at the time of each phase of works; and to minimise adverse environmental impacts.

6. That prior to the commencement of development within a specific LQMA as required by Condition 3, site Verification Reports for that area which confirm that the required remediation works for that area have been satisfactorily completed, shall be submitted to, and approved in writing by, the Planning Authority. In areas where no development is to occur, a Verification Report shall be submitted to, and approved in writing by, the Planning Authority within 3 months of completion of the remediation works.

Reason: To ensure that all appropriate steps have been taken in respect of remediation; that the required levels of remediation have been achieved in the interests of

environmental and public safety; and to ensure that all remediation is properly validated and recorded.

7. The disposition of the land uses hereby approved shall accord with those demonstrated in approved plan 715/2604 titled 'Expansion Land Parameter Plan D'; the gross plot areas of the land use development areas shall not exceed those levels demonstrated in approved plan 715-2601 Revision B titled 'Expansion Land Parameter Plan A'; and, the maximum height of any building within the land use development areas shall not exceed the heights shown in approved plan 715/2605 titled 'Expansion land Parameter Plan E'.

Reason: To define the permission.

8. That prior to the submission of an application for Approval of Matters Specified in Conditions for development within plot H21 as shown in approved drawing 715-2601 Revision B titled 'Expansion land Parameter Plan A', the developer shall first submit a development brief for the area to be approved in writing by the Planning Authority. The development brief shall set out the design philosophy and planning parameters for the development plot, taking into consideration the site wide design strategies which apply to the Core Development Area as a whole.

Reason: In the interests of the proper planning of the site, and to establish a development framework.

9. That before development starts within each development plot, a written application and plans in respect of the following required Approval of Matters Specified in Conditions shall be submitted to, and approved in writing by, the Planning Authority:

1. a site layout plan at a scale of not less than 1:200 showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), play areas, open space, walls and fences and landscaping;
2. plans and elevations of each house and garage type, or other buildings, showing their dimensions and type and colour of external materials;

3. a landscaping plan at a scale of not less than 1:200 showing the location, species and ground spread of existing trees, shrubs and hedges (including details of those to be retained or removed) and proposed trees, shrubs and hedges;
4. details for management and maintenance of the areas identified in 3 above;
5. details of the phasing of the development;
6. details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum;
7. details of the provision of drainage works;
8. details for the disposal of sewage.

Reason: To enable the Planning Authority to consider these aspects in detail.

10. That prior to the occupation of the 1,200th residential dwelling or the occupation of employment space in excess of 4,000 square metres within the Core Development Area, the proposed M8 junction at Bishopton (as generally set out in DBA drawing DBA/00014/100/100 rev C) shall be constructed and brought into use to the satisfaction of the Planning Authority in consultation with Transport Scotland Trunk Road Management Directorate.

Reason: To minimise interference with the safety and free flow of the traffic on the trunk road network.

11. That prior to the occupation of;

- The 651st residential unit within the Core Development Area, the proposed improvements at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/001 shall be implemented; and

- The 1000th residential unit within the Core Development Area, the proposed improvements at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/002 shall be implemented.

These solutions must be implemented to the satisfaction of the Planning Authority in

consultation with Transport Scotland's Trunk Road Network Management Directorate.

Reason: To minimise interference with the safety and free flow of traffic on the trunk road.

12. Prior to the commencement of development on site, a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to, and approved in writing by, the Planning Authority in consultation with Transport Scotland. The Travel Plan shall identify measures to be implemented, the system of management, monitoring, review and reporting, and the duration of the plan. The measures identified in the plan shall be implemented on site prior to the occupation of any dwelling unit, and shall be maintained as such for the duration that dwelling units on the site are occupied.

Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

13. That prior to the commencement of development on site, a Surface Water Management Plan and National Vegetation Classification Survey for the site shall be submitted to, and approved in writing by, the Planning Authority in consultation with SEPA's Regulatory Services. The recommendations within the Surface Water Management Plan and National Vegetation Classification Survey shall thereafter be implemented on site to the satisfaction of the Planning Authority;

Reason: In the interests of safeguarding the water environment and ecology of the site.

14. That prior to the commencement of development on site, a revised Flood Risk Assessment Addendum to supplement the Flood Risk Assessment Addendum ref. 30119/2057/F (September 2017), the Drainage Strategy Revisions Report (September 2017) - Revisions to UMG Report Ref 185/0003/JT/JC/GR) and the SUDs Design & Maintenance Manual Rev G (September 2017), ref. 30119/2079 and to the site wide Flood Risk Assessment prepared by Upton McGougan, a Drainage Strategy Revisions Report to supplement the site wide drainage strategy prepared by Upton McGougan, reference 185.0003/JT/JC/GR, and an associated SUDs Design and Maintenance Manual shall be submitted to,

and approved in writing by, the Planning Authority.

All subsequent applications for Approval of Matters Specified in Conditions related to development areas geographically covered by this application shall thereafter be designed in detail and maintained in accordance with the content, requirements and recommendations of the approved Flood Risk Assessment Addendum, Drainage Strategy Revisions Report, and SUDS Design & Maintenance Manual to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and to ensure that the development is carried out in accordance with the supporting information.

15. That all works on site shall be undertaken in accordance with the recommendations set out in Section 6.0 of the Preliminary Ecological Appraisal by 'Solum Environment' dated May 20th 2016, to the satisfaction of the Planning Authority.

Reason: In the interests of safeguarding the ecology of the site.

16. That prior to the commencement of development on site, a statement setting out the phased submission of landscaping details for the areas of the site defined as 'structural landscaping' as shown in approved plan 715/2604 titled 'Expansion Land Parameter Plan D' shall be submitted to, and approved in writing by, the Planning Authority. A scheme(s) of structural landscaping shall thereafter be submitted in accordance with the approved phasing details.

The structural landscaping scheme(s) shall include (a) details of any earth moulding and hard landscaping including paths, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and (c) drainage details including SUDS and areas of open water. The scheme must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)', and must be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport

Safeguarding. The scheme shall thereafter be implemented on site as approved.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding.

Reason: In the interests of amenity, and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

17. The consent hereby approved shall comprise a maximum of 350 residential units.

Reason: To define the permission.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Listed Building Application: Report of Handling



Application No. 17/0454/LB

Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 15/08/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF FORMER SCHOOL BUILDING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Scottish Historic Environment Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests regarding demolition, only one of which requires to be satisfied; and these relate to whether the building is of special interest; whether it is beyond repair; whether refurbishment is economically viable; and, whether there are wider public benefits.
- There have been four letters of representation; one on the grounds that the building is architecturally and historically important and should be retained; others stating that the demolition is reluctantly accepted; and that parts of the building should be incorporated into the redevelopment proposals.
- Historic Environment Scotland has not objected to the proposed demolition of the listed building and accept that its retention and refurbishment are unviable.
- The supporting information demonstrates that the building is not capable of viable re-use, what remains has structural defects, and alternative options to secure its retention with enabling development have previously been examined, and consented, but have failed to materialise over a protracted period of time and with successive owners.
- The removal of the remains of the Half Time School would present the opportunity for the redevelopment of a site occupied by a derelict building.

Description

This application seeks listed building consent for the demolition of the former Half Time School, situated on Maxwellton Street, Paisley. The building currently occupying the site was significantly damaged by a fire in 1997, which left only the masonry standing and was subsequently further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, the building now lies in a derelict state, with some walls partially standing and no roof or any interior walls, partitions, or finishes remain. The limited remaining exterior walls are supported by temporary propping and all are substantially affected by prolonged vandalism and coated with spray paint and graffiti. The building retains its category B listed status and was originally constructed as a school; and was latterly in use as a nightclub.

If demolition of the building is considered to be acceptable, the site is proposed to be redeveloped with the erection of a flatted block containing 40 units, which would be constructed in a single 'U-shaped' plan form, extend to four storeys in height, and which would be positioned towards the south of the site. The principal elevation would front onto Maxwellton Street, with the secondary, side elevation fronting onto Maxwellton Road.

The building would be of a modern design, which would incorporate some salvaged stone from the listed building within the scheme. A hard landscaping scheme around the site is also proposed, and this is proposed to include boundary treatments which incorporate decorative stone elements/materials from the existing building on site.

History

99/748/LB - Demolition of former school building - Refused.
99/1009/PP - Demolition of existing structure and erection of replacement buildings - Refused.

99/1142/LB - Demolition of existing structure and erection of replacement buildings - Refused.

00/377/PP - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

00/378/LB - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

04/1015/PP - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

04/1016/LB - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

07/0282/PP - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

07/0283/LB - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

09/0700/PP - Extension of planning consent 07/0282/PP for restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking for a further 2 years - Granted.

12/0090/PP - Variation of Condition 1 attached to planning permission 09/0700/PP to extend the time period for starting the works - Granted.

16/0750/PP - Demolition of former school building - Withdrawn.

16/0812/PP - Erection of 40 flats, formation of parking and landscaping - Withdrawn.

17/0456/PP - Erection of 40 flats, formation of parking and landscaping - Pending.

Policy and Material

Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
Policy ENV3 - Built Heritage

Built Heritage Supplementary Guidance
Listed Buildings - Demolition of Listed Buildings

Material considerations

Planning legislation requires that planning decisions, in relation to listed buildings, are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan, unless material considerations indicate otherwise.

In this case, the proposal requires to be assessed against the above policies and guidance, the views of consultees, the objections received and the supporting information submitted by the applicant in respect of building condition and re-development viability. Reference must also be made to the Historic Environment Scotland Policy Statement (HESPS) and the accompanying guidance note Managing Change in the Historic Environment – Demolition.

Publicity

The application was advertised in the Edinburgh Gazette on 25/08/17, with a deadline for representations of 15/09/17 and the Paisley Daily Express on 23/08/17 with a deadline for representations of 13/09/17.

Objections/ Representations

Four letters of representation have been received, one from the Architectural Heritage Society of Scotland, one from the Heritage Tourism Group, one from a local resident and one from a local member (Cllr Eileen McCartin). The substance of these can be summarised as follows:-

The Architectural Heritage Society of Scotland does not object to the demolition of the remaining structure but caveats this to the effect that the remaining building needs to be fully recorded; as much as possible needs to be salvaged and set aside for re-use; and demolition must only be permitted once the current project is confirmed as proceeding.

The Heritage Tourism Group notes the architectural and historic importance of the building and sees no reason why preservation of the remaining facade could not be incorporated into the proposed development.

The local resident objects to the demolition and considers that some of the old building should be incorporated into a new building.

The local ward member notes the architectural and historic significance of the building; suggests that its condition is as a result of previous consents for redevelopment proposals having been extended; and that should the present structure be taken down, any planning permission should be 'time-barred' and that if building is not started within 2 years, planning permission should be removed. It was suggested that any permission should re-use stone from the old building so that the frontage would re-create the look of the old school.

Consultations

Historic Environment Scotland - Consider that the building has a significant architectural and historical value and

importance within Paisley. However they accept that given the failure of previous schemes for its redevelopment to be implemented, its deteriorating condition and the financial implications of redevelopment, that they do not object to its demolition and the redevelopment of the site. They welcome the reuse of existing stone work and features by the applicant, in a hard landscaping scheme around the site.

West of Scotland Archaeology Service - Have requested that a condition be imposed on any approval issued, regarding the commissioning and completion of an archaeological survey to take a record of the remains of the building as it currently stands.

Paisley West and Central Community Council - Accepts with regret that the retention and restoration of the building appears to be beyond hope. It notes the issues with the building following the fire in 1997, partial collapse in 1998 and storm damage in 1999. It is suggested that as many stonework features as possible should be salvaged and that this should be secured by a condition of consent. The community council also considered that the design of the new development lacks imagination; and, that there are concerns over parking provision and the potential for on-street parking in Maxwellton Road.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design & Access Statement - A design and access statement was submitted with the application. This was further supplemented with additional information, including financial costings for redevelopment of the site and demolition/new build works.

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in

considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. It considers that planning authorities should only approve such applications where they are satisfied that:

- (a) The building is not of special interest; or
- (b) The building is incapable of repair; or
- (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are re-stated in the Council's New Development Supplementary Guidance. The HES Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.

When the proposed demolition is assessed against these requirements the following conclusions can be made:

The buildings are not of special interest

- The building retains its B listed status notwithstanding its derelict condition and is important both architecturally and by reason of its historical significance within Paisley. It was built in 1886/7 as a school used by pupils who would spend the morning at classes and the afternoons working in the Mills (hence the name 'Half Time school'). Therefore, it cannot be concluded that the building is not of

special interest and the applicants have not sought to demonstrate that this is the case. This test is therefore not met.

The condition of the buildings are beyond repair - The building was significantly damaged by a fire in 1997, which left only the masonry standing and was then further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, all that remains of the building are partial walls and no roof exists; nor do any internal finishes or partitions. While previous schemes have been approved, which would have incorporated the reuse or retention of the existing facade, none have been implemented, (mainly due to the prohibitive costs associated with redevelopment of the building). Therefore, it has previously been demonstrated that while the building was physically capable of being redeveloped and repaired at that time, the costs have remained prohibitive. Furthermore, these schemes were approved a number of years ago and the building and stone work has further deteriorated into a worse condition, which significantly further limits the realistic opportunity for possible redevelopment as opposed to demolition.

Economic Viability - As indicated above, previously consented schemes for the redevelopment of the existing facade have been unsuccessful and unable to be implemented due to the prohibitive costs involved. The applicant has provided justification for the case for demolition of the building, with financial projections of demolition versus refurbishment, which show that redevelopment of the existing building is not economically viable. This test has therefore been met.

Wider public benefits - The proposals would create 40 new units within the Paisley area, in close proximity to the RAH and town centre. This would provide additional housing within the town and assist with housing unit numbers required to be delivered within Renfrewshire. With

regard to wider public benefits therefore, the building in its current condition has a negative impact on the immediate area in terms of visual amenity. Its demolition and replacement with an acceptable residential proposal could enhance the visual amenity of the immediate area and the amenity of the wider area in general.

Whilst the benefits of demolition and redevelopment are likely to be experienced more locally, rather than in a wider sense, this test is therefore only partially met.

In terms of the issues raised by the objectors, the applicants engaged with the Council and HES at an early stage with regard to this proposal and its suitability and a number of pre-application meetings and discussions took place. Several differing schemes were proposed, examined and discounted as being either economically or technically unviable; and with the current proposal emerging as the option capable of implementation.

The redevelopment proposals will use some salvaged stone from the existing ruinous structure as a means of representing the history of the site. Options were discussed with regards to further inclusion of existing stone work and features into the building's design, however, it was considered that these could appear incongruous within the context of the design of the modern building. As an alternative, it was considered that a hard landscaping scheme would be a more appropriate method to give recognition to the heritage of the existing building and the site it occupies. This would include the reuse of a number of features of the remains of the building, to form boundary features leading from the entrance to the building, with pillar features and the decorative stone urns being positioned at the entrance to the building.

The use of such features around the boundaries would give a more public

context to the previous history of the site. The detail and extent of incorporating these architectural salvage elements into the finished scheme are matters that should be safeguarded through the imposition of a condition.

It is considered that the applicants have satisfied the relevant tests and have demonstrated that the building is beyond viable conversion, refurbishment or reuse.

Recommendation and Reasons for Decision

It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied and it is therefore recommended that the Board grant listed building consent for demolition subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. 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.

2. No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 17/0456/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is

to take place on the cleared site immediately following its demolition.

3. Prior to development commencing on site, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing, not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To preserve a record of the buildings heritage.

4. That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of the Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage for re-use and incorporation into both the boundary treatments and the hard and soft landscaping of the redevelopment proposals which are subject to approval under reference 17/0456/PP. The details shall include a method statement setting out the measures for the careful dismantling of those elements which are to be re-used and the arrangements for their safe storage (which may be either on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Listed Building Application: Report of Handling



Application No. 17/0456/PP

Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 03/08/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 40 FLATS, FORMATION OF PARKING AND LANDSCAPING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places'.
- There have been four letters of objection on the grounds that the building is architecturally and historically important and should be retained; the existing facade and other parts of the building should be incorporated into the proposals; and the proposals would result in overlooking and affect privacy.
- Historic Environment Scotland has not objected to the proposed demolition of the listed building and accept that its retention and refurbishment are unviable.
- The form, siting, design, density, external finish and layout of the proposed development are considered to be acceptable.
- The removal of the remains of the Half Time School would present the opportunity for the redevelopment of a derelict building and site which detracts from the general amenity of the surrounding area.

Description

This application seeks planning permission for the erection of a block of 40 flats, with associated parking and landscaping, on the site of the former Half Time School, situated on Maxwellton Street, Paisley. The building currently occupying the site was significantly damaged by a fire in 1997, which left only the masonry standing and was subsequently further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, the building now lies in a derelict state, with some walls partially standing and no roof or any interior walls, partitions, or finishes remain. The limited remaining exterior walls are supported by temporary propping and all are substantially affected by prolonged vandalism and coated with spray paint and graffiti. The building retains its category B listed status and was originally constructed as a school; and was latterly in use as a nightclub.

The site extends to 0.4 hectares, and is bounded to the north by St Mary's Primary School, to the east by amenity open space and a cycle route with residential uses beyond, to the south lies an area of housing beyond the former canal, and to the west the Spinners Gate Adult Day Centre.

The proposal comprises the erection of a flatted block containing 40 units, which would be constructed in a single 'U-shaped' plan form, extend to four storeys in height, and which would be positioned towards the south of the site. The principal elevation would front onto Maxwellton Street, with the secondary, side elevation fronting onto Maxwellton Road. The building would measure 46.5m in width by 30m in depth, the total site area measures 0.39ha. Car parking is proposed within the curtilage of the site to accommodate 53 vehicles and cycle storage for 20 cycles is proposed at the courtyard/entrance to the building. The building will be of a modern design, which will incorporate some salvaged stone from

the listed building. A hard landscaping scheme around the site is also proposed, and this is proposed to include boundary treatments which incorporate decorative stone elements/materials from the existing building on site.

History

99/748/LB - Demolition of former school building - Refused.

99/1009/PP - Demolition of existing structure and erection of replacement buildings - Refused.

99/1142/LB - Demolition of existing structure and erection of replacement buildings - Refused.

00/377/PP - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

00/378/LB - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

04/1015/PP - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

04/1016/LB - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

07/0282/PP - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

07/0283/LB - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

09/0700/PP - Extension of planning consent 07/0282/PP for restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking for a further 2 years - Granted.

12/0090/PP - Variation of Condition 1 attached to planning permission 09/0700/PP to extend the time period for starting the works - Granted.

16/0750/PP - Demolition of former school building - Withdrawn.

16/0812/PP - Erection of 40 flats, formation of parking and landscaping - Withdrawn.

17/0454/LB - Demolition of former school building - Pending.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan August 2014

Policy P1 - Renfrewshire's Places

Policy ENV3 - Built Heritage

New Development Supplementary Guidance

Delivering the Places Strategy - Places Development Criteria and Places Checklist

Listed Buildings - Demolition of Listed Buildings

Material considerations

Renfrewshire's Places Residential Design Guide - March 2015

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation.

Objections/ Representations

Four letters of objection have been received, two from local residents, one from the Heritage Tourism Group and one from a local member (Cllr Eileen McCartin). The substance of these objections can be summarised as follows:-

- Removal of trees from site boundary.
- Privacy/overlooking at neighbouring properties.
- Loss of existing building.
- Design of proposed development is not in keeping with the existing building on site and the historical importance.
- Previous applications/site history where schemes which retained and reused the existing facade have been approved, therefore this should be proposed again.
- Reuse of existing facade/materials should form part of the proposals.

Consultations

Director of Community Resources (Traffic) - No objection. The preparation of a Transport Statement was requested and subsequently submitted and was assessed as being acceptable. A suitable level of parking and cycle storage is being provided on the site.

Director of Community Resources (Design) - No objection. The submission of a drainage and SUDS survey was requested and following submission, the content has been agreed.

Director of Community Resources (Environmental Protection) - No objection. It was requested that a noise survey be undertaken, (as the site is sensitive in terms of road noise and also from the school opposite), and this was completed and formed part of the assessment of the application. Should consent be granted,

conditions are recommended in respect of noise and potential ground contamination. West of Scotland Archaeology Service - No objection and requested that a condition be imposed on any approval issued, regarding the commissioning and completion of an archaeological survey to record the remains of the building as it currently stands.

Paisley West and Central Community Council - Accepts with regret that the retention and restoration of the building appears to be beyond hope. It notes the issues with the building following the fire in 1997, partial collapse in 1998 and storm damage in 1999. It is suggested that as many stonework features as possible should be salvaged and that this should be secured by a condition of consent. The community council also considered that the design of the new development lacks imagination; and, that there are concerns over parking provision and the potential for on-street parking in Maxwellton Road.

Summary of Main Issues

Environmental Statement - Not applicable

Appropriate Assessment - Not applicable

Design & Access Statement - A design and access statement was submitted with the application. This was further supplemented with additional information, including financial costings for redevelopment of the site and demolition/new build works.

Other Assessments

Transport Statement : Considers the site in terms of site layout, sustainable accessibility, vehicle access and development traffic generation, parking provision and service vehicle accessibility. The report concludes that the development would be accessible by sustainable modes of travel and would integrate well with the existing transport network.

Preliminary Site Investigation: Considers the ground characteristics of the site, its uses, and investigation results. It concludes that risks to the groundwater environment to be low; that the site was indicated to be in an area where radon

was not anticipated to be present at significant levels and that the site is at low risk from quarrying activities.

Drainage and SUDS Study: Considers that drainage matters can be satisfactorily addressed.

Noise Assessment: Considers that the key sources of noise would be road traffic and sound associated with the nearby primary school. These sources were modelled and mitigation measures were recommended in the form of standard thermal double glazing providing the specified sound reduction index which would be sufficient for all habitable rooms.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

Policy P1 of the Adopted Renfrewshire Local Development Plan states that there is a presumption in favour of the built form and proposed uses should demonstrate they have no adverse impact on existing uses. As the proposal is for the erection of a block of flats within an established residential area, it is considered that the proposed development complies with this policy in principle.

The primary consideration in the assessment of the application thereafter is the extent to which the proposals complies with the New Development Supplementary Guidance, Places Development Criteria and Places Checklist, the Councils Residential Design Guide, and the Scottish Government publications on Designing Streets and Designing Places. The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design.

The design considerations will be assessed as follows.

Context and Character

The application site is located within an existing built up area which is predominantly residential in nature, and which is characterised by a range of house types ranging from two-storey detached and semi-detached at the Moorings, to two, three and four storey flats at Maxwellton Road, and a multi-storey block at Maxwellton Street. The proposal involves the erection of a four storey block of flats (in a similar form to those fronting onto Maxwellton Street), and which is assessed as being proportionate in scale to the building formerly occupying the site. The proposal is therefore considered to respond to its context. The site is relatively isolated in terms of other residential buildings and the closest structures are a school, and care facility to the rear of the site, which are both single storey buildings. Therefore, in terms of context and character the opportunity for a single block, of individual design and materials is appropriate, without the development resulting in an incongruous, over-dominant or discordant feature on the streetscene. Therefore, it is considered that the proposal will make a positive contribution to the character of the area, and contribute to the creation of a successful place.

Access and Connectivity

The proposed development integrates with the existing street network, and there is walkable access from the site to public transport and local amenities. The supporting Transport Statement notes that the site is well located in terms of access to local bus services, the rail network and national cycle routes and is considered to be satisfactory. The parking capacity originally proposed would have accommodated 42 vehicles, and this has since been increased to 53 spaces to meet the minimum parking requirements and this level is considered to be acceptable.

Layout and Built Form

The layout incorporates a single block which provides definition to the surrounding street network, the principal elevation of which fronts onto Maxwellton Street and is considered to respond to the generally level topography of the site. It is also considered that the siting, scale, massing and positioning of the proposed block will not have an unacceptably detrimental impact on the residential amenity of the neighbouring properties to the south with regard to overshadowing and overlooking, as it will be located approximately 40m from the closest neighbouring dwelling at The Moorings.

Environment and Community

There is no formal open space requirement for a development of this scale, in terms of play provision, passive open space etc. However, it is recognised that the site is relatively compact and a significant portion of the available land is dedicated to meeting off-street parking provision. Notwithstanding this, the site is well served by public and private open space, parks and children's play provision in the immediate vicinity. To the east is a cycle path, which is surrounded by open amenity space and to the north, beyond the school, is Maxwellton Park, which contains a children's play area. In respect of existing landscape and ecological features, the site has a number of trees of varying quality on and around the boundary with Maxwellton Street and Maxwellton Road. Some trees within the site require to be felled, however a row of mature trees out with the site boundary along Maxwellton Street will remain. The proposal is therefore considered to comply with Policy ENV2 and the associated Environment Strategy.

In terms of drainage, the Director of Community Resources (Head of Roads - Drainage) has offered no objection to the proposal, based on the findings within the supporting information. The Noise Survey, has been assessed and the Director of Community Resources

(Environmental) has no objections in terms of noise, provided a condition be placed on any approval to safeguard prospective residents against noise levels within the development. It is not considered that the development would result in an increase in noise levels to the detriment of amenity, and there are no surrounding land uses which would have a significant adverse effect on the proposed development with regard to visual amenity, smell or hours of operation.

Whilst the remains of the listed building are now of limited architectural importance, the derelict, unkempt and neglected condition of the site detracts from the general amenity of the surrounding area and redevelopment would contribute to the visual enhancement of the immediate area.

Buildings and Design

In terms of design and buildings, the proposal involves the demolition of a listed building to facilitate the proposed development (which will be fully considered in the corresponding listed building application). The existing building on site comprises the remains of the 'Half Time School', which is an important and historic building within Paisley. The site has an extensive history in terms of previous development proposals, applications and approvals. Permission has been granted for a number of schemes over the years and none of these have come to fruition. Previously, consent has been granted for 40 flats, which incorporated the existing façade of the building into the design. This scheme was never progressed to implementation as the costs to allow the restoration of the existing building proved to be prohibitive and rendered the scheme economically unviable. In the circumstances, the current applicant has proposed to remove the entire building and replace it with an entirely new-build structure. As such, the proposed design and features of the proposed building require to be assessed in terms of their suitability in the context of

the demolition of the listed building should this be agreed.

As noted above, there is an extensive history for this site in terms of applications and what has previously been considered to be acceptable. The applicant has engaged with the Council from an early stage with regard to this and other proposals and their suitability. Several differing schemes were proposed and discounted, with the current proposal being generally the appropriate option. The building itself would use some salvaged stone from the existing derelict structure as a means of representing the history of the site. Options were discussed with regards to further inclusion of existing stone work and features into the building's design, however it was decided these would appear incongruous within the context of the modern design of the building. As an alternative, it was considered that a hard landscaping scheme would be a more appropriate method to give recognition to the heritage of the existing building and the site it occupies. This would include the reuse of a number of features of the remains of the building, to form boundary features leading from the entrance to the building, with pillar features and the decorative stone urns being positioned at the entrance to the building. The use of such features around the boundaries would give a more public context to the previous history of the site. The detail and extent of incorporating these architectural salvage elements into the finished scheme are matters that should be safeguarded through the imposition of a condition.

Furthermore, the justification which has been provided in terms of removing the existing structure and constructing a new building has been accepted by Historic Environment Scotland (and this is fully assessed and explained in the accompanying listed building application).

In the light of the foregoing, the design of the building proposed, is considered

suitable and appropriate to fulfil the criteria of the Adopted Renfrewshire Local Development Plan and associated Supplementary Guidance.

With regard to responses from consultees which have not been addressed above, a condition requiring the submission of a Site Investigation, Remediation Method Statement and Verification Report can be attached should a favourable recommendation be made.

In terms of the issues raised by the objectors; the impact on privacy/overlooking and the issues relating to the design of the proposed building, previous site history, loss of existing and re-use of materials have all been addressed above. With regards the removal of any trees, the site is not covered by a Tree Preservation Order and a number of trees will remain both within the site itself and the immediate vicinity. However a condition is recommended to ensure the protection of those trees remaining on site during construction activities.

Recommendation and Reasons for Decision

In light of the above assessment, the proposed development is considered to comply with the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance, and will not be detrimental to the amenity of the area by virtue of its design, form and siting. Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. 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.

2. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

3. That notwithstanding the plans hereby approved, and before any development commences on site, revised details of the hard and soft landscaping of the site, and all boundary treatments including walling and decorative ironwork shall be submitted for the written approval of the Planning Authority. These details shall fully demonstrate the elements of the listed structure to be salvaged for re-use and which are to be incorporated into the development hereby approved. Thereafter, and before the first unit within the development hereby approved is occupied, all of the hard and soft landscaping and boundary treatments as agreed shall be fully implemented in accordance with the approved plans, to the satisfaction of the Planning Authority.

Reason: In the interests of amenity.

4. That an acoustic ventilation system shall be installed in the window openings that does not allow noise levels to exceed 40dB during daytime hours and 30dB during night time hours. The details of the acoustic ventilation system shall be submitted for the written approval of the Planning Authority prior to its installation.

Reason: In the interests of residential amenity.

5. No development shall commence on site until written approval of:

a) 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;

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the Site Investigation Report prepared in accordance with current authoritative technical guidance, has been submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

6. That prior to the occupation of any residential unit hereby approved;

a) a Verification Report confirming completion of the works specified within the approved remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a verification Report confirming imported materials are suitable for use,

shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

7. Prior to development commencing on site, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing, not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To preserve a record of the buildings heritage.

8. That before development commences on site, a tree survey shall be submitted for the

prior written approval of the Planning Authority detailing the size, age, condition, species, location and canopy spread of all trees on site and those which are to be retained and those which it is intended to be removed. The details shall include a methodology for the protection of all trees which are to be retained on site against the effects of construction activities. The methodology thereafter agreed shall be fully implemented on site in the approved manner and shall be maintained as such for the duration of construction activities to the satisfaction of the Planning Authority.

Reason: In the interest of the amenity of the area.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0666/PP



KEY INFORMATION

Ward

1 Renfrew North and Braehead

Applicant

Braehead Glasgow Ltd
40 Broadway
London
SW1H 0BU

Registered: 08/09/2017

RECOMMENDATION

Disposed to Grant
subject to
conditions/Section 75
Agreement.

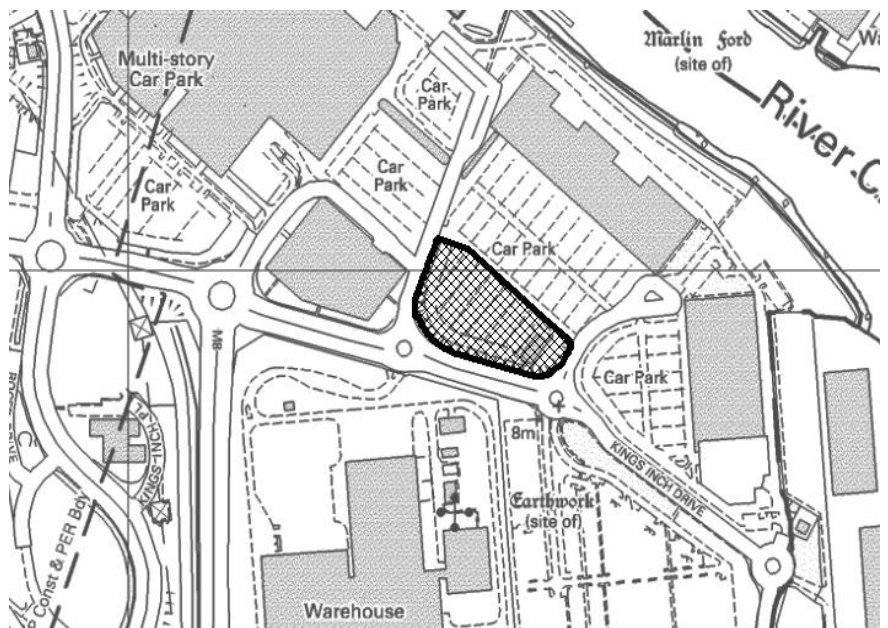
Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF (NON-FOOD) RETAIL DEVELOPMENT COMPRISING THREE UNITS, SPRINKLER TANK, SUB-STATION AND PUMP ROOM, WITH ASSOCIATED PARKING, ACCESS, LANDSCAPING AND PUBLIC REALM.

LOCATION: BRAEHEAD RETAIL PARK, KINGS INCH DRIVE, RENFREW

APPLICATION FOR: PLANNING PERMISSION - FULL



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SUMMARY OF REPORT

- The proposals accord with the approved Strategic Development Plan 'Clydeplan 2017' and the Adopted Renfrewshire Local Development Plan.
- The proposal is not considered to unacceptably conflict with retail policy and the proposals are considered to enhance the existing Braehead Commercial Centre.
- There have been two letters of objection the substance of which relates to retail impact and retail policy.
- West Dunbartonshire Council have objected on the basis of the perceived impact on centres within their administrative area.
- The form, design, layout and external finish of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Planning permission is sought for the erection of a retail development, comprising three units, with an ancillary sprinkler tank, substation and pump room. In association with the development, the applicant also proposes the provision of parking, access, landscaping and a public realm to serve the development. The site itself currently accommodates parking provision associated with the established retail park and McDonalds drive through restaurant and is flat in nature. Overall the application site extends to 1.2 hectares, with the gross floor area of the units proposed not exceeding 4800 sq m.

The proposal would see the erection of further non-food retail development opposing the current Braehead Retail Park parade of stores to the north east, across the car parking area. Access arrangements would accord with the currently established routing system at this location, with servicing to the rear of the proposed stores.

Whilst mezzanine floor space has not been applied for specifically through this current application, sufficient head room has been demonstrated within the proposals to accommodate this at a later date and the applicant has provided supporting details within their Planning and Retail Statement to consider the potential impact of creating such space. As the application has not been submitted as a 'major' development it is considered prudent to restrict the assessment of the application to local development, with floor space creation of 4800 sq m only. Any consent given therefore shall be subject of a restrictive condition prohibiting the formation of mezzanine levels within the units without prior application to and written approval from the Planning Authority.

The proposed buildings are of a modern design, with flat roofs, comprising metal cladding panels in a colour to match the wider retail park development. Public

entrances would be finished in aluminium curtain walling with transparent opaque glazing panels.

An indicative landscaping layout has been submitted with the application which demonstrates that an enhanced road frontage can be created.

The application site is bounded to the north and east and west by car parking associated with a range of uses within the overall Braehead development and to the south by a whisky distillery. Immediately to the south east of the proposed development lies McDonalds restaurant and drive through.

The applicant has submitted a number of supporting documents with the application. These include reports in respect of retail impact, traffic, accessibility and connectivity and drainage. These are summarised below in the 'Summary of Main Issues' section.

History

87/260/RF & 87/0977/GG (original outline applications) – Erection of retail mall, retail warehousing, leisure, heritage, warehousing, workshop, hotel, and business park. Approved on Appeal June 1990.

93/0570/PP - Erection of development comprising (A) shopping, retail warehousing, distribution, leisure, managed workshops, hi-tech park, riverside park, and (B) hotel. Approved December 1994.

96/0581/PP – Erection of mixed use development comprising shopping, leisure, high tech park, riverside park and associated parking and landscaping. Approved March 1997.

00/988/PP - Mixed use development comprising hotel and leisure uses (including indoor snow slope, cinema, health club, nightclub and family entertainment centre) with ancillary retail,

restaurant and bar facilities, business development, residential development and associated works including the raising of ground levels and landscape and highway infrastructure. Outline planning permission granted subject to conditions, September 2003.

13/0049/PP - Erection of mixed use development comprising Class 1 (retail use), Class 2 (financial, professional and other services), Class 3 (food & drink use), Class 7 (hotel use), Class 11 (assembly & leisure), including an events arena and other ancillary uses; construction of transport interchanges and route for Fastlink bus service, car parking, roads & accesses, footpaths and covered walkways, public realm works (including provision of open space & civic square), together with landscaping, all associated works and necessary infrastructure ; and demolition of some buildings. Granted subject to conditions June 2016.

Policy and Material Considerations

Clydeplan's - Approved Strategic Development Plan 2017

The recently approved SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy P1: Placemaking
Table 1: Placemaking Principles
Schedule 14: Strategic Scales of Development
Diagram 10: Assessment of Development Proposals
Policy 4: Network of Strategic Centres
Schedule 2: Network of Strategic Centres
Diagram 3: Network of Strategic Centres

Adopted Renfrewshire Local Development Plan 2014

Policy C1: Renfrewshire Network of Centres - Commercial Centres
Policy I1: Connecting Places
Policy I4: Fastlink
Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Centre Strategy: Centre Development Criteria and Commercial Centres

Delivering the Infrastructure Strategy: Connecting Places; Fastlink; and Drainage and Flooding

Delivering the Environment Strategy: Contaminated Land

Material considerations

Scottish Government Planning Policy (SPP)

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the above policies and guidance, the comments of the consultees, any representations received, the planning history of the site and the potential economic benefits of developing the site.

Publicity

Neighbour notification has been carried out in accordance with statute with a deadline for representations to be received of 9 October 2017.

Objections/ Representations

Two letters of objection have been received, the substance of which can be summarised as follows:-

1. Concern is raised at the cumulative impact both this application and extant consents for the expansion of Braehead would have on the vitality and viability of Glasgow City Centre, particularly given the unrestricted nature of the units proposed.

2. Clydeplan has identified a need for analysis to be undertaken on the potential impact on town centres as a result of the Braehead expansion. Permitting further retail floorspace in advance of this

analysis being undertaken is considered to be premature.

3. The applicant's Retail Assessment is considered to be based on outdated and limited data.

4. A planning condition should be attached relating to the public transport interchange as per the planning permission in principle (PPP) consent.

5. The application proposals fail the sequential test as it is possible to accommodate the proposed development at an alternative location either within Renfrewshire or Glasgow.

Consultations

Director of Community Resources (Environmental Services) - No objections, subject to the submission of a Site Investigation Report, Remediation Strategy and Verification Report.

Director of Community Resources (Design Services) - No objections.

Director of Community Resources (Roads Traffic) - No objection subject to conditions. Recommended that improvements be made between the 'Green' Multi-Storey Car Park (MSCP) and the development site through the creation of a crossing to be installed linking the proposed development and the established Green Park to the west of the site; introducing a pedestrian access into the MSCP building on its north or east elevation; continuing pedestrian routing to the 'Green' MSCP; introducing at grade access from the north service road into the 'Green' MSCP; and by making adjustments to dropped kerbs and road markings. These matters can be safeguarded through the imposition of appropriate conditions.

Glasgow Airport Safeguarding - No objections subject to the submission of a Bird Hazard Management Plan.

Glasgow City Council - No comments received with statutory consultation period.

West Dunbartonshire Council - Object to the proposals as the location is considered to be less preferred for new retail development than designated town centres; the proposals do not consider towns out with Renfrewshire in terms of impact on the Network of Centres; sites are considered to be sequentially preferable to Braehead Retail Park; and unrestricted retail floorspace at Braehead Retail Park does not accord with Clydeplan. Should Renfrewshire Council continue to restrict the proposed units to 'bulky goods' in accordance with the original consent for the Retail Park, West Dunbartonshire Council would withdraw its objection to the current proposals as this is unlikely to result in an adverse impact on the vitality and viability of West Dunbartonshire's town centres.

Summary of Main Issues

Transport Statement - The Transport Statement submitted concludes that, during limited peak periods there may be occasion for some car parking to be displaced to adjacent parking areas, however as main centre trips will contribute to the custom of the proposed units, it is considered by the applicant that this can be adequately contained within the wider centre parking provision. The proposals also contain enhancements to the pedestrian environment, which are considered to improve pedestrian connectivity within the retail park and provide attractive routes to and from the development.

Planning and Retail Statement - The Planning and Retail Statement provided by the applicant states that the proposed development would not have a significant adverse impact upon the vitality and viability of existing centres within the catchment since any potential trade diversions would be spread across a range of centres within the catchment area. In conclusion, the applicant states

that the proposals are in conformity with the statutory development plan and SPP objectives, assisting Braehead Retail Park in attracting tenants and maintaining its role and function within the network of centres, securing economic benefits through job creation.

Design Statement - A Design and Access statement was submitted as part of the application pack which provides a brief history to the site, as well as a site analysis and an overview of the site layout as proposed including access arrangements. Materials to be used within the development are also considered.

Drainage Strategy Report - A Drainage Strategy Report submitted by the applicant advises that the site surface water drainage system has been designed to ensure that flood risk elsewhere is not made worse by runoff from the proposed development and that water is treated prior to controlled discharge, with the proposed treatment considered to be sufficient.

Environmental Statement - N/A

Appropriate Assessment - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposed development requires to be assessed against the policies contained in the development plan which, in this case comprises the approved Strategic Development Plan 2017 (Clydeplan) and the adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance. The proposal also requires to be assessed taking account of Scottish Planning Policy, the wider site history,

comments of consultees and the issues raised through representations.

The determining issues in this case are whether the proposal is in line with the role and function of the centre and whether the proposals would have an unacceptable impact on the network of centres (both within Renfrewshire and as identified within Clydeplan).

Scottish Planning Policy

Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. SPP aims to support sustainable development directing the right developments to the right locations to create high quality places.

SPP requires that development plans identify a network of centres setting out how each centre in the network complements each other. Specifically development plans should identify Commercial Centres, in addition to Town Centres, which have a more specific focus on retailing and/or leisure uses. In this case, the development plan defines Glasgow City Centre and town centres as top of the hierarchy, followed by edge of town centre development locations and then commercial centres such as this one.

SPP states that decisions on development proposals should have regard to the context provided by the Network of Centres identified in the development plan and the sequential approach when proposals are contrary to the development plan. This requires that locations are considered in the order of preference: town centre; edge of town centre; other commercial centres identified in the development plan; out of centre locations that are or can be made easily accessible by a choice of transport modes. It states that Planning Authorities need to be flexible and realistic in applying the sequential approach, to ensure that

different uses are developed in the most appropriate locations. It considers that where development proposals in edge of town centre, commercial centre or out-of-town locations are contrary to the development plan, it is for the applicants to demonstrate that more central options have been thoroughly assessed and that the impact on existing town centres is acceptable.

In this case, the applicant considers that the application of the sequential test would not be applicable to the assessment of the proposals as the development is not contrary to the development plan, however in view of the requirements of Clydeplan this shall be given further consideration, later within this assessment.

Strategic Development Plan Policy
Clydeplan's - Approved Strategic
Development Plan (2017)

The approved SDP 2017 (Clydeplan) provides a framework for local authority development management decisions and outlines a Spatial Vision for the City Region to 2035 along with a Spatial Development Strategy (SDS) to deliver that vision. The Spatial Development Strategy supports a presumption in favour of sustainable development that contributes to economic growth.

Through Policy 1 'Placemaking', Clydeplan seeks to embed the creation of high quality places firmly as part of its Vision and Spatial Strategy and new development proposals require to take account of the Placemaking Principles set out in the Plan.

The development proposal is located within an established area of car parking at Braehead Retail Park within a Commercial Centre and seeks to provide a modern retail facility. The proposal is in an accessible location and will enhance the commercial centre's role and function. It is considered therefore that the proposal complies with Policy 1 'Placemaking'.

Section 10 of Clydeplan 'Implementing the Plan and Development Management' sets out 'thresholds for strategic scales of development' within Schedule 14. With regard to retail development, Schedule 14 considers retail developments of over 5,000 sqm within or 2,500 sqm out with the network of strategic centres to be strategic. Given that the proposal comprises a retail development out with the network of strategic centres where 4800 sqm gross is proposed, the proposal is considered to fall within the definition of a strategic scale of development.

Diagram 10 'Assessment of Development Proposals' is set out to aid consistent application and implementation of Clydeplan and should be used to assess strategic scale development proposals that may impact on the Plan strategy, and to determine whether strategic scale proposals comply with the policies, schedules and diagrams of Clydeplan. With regard to proposals which may impact upon the Network of Strategic Centres, the proposal requires to be assessed against Policy 4, Schedule 2 and Diagram 3.

Policy 4 'Network of Strategic Centres' considers that to support the Vision and Spatial Development Strategy all strategic development proposals should:

- Protect and enhance the development of the network of strategic centres in line with their role and function, challenges and future actions set out in Schedule 2;
- Protect and enhance the long term health of Glasgow City Centre to ensure there is no detrimental impact on its role and function, as set out in Schedule 2 and in support of Joint Strategic Commitment – Glasgow City Centre; and,
- Recognise that whilst the Network of Strategic Centres is the preferred location for strategic scale development, such proposals are subject to the sequential approach set

out in Scottish Planning Policy and the assessment of impact on the other Strategic Centres in the network and town centres to ensure that there is no detrimental impact on their role and function.

Schedule 2 sets out a network of 23 Strategic Centres and lists challenges and future actions and Diagram 3 spatially sets out all of the Strategic Centres.

The Planning and Retail Statement (September 2017) and response to the Consultee Representations (November 2017) submitted in support of the application demonstrates that the development proposals would not have an unacceptable impact on the vitality and viability of the Network of Strategic Centres or any other Town Centre or have an impact on their defined role and function.

In relation to the long term health of Glasgow City Centre, the submitted supporting information also sets out that the proposed additional floorspace at Braehead Retail Park would not have a significant impact on Glasgow City Centre and therefore it is considered that the role and function of the City Centre would remain protected.

In accordance with SPP and Clydeplan, Renfrewshire Council requested that the development proposals be subject to the sequential approach. The applicants considered that in line with SPP this should only be considered where development proposals are considered contrary to the development plan. Renfrewshire Council consider that in utilising the sequential approach a comprehensive assessment of the development proposals would aid the Council in determining whether the development is contrary to the development plan.

Whilst it is recognised that the Network of Strategic Centres is the preferred location

for strategic scale retail developments, it is considered that the information submitted in support of the application confirms that the proposed development would not conflict with Policy 4 of Clydeplan and would augment the role and function of Braehead Retail Park.

The conclusion set out above also considers the committed development at Braehead Strategic Centre as supported by the justification provided within the applicant's Planning and Retail Statement.

Adopted Renfrewshire Local Development Plan 2014 and New Development Supplementary Guidance

The application site is covered by Policy C1 within the Adopted Local Development Plan with a categorisation as a Commercial Centre. The Council will support proposals within Renfrewshire's Commercial Centres, which sustain the role and function of the centre. Considering the proposals, the development would not undermine the principal function of the centre and would be complementary to the existing uses and activities within the retail park, reflecting the character and form of the centre. The development would also contribute to economic viability, through job creation, providing a balanced retail function for the location. The scale, design and siting of the development assists in contributing towards the surrounding area, in terms of its layout, scale and design.

Policy I5, 'Flooding and Drainage' considers that new development must not have an impact on existing drainage infrastructure or increase the risk of flooding elsewhere and requires to be assessed against the criteria and guidance set out in the New Development SG which sets out a number of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development

proposals. Through the submission of the Drainage Strategy Report, the Director of Community Resources (Design Services) is satisfied that an acceptable drainage scheme could be achieved. The applicant has therefore demonstrated that the requirements of Policy I5 and the associated SG, can be achieved.

In relation to the Infrastructure Development Criteria, during the assessment of the application, the applicant has provided additional information in respect of the requirements of the Director of Community Resources (Roads Traffic) which are considered by the Planning Authority to satisfactorily address the comments of the Director of Community Resources (Roads Traffic).

Policy I4, relates to the delivery of Fastlink and requires that all new developments, which are likely to benefit from this service make a financial contribution towards its delivery. The relevant contribution in this instance would therefore be £161,000 for the creation of 4800 sq m of non-food retail floorspace within Zone 1 as identified within the New Development Supplementary Guidance on Fastlink. The applicant has confirmed that it would be their intention to make the contribution through a Section 75 Agreement should planning consent be approved.

The New Development Supplementary Guidance requires sufficient information to be submitted to establish whether contamination is present on an application site so that appropriate conditions can be attached to ensure that the necessary remediation action will be undertaken to prevent unacceptable risks to human health or the environment. In this regard the Director of Community Resources (Environmental Services) is satisfied that conditions can be attached which will ensure that any potential contamination of the site can be adequately addressed.

In addressing the points raised in the representations and consultation

responses which have not been assessed within the main body of the assessment above, the applicant's data contained within their Retail Assessment is considered to remain valid for the purposes of considering this application. In terms of the condition attached to the 13/0049/PP planning approval, relating to public transportation, the Director of Community Resources (Roads Traffic) has confirmed through her consultation response that this provision would not be necessary for the delivery of the current proposals.

Following assessment against the above applicable policies, it is considered that the role and function of Braehead Retail Park as set out in Figure 11 of the Renfrewshire Local Development Plan would not require a bulky goods restriction on the type of goods sold. Also, as outlined above the proposals would not have an unacceptable impact on the City Centre or any other Town Centre therefore a bulky goods restriction would not be reasonable or necessary in this instance.

In terms of the comments received from West Dunbartonshire Council, as they have objected to the proposals, it shall be necessary to refer the application to the Scottish Ministers, to determine whether they intend to call in the application or otherwise allow the Council to make a determination in the manner it sees fit.

Recommendation and Reasons for Decision

The proposal has been assessed above and it is concluded that it comprises an acceptable development. The proposal in this instance would support the role and function of the Commercial Centre and would not conflict with any of the relevant policies within the Development Plan.

The application has been supported by a Planning and Retail Statement based on the type of retail provision and the amount of floorspace proposed. The proposed development has been assessed as being

acceptable development on this basis and, notwithstanding the objection from West Dunbartonshire Council, I have concluded that from a land use planning perspective, all aspects of the development remain acceptable, and I would therefore recommend that the Communities, Housing and Planning Policy Board be disposed to grant planning permission subject to conditions, limiting the amount of retail floorspace to be provided and to control the potential for sub-division into smaller units and a Section 75 Legal Obligation, requiring that a financial contribution be made towards the delivery of Fastlink, in accordance with Policy 14 of the Adopted Local Development Plan.

Recommendation

DISPOSED TO GRANT SUBJECT TO
CONDITIONS/SECTION 75 AGREEMENT

Other Action

1. This application requires to be referred to Scottish Ministers because of an objection from an Adjoining Authority.

Conditions & Reasons

1. 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.

2. For the avoidance of doubt, planning permission is granted for retail development comprising 4800 sq m gross floor area (GFA) supported by a car park. Once completed, none of the units shall be subdivided nor shall the maximum gross floor area be extended, however calculated, by the extension of the mezzanine floor level without prior application to and the written approval of the Planning Authority.

Reason: To define the consent; to ensure that the proposals remain consistent with retail planning policy; and to ensure that the proposals do not adversely impact on the vitality or viability of Strategic Town Centres.

3. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:-
(a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

4. That prior to occupation of the last retail unit within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 3 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

5. That no development works shall commence on site until written approval of:

a) 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
b) 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 and approved in writing by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

6. Prior to occupation of any unit hereby approved, the developer shall submit for the written approval of the Planning Authority:-

- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
- b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

7. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds and shall comply with Advice Note 8 'Potential Bird Hazards from Building Design. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected. The owner/occupier must remove any nests or eggs found on the roof.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

8. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That before commencement of trading of any retail unit hereby approved, any walls or fences for which the permission of the Planning Authority has been obtained under the terms of conditions 8 above, shall be erected.

Reason: To safeguard the amenity of future residents.

10. That prior to any works commencing on site revised details shall be submitted for the written approval of the planning authority demonstrating improved pedestrian routing between the 'Green' Multi-Storey Car Park (MSCP) and the development site. The details shall include:-

- (a) forming a 'zebra' or signalised crossing , or an over bridge, or such other pedestrian crossing arrangement, as may be approved in writing, across Marlin Drive;
- (b) introduction of a pedestrian access/entry into the MSCP building on its north and/or east elevation;
- (c) continue the pedestrian routing to the lift of the 'Green' MSCP from the development site to give pedestrian and disabled access to the upper and lower floors;
- (d) introduction of an 'at grade' access from the north service road into the 'Green' MSCP; and,
- (e) altering the existing dropped kerb crossing on the north service road to the 'Green' MSCP from the development site to make it consistent with others within the development (by raising the dropped kerb and adding stripped markings).

The details thereafter agreed shall be implemented on site in the approved manner prior to the retail floorspace hereby approved becoming operational.

Reason: In the interests of pedestrian and traffic safety.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Conservation Area Consent: Report of Handling



Application No. 17/0838/CC

Renfrewshire
Council

KEY INFORMATION

Ward

5 Paisley East & Central

Applicant

Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

Registered: 27/11/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF BUILDING WITHIN THE CONSERVATION AREA

LOCATION: 22 HIGH STREET, PAISLEY

APPLICATION FOR: CONSERVATION AREA CONSENT



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The building is an unlisted building located within the Paisley Town Centre Conservation Area.
- Whilst consent is being sought for complete demolition of this building; the redevelopment proposals will incorporate rebuilding of the front facade.
- There have been no representations.
- Historic Environment Scotland has not objected to the proposals.
- The supporting information demonstrates that the building has defects in the form of embedded asbestos and is not capable of viable re-use.
- Removal of the building would present the opportunity for the redevelopment of the site to accommodate the proposed new Learning and Cultural Hub building.

Description

Conservation area consent is sought for the demolition of a two/three storey and attic building which lies on the north side of the High Street within the pedestrianised section. The building has lain vacant for a number of years. The applicant proposes demolition of the building due to structural issues and economic viability. The building was constructed in the 19th Century, is two/three storeys in height and is finished in blonde sandstone on the upper floor facade and surmounted by a slate roof. The front elevation onto the High Street incorporates many decorative stone-carved elements at the remaining original upper levels and has an unusual double-height 'retail' façade, which was created through substantial alteration in the 1960's, and which has substantially compromised the building's original design and character. The rear elevation is a plain, traditional tenemental type finish.

The application site forms part of the northern section of the parade of buildings forming the portion of the High Street, which extends from School Wynd to the east and Church Hill to the west and which lies opposite the Paisley Centre. The facades are generally late 19th Century sandstone buildings with ground floor retail uses (with modern frontages) and upper floor commercial accommodation. The building is one of only two within the parade which is not listed as being of architectural or historic significance; the other being located some 20 metres to the east.

The property has been acquired by the Council as the site for the Learning and Cultural Hub which is to be developed with grant assistance from the Scottish Government's Regeneration Capital Grant Fund. The Learning and Cultural Hub will accommodate the library service currently housed within Paisley Central Library which forms part of the museum building.

The application is accompanied by supporting information in the form of a Conservation Statement, a Viability Statement (incorporating Structural Statement), Ecological Survey and a Feasibility Study (which considers and assesses options for the subsequent redevelopment of the site). Whilst the current application proposals involve complete demolition; the redevelopment proposals are to incorporate the rebuilding of the front facade with new build behind. These redevelopment proposals will be the subject of a future application to this Board for formal consideration and determination once the scheme has been progressed to a sufficiently detailed design stage.

History

None relevant.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy C1: Strategic Centres
Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Centres Strategy: Strategic Centres and Core Town Centres
Delivering the Environment Strategy: Conservation Areas

Material considerations

Historic Environment Scotland Policy Statement 2016
Managing Change in the Historic Environment - Demolition

Planning legislation requires that planning decisions in relation to Conservation Areas are made in accordance with the Planning (Listed Building and Conservation Areas) Act 1997 and the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and

guidance set out above, the comments of Historic Environment Scotland, the history of the site, any objections received and the supporting information submitted by the applicant seeking to justify demolition.

Publicity

The proposals were advertised in the local press on the 6 December, 2017 with a deadline for representations of 29 December, 2017. The proposals were also advertised in the Edinburgh Gazette of 8 December 2017 with a deadline for representations of 29 December, 2017.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - No objection. HES commented that the proposals do not raise historic environment issues of national significance.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement – N/A

Access Statement – N/A

Other Assessments

Conservation Statement: This considers the conservation philosophy, includes a statement of significance and considers conservation policies. Whilst noting that minimal intervention is often the preferred approach, recognition is given to the physical, economic and architectural challenges posed by the project to create the new Learning and Cultural Hub facility. In terms of significance it is noted that the building is not listed and has been substantially altered by works carried out in 1961; however its contribution to

Paisley's heritage asset should not be underestimated.

The report assesses the building's significance against multiple criteria and ranks these accordingly and generally concludes that (1) the only item of exceptional significance is the date stone from the Temple Town House; (2) the original upper storeys are of considerable significance; (3) the roofline is of moderate significance; (4) much of the original building is of neutral significance; and (5) the alterations from 1961 have a negative impact. The reports also considers the general policy approaches to conservation including that successful long-term conservation is based on informed, rather than the prevention of, change.

Ecological Statement: This sets out the survey works undertaken to ascertain the status of the building with regard to roosting bats and nesting birds. The survey work included a desk study and daytime and nocturnal surveys. The study concludes that the building is of low to moderate potential for roosting bats. Whilst numerous potential roosting and ingress opportunities for bats were identified, no evidence of bat activity or bat roosts were identified. However, as bats were observed foraging around the rear of the building, recommendations are made in respect of incorporating roosting features into any new building. No active birds nests were confirmed and it is recommended that if demolition is to be undertaken during the bird breeding season, a nesting bird survey should be carried out.

Viability Statement/Structural Condition: This sets out the contributing factors to considering full demolition as including (a) the discovery of the extent of high risk and deeply embedded asbestos located throughout the building; (b) the complexity and associated risk to health of removing asbestos containing materials and the likely need to retain some elements of asbestos within the structure of the

building, ongoing lifetime maintenance costs of a building with embedded asbestos being prohibitively expensive; and (c) the operational restrictions imposed by the existing building layout, condition and levels adversely affecting and compromising the optimal desired layout and maximisation of activities to be housed and accommodated within the Learning and Cultural Hub.

Feasibility Study: This considers the methods and options for delivery of the proposed Learning and Cultural Hub and considers firstly the architectural context by setting out three layout options, namely 'Maximum' (effectively meets the brief but is out with project budget); 'Middle' (achieves closest to service requirements); and, 'Minimum' (has severely reduced functionality. Secondly, it considers 'Statutory Authorities' and 'Key Issues' and considers matters such as statutory planning consents required, roads, access and parking issues, and building control matters including the fire strategy. Thirdly, it considers 'Logistics, Buildability and 'Construction Methodology' and highlights the particular challenges of each option with regard to the town centre location of the chosen site, its restricted access, the logistical requirements in terms of materials delivery, laying down and storage, and construction methods and foundation design and load bearing capabilities.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposals require to be considered in the context of the obligations set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, within Scottish Planning Policy, and Historic Environment Scotland's Policy Statement 2016. Consideration must also be given to the relevant policies within the Adopted Renfrewshire Local Development Plan, and Historic Environment Scotland's

'Managing Change in the Historic Environment Guidance Notes'.

The Act imposes a general duty on planning authorities to pay special attention to the desirability of preserving the character or appearance of conservation areas. Scottish Planning Policy recognises the historic environment as a key cultural and economic asset and that culture-led regeneration can have a profound impact on the well-being of a community in terms of physical look and feel of a place and can also attract visitors, which in turn can bolster the local economy and sense of pride or ownership. The policy principles include enabling positive change in the historic environment, sensitively managing change, and avoiding or minimising adverse impacts. Within conservation areas, proposals should preserve or enhance the character or appearance; and proposals which do not harm the character or appearance (i.e. have a neutral impact) should be treated as preserving a conservation areas character or appearance.

HES Policy Statement advises that planning authorities should carefully consider the contribution that an unlisted building makes to a conservation area and that retention, restoration and conversion should be considered before demolition. It also notes that in some cases demolition may be appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

Having regard to the above, it is considered that the proposals comply with Scottish Planning Policy and guidance with regard to the historic environment and that the proposals, when taken in the context of the anticipated rebuilding and reinstatement of the upper-level front façade, comply with the general requirements in respect of culture-led regeneration, take cognisance of the

limitations imposed by the condition of the existing building, and for sensitive redevelopment of any vacant site subsequently arising.

Having regards to HES Managing Change in the Historic Environment Guidance Note on 'Demolition', the appropriate tests are also considered to have been met with the exception of consideration and approval of redevelopment proposals. Board may wish to consider that there is a reasonable expectation that the Council will bring forward a scheme which is both sensitive to its context and suitable for the site. The guidance note also comments that if consent for demolition is granted, salvage and reuse of the materials can ensure retention of architectural features and materials and in this particular case, it merits noting that the proposed reinstatement of the upper façade would accord with this.

In terms of the development plan, Policy C1: Strategic Centres covers the application site and seeks development which will strengthen the network and enhance its centres. Within Paisley Town Centre, a mix of uses are identified to support the role and function of the centre. In this case, the application site has lain vacant for a number of years, unable to secure investment for either retail purposes at ground floor level or other uses at the upper levels. The emerging proposals for the delivery of the Learning and Library Hub would enable future redevelopment of the site for a use entirely compatible to its town centre location and would contribute to the regeneration of this prominent site, increasing footfall and adding to the vitality and viability of Paisley town centre.

Policy ENV3: Built Heritage sets out that development proposals, including enabling development, within or in the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting and

is in accordance with the provisions set out in the New Development SG.

The proposals are considered to be compliant in this regard.

The application site is owned and controlled by the Council and these proposals represent the early stages in bringing forward the wider Paisley Town Centre Heritage Strategy and are aligned to the overall town centre regeneration objectives being advanced by the Council. The current application site is fundamental to the implementation of these redevelopment proposals. These ambitions are set out in an over-arching document 'Paisley – The Untold Story – Paisley Town Centre Asset Strategy' and the 'Paisley Town Centre Action Plan 2016-2026'. The new learning and cultural hub to occupy this site, should consent be granted for demolition, would accommodate the library service currently housed within Paisley Central Library which is part of the existing Museum building. The existing library building, once vacated in 2018, would form part of a larger £42m project to transform Paisley Museum into an international-class visitor destination.

The applicant has provided an options appraisal/feasibility study setting out redevelopment proposals for the site which indicates the intention to deliver a learning and cultural hub at this location, post demolition. Renfrewshire Council has received a £1.5m grant from the Scottish Government's Regeneration Capital Grant Fund (RCGF) towards this key regeneration project. The RCGF Award requires that an early contract is let to enable funding to be drawn down within the current financial year.

Having considered the proposals, the demolition of the building is not considered to be detrimental to the character of the Conservation Area and this proposal therefore complies with the technical guidance from Historic Environment Scotland, Policy ENV3 of the

Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. Additionally, the demolition and clearance of the buildings identified for demolition would allow alternative uses at this location, contributing to the regeneration of this site and the wider town centre area.

In conclusion it is considered that adequate justification has been submitted to justify the demolition of this unlisted building in the Conservation Area and that the proposal accords with Policy C1 and Policy ENV3 of the Local Development Plan; and the relevant aspects of the New Development Supplementary Guidance.

Recommendation and Reasons for Decision

In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement. It is therefore recommended that the Board grant conservation area consent.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.