

Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 22 May 2018	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

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

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Development & Housing Services; S MacDougall, Director of Environment & Communities; D Hawthorn, Head of Child Care & Criminal Justice, (Children's Services); F Carlin, Head of Planning & Housing Services, L Feely, Housing Asset and Investment Manager, S Marklow, Assistant Manager – Policy, L Muirhead, Planning & Housing Manager and C Murray, Planner (all Development & Housing Services); O Reid, Head of Public Protection, G McNeill, Head of Operations & Infrastructure, C Dalrymple, Regulatory Enforcement Manager and D Kerr, Service Co-ordination Manager (all Environment & Communities); and J Lynch, Head of Property Services, N Young, Assistant Managing Solicitor - Litigation & Advice and R Devine, Senior Committee Services Officer (all Finance & Resources).

Prior to commencement of the meeting the Convener advised that planning applications agenda items 17 (c) and 17 (e) relating to 17/0903/PP and 18/0148/PP respectively had been withdrawn at the request of the applicants and consequently would not be considered by the Policy Board.

Apology

Councillor James MacLaren.

Declarations of Interest

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

1 Minute of Police and Fire & Rescue Scrutiny Sub-Committee Meeting

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 13 March 2018, which forms the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 Revenue Budget Monitoring Report

There was submitted a joint report by the Directors of Finance & Resources, Development & Housing Services, Children's Services and Environment & Communities in respect of Services reporting to the Communities, Housing & Planning Policy Board. The Convener advised that the reporting period detailed in the report was incorrect and that the report covered the period 1 April 2017 to 2 March 2018.

DECIDED:

(a) That the budget position be noted; and

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

3 Capital Budget Monitoring Report

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of Services reporting to the Communities, Housing & Planning Policy Board for the period 1 April 2017 to 2 March 2018.

DECIDED: That the report be noted.

4 Disposal - Shop premises at 11 Thorn Brae, Johnstone

There was submitted a report by the Director of Finance & Resources relative to the proposed disposal of the shop premises at 11 Thorn Brae, Johnstone, identified on a plan appended to the report.

The report advised that R Islam had leased the Council-owned shop property at 11 Thorn Brae, Johnstone, on a monthly basis, since 28 May 2015. The current annual rental for the premises, which was located on the ground floor of a 3-storey tenement building with flats above, and was trading as a newsagent, was £5,300. Johnstone Town

Centre was a short distance to the north. The Council ownership in the area related to four ground floor shops located within this and the adjacent tenements at Thorn Brae/Ellerslie Street, Johnstone, all of which were factored by Linstone Housing Association.

Ms Islam was keen to invest in the property, but was of the opinion that there would be more of an incentive to do so if she had ownership of the property. The tenant, following discussions with Property Services as to the value of the property, had submitted an offer to purchase in the sum of £70,000, which the Head of Property Services believed to be a fair and acceptable offer.

DECIDED:

(a) That the shop property at 11 Thorn Brae, Johnstone be declared surplus to the Council's requirements to enable disposal to the sitting tenant, Ms R Islam;

(b) That it be noted that the proposed disposal would be concluded by utilising the powers delegated to the Head of Property Services, subject to appropriate terms and conditions of sale being agreed with the Head of Property Services and the Head of Corporate Governance; and

(c) That it be noted, in terms of Scottish Ministers' consent when disposing of Housing Revenue Account assets, the disposal of the property would be under the General Consent available and would be self-certified by the Council.

5 Children's Services 2018/21

There was submitted a report by the Director of Children's Services relative to the Children's Services Service Improvement Plan 2018/21, a copy of which was appended to the report.

The Service Improvement Plan set out a comprehensive statement of the service aims and objectives for the next three-year period, based on the resources likely to be available, and took account of the themes, actions, outcomes and targets contained within the Council Plan, Single Outcome Agreement and Community Plan.

The report highlighted that at the core of the Service Improvement Plan process was an action plan which detailed the priorities, the key tasks to be implemented, the implementation timetable and the outcomes against which progress would be measured. It was noted that progress to deliver the Children's Services Service Improvement Plan would be monitored and reported to the Board on a six-monthly basis.

DECIDED:

(a) That the Children's Services Service Improvement Plan 2018/21, a copy of which was appended to the report, be approved in terms of those elements which were within the remit of this Policy Board;

(b) That progress in respect of those areas of activity within the remit of this Policy Board be reported to the meeting of this Policy Board scheduled to be held during October 2018; and

(c) That it be noted that the Children's Services Service Improvement Plan 2018/21 would also be submitted to the meeting of the Education and Children's Services Policy Board to approve those elements within the remit of that Policy Board.

6 Development & Housing Services Outturn Report 2017/18 - 2019/20

There was submitted a report by the Director of Development & Housing Services relative to an overview of progress to deliver the Development & Housing Services Service Improvement Plan during the period 1 April 2017 to 31 March 2018.

The report summarised the main achievements of the service during 2017/18 and included a Service Improvement Action plan, attached as Appendix 1 to the report, that monitored progress to date against the agreed priorities for the Service, aligned to the Council strategic outcomes approved at the meeting of the Council held on 28 September, 2017 and identified areas where significant advances had been made, together with actions that had been reviewed or delayed. Appendix 2 to the report incorporated a score card of performance indicators measuring annual progress to deliver key tasks.

DECIDED: That the progress made by Development & Housing Services in terms of implementation of the Development & Housing Services 2017 - 2020 Service Improvement Plan actions and performance indicators, as detailed in the appendices, be noted.

7 Environment & Communities Outturn Report 2017/18

There was submitted a report by the Director of Environment & Communities relative to an overview of progress to deliver the Environment & Communities Service Improvement Plan during the period 1 April 2017 to 31 March 2018.

The report summarised the main achievements of the service during 2017/18 and included a Service Improvement Action plan, attached as Appendix 1 to the report, that monitored progress to date against the agreed priorities for the Service, aligned to the Council strategic outcomes approved at the meeting of the Council held on 28 September 2017 and identified areas where significant advances had been made, together with actions that had been reviewed or delayed. Appendix 2 to the report incorporated a score card of performance indicators measuring annual progress to deliver key tasks.

DECIDED:

(a) That the progress made by Environment & Communities in terms of implementation of the Environment & Communities 2017 - 2020 Service Improvement Plan actions and performance indicators of areas within the remit of this Policy Board, as detailed in the appendices, be noted;and

(b) That it be noted that the Service Improvement Plan outturn report for Environment & Communities would also be submitted to the meetings of the Infrastructure, Land & Environment Policy Board and the Finance & Resources Policy Board to approve elements within the remit of those Policy Boards.

8 Public Protection Annual Update

There was submitted a report by the Director of Environment & Communities relative to the performance outcomes and key achievements in public protection during the period 1 April 2017- 31 March 2018. The report detailed responsibilities, highlighted the current key priorities for public protection, set out key achievements and outlined future work priorities and anticipated challenges during 2018/19.

DECIDED:

- (a) That the progress update report be noted; and
- (b) That the public protection priorities and challenges that would be addressed during 2018/19, as detailed in section 5 of the report, be approved.

9 Building Safer and Greener Communities Update

There was submitted a report by the Director of Environment & Communities relative to the high-level outcomes delivered locally in terms of the National Building Safer Communities programme.

The report highlighted that a local multi-agency task group, Renfrewshire Building Safer and Greener Communities Group, had been established to co-ordinate interventions and deliver outcomes, detailed within the report, which had been identified by the National programme. It was noted that the local group had focussed on delivery of phase 1 outcomes. The report also provided details relating to selection processes, target areas, evaluation and future action, together with the high-level outcomes delivered by the programme to date.

DECIDED:

- (a) That the work undertaken as part of the Building Safer & Greener Communities working group since April 2016 be noted; and
- (b) That the update report be noted.

10 High Rise Blocks - Further update

Under reference to item 18 of the Minute of the meeting of this Policy Board held on 17 November 2017 there was submitted a report by the Director of Development & Housing Services relative to ongoing investment in high-rise blocks and the range of measures in place to ensure the safety of residents living in high-rise properties across Renfrewshire.

The report stated that Renfrewshire Council owned and managed 14 high-rise blocks of flats, providing homes to 1,132 tenants and residents. The Council had 1,001 properties within these blocks which represented over 8% of the Council's total housing stock. Accordingly, high-rise properties had an important role in the provision of housing and the Council had committed significant amounts of investment in recent years to ensure that they were maintained in good condition and were sustainable and attractive to both current and future residents. A summary of recent investment in high-rise blocks in Renfrewshire, which included the provision of social spaces for residents' use, re-cladding, upgrading to biomass heating systems and electric wet systems, and

foyer improvements, was provided. The report also advised of the concierge and caretaking services currently provided and outlined planned enhancements.

Fire safety update summaries, in terms of actions progressed following discussion at the regular joint meetings between Council officers and representatives of the Scottish Fire & Rescue Service were provided. The report intimated that consideration of fitting fire suppression systems (sprinklers) to all high-rise flats was under review by both the UK and Scottish Governments and that a report advising of the outcome of the review would be submitted to a future meeting of this Policy Board. In addition, the report advised that the Scottish Government's Ministerial Working Group on Building and Fire Safety had commissioned an inventory of the design of high-rise domestic buildings in order to better understand how further improvements to fire safety in the existing housing stock could be made and that the requested information had been submitted on behalf of Renfrewshire Council. The report also stated that the Scottish Government had recently announced the intention to bring forward legislation to improve the standard of smoke alarms in all tenures to ensure all homes had the highest level of protection by the end of 2020. It was anticipated that local authorities would have enforcement responsibilities to ensure home owners complied. Details of the requirements for these smoke alarms were provided within the report. It was noted that the upgraded smoke detection alarms currently being installed in high-rise properties in Renfrewshire met the requirements and that arrangements would require to be made to roll out this upgraded standard to all housing stock in line with any legislation promulgated.

DECIDED: That the ongoing investment in high-rise blocks and the measures taken, following the fire at Grenfell Tower, to ensure that effective fire safety management practices were in place at the 14 high-rise blocks owned and managed by Renfrewshire Council be noted.

11 Housing Energy Efficiency and Carbon Reduction Programmes

Under reference to item 8 of the Minute of the meeting of this Policy Board held on 13 March 2018 there was submitted a report by the Director of Development & Housing Services relative to Housing Energy Efficiency and Carbon Reduction Programmes and the allocation of £1,518,477 for the Renfrewshire Council area in terms of the Scottish Government's Home Energy Efficiency Programme for Scotland (HEEPS:ABS) 2018/19. In terms of the programme, local authorities had been required to submit details of their schemes for consideration for their proposed allocation. A successful application had been submitted, following consultation with housing association partners. The proposed projects, which were detailed within the report, focussed on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing. It was highlighted that in addition to HEEPS:ABS funding each project would also require financial resources from partners and the Energy Company Obligation.

The Scottish Government had also made funds available to assist private owners with the costs of a range of insulation and heating measures through an interest-free loan scheme administered by Home Energy Scotland (HES). It was noted that to assist owners in wholly privately owned blocks where properties had not been included in the mixed-tenure investment programme the Council would work in partnership with HES to assess homeowners' eligibility for a range of energy efficiency measures and offer advice on the availability of financial support to support the installation of such measures.

It was proposed that the Board, recognising the policy of the Council to facilitate owners in mixed-tenure blocks and wholly-owned blocks taking advantage of the same housing energy and re-cladding programmes as Council tenants, write to the Scottish Government asking for further funding to expand the current HEEPS:ABS Programme 2018/19 across all of Renfrewshire. This was agreed.

DECIDED:

(a) That it be noted that funding of £1,518,477 had been awarded for qualifying projects within the Renfrewshire Council area in terms of the HEEPS:ABS 2018/19 programme;

(b) That the Director of Development & Housing Services be authorised to accept the offer of grant and oversee delivery and operational management of the programme; and

(c) That the Board, recognising Council policy in facilitating owners in mixed-tenure and wholly-owned blocks, taking advantage of the same housing energy and re-cladding programmes as Council tenants, write to the Scottish Government asking for further funding to expand the current HEEPS:ABS Programme 2018/19 across all of Renfrewshire.

12 Review of Protocol for Planning Application Site Visits

There was submitted a report by the Director of Development & Housing Services relative to the revised protocol for site visits in relation to planning applications which were the subject of determination by the Communities, Housing & Planning Policy Board.

Reference was made to the COSLA/Scottish Executive publication entitled “Advice for Councillors Dealing with Planning Matters” which recommended that planning authorities should provide elected members with guidance on the circumstances where site visits were appropriate, and how they should be conducted. The document also emphasised that it was the responsibility of members to familiarise themselves with the location and context of any proposed development but recognised that, in exceptional circumstances, formal site visits by the Board may be of help in reaching a decision. Accordingly, site visits should only be requested where the benefit was clear and substantial and when a site visit was requested by a member of the Board, a ‘significant benefit’ test would be applied. Consideration would be given to potential delays in the decision-making process, the additional burdens imposed on members’ time, and the resultant additional costs to both the applicant and the local authority.

The proposed protocol, a copy of which was appended to the report, updated the protocol approved at the meeting of the former Planning and Property Board held on 29 January 2013. It was highlighted that the revised protocol enabled members, where they were satisfied that they had sufficient information on which to make their decision, to take part in the planning application decision-making process when they had not participated in any site visit undertaken.

DECIDED:

(a) That the protocol, as set out in the appendix to the report, be approved as the procedure for carrying out site visits in relation to applications for planning and related consents; and

(b) That it be noted that the amended protocol would allow members who had not attended any site visit undertaken to still take part in the decision-making process on the relevant planning applications if they were satisfied that they had sufficient information on which to make their decision.

13 Renfrewshire Biodiversity Action Plan 2018/22

Under reference to item 22 of the Minute of this Policy Board held on 7 November 2017 there was submitted a report by the Director of Development & Housing Services relative to the Renfrewshire Biodiversity Action Plan 2018/22.

The report made reference to the Local Biodiversity Action Plan (LBAP) for Renfrewshire, East Renfrewshire and Inverclyde prepared in 2004, highlighting that the plan had been developed with representation from local authorities and a range of organisations and stakeholders with an interest in biodiversity. During 2017 a draft Renfrewshire Biodiversity Action Plan 2018/22 had been developed in partnership with biodiversity partner organisations active in the area. The draft plan outlined a positive and ambitious approach and identified a range of principles and actions which supported the conservation, promotion and enhancement of biodiversity across Renfrewshire. A period of public consultation took place between 1 December 2017 and 23 February 2018 and three responses, supportive of the approach proposed for adoption within the draft Plan, had been received.

It was noted that the Plan provided a framework for partnership initiatives which promoted biodiversity across Renfrewshire over the next five-year period. In addition, it was noted, that a variety of innovative mechanisms would be explored to try and secure the external resources required to implement many of the actions identified within the Plan. It was also highlighted that progress on delivery of the Biodiversity Action Plan would be monitored by the Council and partners through a Steering Group, with updates reported to the Board as appropriate.

DECIDED: That the Renfrewshire Local Biodiversity Action Plan 2018/2022 be approved.

14 Deafhillock Roundabout - Merchiston Hospital Development

Under reference to item 15 of the Minute of the meeting of the Council held on 21 December 2017 there was submitted a joint report by the Director of Development & Housing Services and Director of Environment & Communities relative to issues which had been encountered by communities and commuters as a result of delays in completing roads construction works at Deafhillock Roundabout associated with the Merchiston Hospital development. The site of the former Merchiston Hospital had been identified, during 2014, in the adopted Renfrewshire Local Development Plan as a suitable residential opportunity. The site had subsequently been marketed by NHS Scotland and purchased by Barratt Homes. Planning permission had been granted during January 2016 for the development of 267 houses, subject to a condition requiring that roads works be completed before the houses were occupied. The road construction works had commenced during February 2017 and had taken around ten months to complete, causing traffic congestion issues. The planned works should have taken between four and five months. Further works required to be undertaken to create an additional lane/slip road at the Barrochan interchange, however these works had been

delayed to provide a break in the congestion. The work had restarted on 30 April 2018 and was anticipated to last ten weeks.

The report provided a summary of the lessons learned from the development and associated roads construction works at Merchiston Hospital/Deafhillock Roundabout, together with proposed future action, from planning, roads and communications perspectives, to alleviate similar situations should they arise.

It was proposed that the Convener write to the Minister for Transport and the Islands, on behalf of the Board, to lobby for the necessary changes to the Transport (Scotland) Act 2005 to facilitate the adoption by the Council of an enforcement approach, which required works to be undertaken in the shortest possible time and enabled the issue of fixed penalty notices above the current scale. This was agreed.

DECIDED:

(a) That the lessons learned and future activities the Council would undertake when the development of land in Renfrewshire involved significant road infrastructure on key arterial routes be noted;

(b) That it be noted that a policy would be developed to support the issuing of Fixed Penalty Notices when road works authorities and statutory undertakers overrun the agreed time-period for undertaking works on the road network;

(c) That the Convener write to the Minister for Transport and the Islands, on behalf of the Board, to lobby for the necessary changes to the Transport (Scotland) Act 2005 to facilitate the adoption by the Council of an enforcement approach, which required works to be undertaken in the shortest possible time and enabled the issue of fixed penalty notices above the current scale.

15 BAE Systems Bishopton - Section 75 Agreement

Under reference to item 8 of the Minute of the meeting of the Council held on 2 March 2018 there was submitted a report by the Director of Development & Housing Services relative to the proposed terms of the Section 75 agreement relating to the planning consent granted, in principle, at the meeting of the Council held on 2 March 2018, for the reuse of land previously identified for industrial purposes for some 1,000 new homes at the former Royal Ordnance Factory, Bishopton (17/0394/PP).

The report advised that consent had been granted, subject to the conclusion of a legal agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure developer contributions associated with the development. The appendix to the report detailed the proposed Heads of Terms for the Section 75 agreement and the contributions considered necessary for implementation of the development.

DECIDED:

(a) That the Heads of Terms proposed for the Section 75 Agreement, as set out in the appendix to the report, be approved; and

(b) That the Director of Development & Housing Services be authorised, in consultation

with the Head of Corporate Governance, to conclude the formal Section 75 Agreement as appropriate.

16 Proposal of Application Notices

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

It was proposed that the applicants for prospective planning application 18/0176/NO be advised of the following additional key issues which required to be addressed prior to consideration of the planning application:

- (i) That a full environmental survey be carried out on the proposed site;
- (ii) That a full engineering assessment be made regarding the retaining wall which separated this site from the tidal actions of the River Clyde;
- (iii) That a full and detailed report be produced with regard to the ground conditions of the land which may be made up due to previous quarrying activity and landfilling from industrial processes; and
- (iv) That a full and detailed study and report be made regarding flood risk assessment to the site given its location and proximity to the Clyde. This was agreed.

DECIDED:

- (a) That the applicants for prospective planning application 18/0176/NO be advised of the additional key issues which required to be addressed prior to consideration of the planning application; and
- (b) That the key issues identified to date be otherwise noted.

17 Planning Applications

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

(A) 17/0844/PP - WARD 10: ERECTION OF SINGLE STOREY INDUSTRIAL BUILDING FOR USE AN ORGANIC WASTE TRANSFER STATION AT YARD A, BURNBRAE ROAD, LINWOOD, PAISLEY: KEENAN RECYCLING LIMITED

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

DECIDED: That the application be granted subject to the conditions and reasons detailed within the report.

(B) 17/0876/PP - WARD 11: ERECTION OF 24 FLATS WITH ASSOCIATED COMMUNAL ROOM, COURTYARD AND PARKING AT ENCHANTED FOREST

NURSERY, ERSKINE HOSPITAL, BISHOPTON: ERSKINE DEVELOPMENTS LIMITED (PAISLEY)

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

DECIDED: THAT THE APPLICATION BE GRANTED SUBJECT TO THE CONDITIONS AND REASONS DETAILED WITHIN THE REPORT.

(C) 17/0072/PP WARD 10: DEMOLITION OF REDUNDANT FARM BUILDINGS, CONVERSION, ALTERATION AND EXTENSION OF FARM BUILDINGS TO FORM SEVEN DWELLINGHOUSES, ERECTION OF GARAGE BLOCKS, FORMATION OF HARDSTANDING AND PARKING AREAS AND FORMATION OF ACCESS ROAD: BANKHEAD DEVELOPMENTS (SCOTLAND) LIMITED

Councillor McGurk, seconded by Councillor McNaughtan moved that the application be granted subject to the conditions and reasons detailed within the report.

Councillor Andy Doig, seconded by Councillor K MacLaren, moved as an amendment that the application be refused on the grounds that the proposal was contrary to Policy ENV1 - Greenbelt; would have an unacceptable impact on the existing roads infrastructure and local amenities, specifically Houston Primary School; health and safety concerns relating to the likelihood that the traffic generated by the development would use the existing sub-standard road; the capacity limitations of the A737/M8 infrastructure; and the need for smaller homes rather than larger family homes in the village.

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

The following members voted for the motion: Councillors Burns, Don, Hood, M MacLaren, McCulloch, McGurk, McNaughtan, Montgomery, Nicolson and Rodden.

4 members having voted for the amendment and 10 members having voted for the motion, the motion was accordingly declared carried.

DECIDED: That the application be granted subject to the conditions and reasons detailed within the report.