

Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 12 May 2015	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

PRESENT

Councillors B Brown, E Devine, Audrey Doig, Gilmour, Grady, Hood, Kelly, J MacLaren, McGee, McGurk, Murrin, Nicolson, Perrie and M Sharkey.

CHAIR

Councillor Kelly, Convener, presided.

IN ATTENDANCE

M Crearie, Director of Development & Housing Services; F Carlin, Head of Planning & Development, D Bryce, Development Standards Manager, V Howie, Finance & Resource Manager, S McMillan, Policy & Regeneration Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); and J Lynch, Head of Property Services and K Brown, Committee Services Officer (both Finance & Resources).

DECLARATIONS OF INTEREST

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

1 **REVENUE BUDGET MONITORING REPORT**

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources and Development & Housing Services for the Planning and Property & Construction Services Divisions for the period 1 April, 2014 to 27 February, 2015.

DECIDED:

(a) That the budget position be noted; and

(b) That it be noted that there had been net budget realignments of £33,546 processed since the last report which related to transfers to the corporate landlord.

2 **CAPITAL BUDGET MONITORING REPORT**

There was submitted a capital budget monitoring report by the Director of Finance & Resources for the Planning Service and Corporate Projects (Property) Divisions for the period 1 April, 2014 to 27 February, 2015.

DECIDED: That the report be noted.

3(a) **SERVICE IMPROVEMENT PLAN 2015/18**

There was submitted a report by the Director of Development & Housing Services relative to the Service Improvement Plan 2015/18, a copy of which was appended to the report. The plan set out a comprehensive statement of the service aims and objectives over the period 2015/18 and contained a strategic statement and assessment, the key strategic outcomes, financial analysis, action plan and scorecard.

DECIDED:

(i) That the Service Improvement Plan be approved; and

(ii) That it be agreed that progress with the plan be reported to the meeting of the Board in November 2015.

3(b) **SERVICE IMPROVEMENT PLAN 2014/17 OUTTURN REPORT**

There was submitted an outturn report by the Director of Development & Housing Services relative to progress to deliver the Service Improvement Plan (SIP) 2014/17 during the period 1 April, 2014 to 31 March, 2015.

The report summarised the main achievements of Development & Housing Services over the year to 31 March, 2015 and included in Appendix 1 to the report, an action plan that monitored progress to date and identified areas where significant advances had been made and actions that had been reviewed or delayed. A range of performance indicators measuring annual progress to deliver key tasks were set out in a scorecard that formed Appendix 2 to the report.

DECIDED: That the progress made to implement the Service Improvement Plan 2014/17 actions and performance indicators during the period 1 April, 2014 to 31 March, 2015 for the activities relating to the Board's remit be noted.

4 **RUSSELL INSTITUTE PROJECT UPDATE**

There was submitted an update report by the Director of Development & Housing Services relative to the Russell Institute project.

The report summarised the progress made to date and provided an overview of forthcoming activity, the delivery of which was being led by Development & Housing Services. The project was funded by a range of external funders and the Council through approved service budgets. The second and final grant claim for £1,609,126 was submitted for the balance of the approved Regeneration Capital Grant Fund grant and has subsequently been paid in full. An indicative grant offer from Historic Scotland of £475,000 had been confirmed, however, it was noted that the final grant figure was dependent on tendered cost and it was anticipated that the maximum available grant of £500,000 would be secured. Council budgets made available to fund Paisley Heritage Asset Strategy projects, supported by rental income from Skills Development Scotland, would support borrowing up to a maximum Council contribution of £2.5 million. A summary of the budget estimates and funding sources were detailed within the report.

DECIDED:

(a) That the Director of Development & Housing Services be authorised to accept the external funding awards as outlined in section 4 of the report and to make the appropriate arrangements to deliver the relevant works and investment relative to the restoration of the Russell Institute; and

(b) That the £2.5 million capital contribution from the Council which would be funded from Town Centre Heritage Asset Strategy monies, as agreed by the Council in February 2013 and 2014, and supplemented by rental income toward the total project budget of £5 million, be noted.

5 **RENFREWSHIRE HOUSING LAND SUPPLY SUPPLEMENTARY GUIDANCE AND REVIEW OF ADOPTED RENFREWSHIRE LOCAL DEVELOPMENT PLAN**

There was submitted an update report by the Director of Development & Housing Services relative to the preparation of the draft Renfrewshire Housing Land Supply Supplementary Guidance (SG) and proposed review of the Adopted Renfrewshire Local Development Plan (LDP).

The report intimated that the Scottish Government Reporter to the Examination of the Renfrewshire LDP had concluded that Renfrewshire had a shortfall in its housing land supply and to address this it was recommended that the Council prepare additional supplementary guidance, within one year of the adoption of the LDP, which would include a detailed framework to guide the release of additional housing land. It was considered, however, that the approach recommended by the Reporter ran counter to the principles which underpin the established 'plan led system' as it existed across the country. It was proposed that as opposed to a process that would effectively identify Green Belt locations for housing in an ad hoc manner, a more appropriate option would

be to progress with a review of the current LDP, which would allow a suitable degree of consultation and scrutiny to be undertaken to ensure that the appropriate locations for new housing were identified in a plan led way. In this context and in recognition of the Scottish Government Reporter's recommendations, draft Renfrewshire Housing Land Supply Supplementary Guidance was appended to the report, which would provide a means of providing a framework for assessing planning applications for new housing in Renfrewshire. This together with the commitment to review the LDP was considered to meet the Reporter's recommendations.

Councillor Kelly, seconded by Councillor B Brown, moved:

(a) That the Director of Development & Housing Services be authorised to progress the necessary publicity and consultation in relation to the Renfrewshire Housing Land Supply Supplementary Guidance;

(b) That it be noted that following the consultation and consideration of the comments made on the draft Renfrewshire Housing Land Supply Supplementary Guidance, the final Renfrewshire Housing Land Supply Supplementary Guidance be referred to the Board for determination; and

(c) That the Director of Development & Housing Services be authorised to commence the formal publicity required to begin the review of the Adopted Renfrewshire LDP.

Councillor Nicolson, seconded by Councillor McGurk, moved as an amendment that an additional recommendation be added as follows:

"Agrees that decisions regarding land use should be plan led and made at a local level. Further agrees that the Director of Development & Housing Services raise the concern of Renfrewshire Council with the relevant Scottish Government Minister."

On the roll being called, the following members voted for the amendment: Councillors Perrie, McGurk, McGee, Audrey Doig, J MacLaren and Nicolson.

The following members voted for the motion: Councillors B Brown, Murrin, Grady, M Sharkey, Kelly, E Devine, Hood and Gilmour.

6 members having voted for the amendment and 8 members having voted for the motion, the motion was accordingly declared carried.

DECIDED:

(a) That the Director of Development & Housing Services be authorised to progress the necessary publicity and consultation in relation to the Renfrewshire Housing Land Supply Supplementary Guidance;

(b) That it be noted that following the consultation and consideration of the comments made on the draft Renfrewshire Housing Land Supply Supplementary Guidance, the final Renfrewshire Housing Land Supply Supplementary Guidance be referred to the Board for determination; and

(c) That the Director of Development & Housing Services be authorised to commence the formal publicity required to begin the review of the Adopted Renfrewshire LDP.

6 RENFREW TOWN CENTRE SIMPLIFIED PLANNING ZONE - DRAFT SCHEME

There was submitted an update report by the Director of Development & Housing Services relative to the preparation of the draft Renfrew Town Centre Simplified Planning Zone Scheme (SPZ), a copy of which was appended to the report.

The report highlighted that the draft Renfrew Town Centre SPZ Scheme would form the basis of a six week consultation with Key Agencies, Renfrew Community Council, local businesses and any other stakeholders. Any representations received during the consultation period would be considered and reported back to the Board with the finalised SPZ Scheme.

DECIDED: That the Director of Development & Housing Services be authorised to progress the necessary publicity and consultation with Key Agencies, Renfrew Community Council, local businesses and other stakeholders on the content of the Draft Renfrew Town Centre SPZ Scheme.

7(a) LEASE OF PREMISES: TANNAHILL CENTRE, PAISLEY

There was submitted a report by the Director of Development & Housing Services seeking authority to renew the lease of existing premises used as the Ferguslie Pre-5 Centre and Ferguslie Library, both within the larger Tannahill Centre facility, as detailed in the plans appended to the report.

DECIDED:

(i) That the Heads of Property Services and Corporate Governance be authorised to enter into a new lease of the premises used as the Ferguslie Pre-5 Centre within the larger Tannahill Centre facility, as detailed on plan reference E2283, and based on the terms and conditions detailed within section 4 of the report; and

(ii) That the Heads of Property Services and Corporate Governance be authorised to enter into a new lease of the premises used as Ferguslie Library within the larger Tannahill Centre facility, as detailed on plan reference E2282, and based on the terms and conditions detailed within section 4 of the report.

7(b) RE-PROVISION OF SHOPS: HALLHILL ROAD, JOHNSTONE: UPDATE REPORT

There was submitted an update report by the Director of Development & Housing Services relative to progress with the construction of replacement shop units at Hallhill Road, Johnstone and seeking consent to grant ten year leases to the existing three tenants who would be relocated to the new units once constructed.

DECIDED:

(i) That it be noted that Building Services had been appointed to undertake the construction of the three replacement shop units and this had started with a scheduled hand over date of 17 July, 2015;

(ii) That the Head of Corporate Governance be authorised to conclude the three leases for the shop units with Mr Hussain, Mr Salwan and Mr Ali based on the terms and conditions detailed within the report; and

(iii) That it be noted that should any of the three prospective tenants fail to conclude their offer of lease, the Head of Property Services would seek to advertise the availability of the relevant unit on the open market.

7(c) RIVERSIDE HOUSE, OLD FERRY ROAD, ERSKINE

There was submitted a report by the Director of Development & Housing Services seeking approval to grant landlord's consent for a variation of an existing ground lease agreement with Mr Leonard Riley to enable the construction of a modular building and the sub-let of the ground adjacent to Riverside House, Erskine, as detailed in the plan appended to the report, to Crisis Limited.

DECIDED:

(i) That the request for landlord's consent for a variation of the existing ground lease agreed between Renfrewshire Council and its tenant, Mr Leonard Riley, to allow the construction of a modular building and to regulate the sub-lease of the ground adjacent to Riverside House, Old Ferry Road, Erskine to Crisis Limited, be approved; and

(ii) That the Head of Corporate Governance be authorised to conclude the necessary lease variation, subject to the recovery of the Council's reasonable professional and legal expenses.

7(d) KGV PLAYING FIELDS, RENFREW

There was submitted a report by the Director of Finance & Resources relative to compensation that had been received from Scottish Water, in connection with the works that had been undertaken at KGV Playing Fields, Renfrew.

The report intimated that as part of ongoing works to improve the sewerage system in the Renfrew area, Scottish Water had been carrying out works to the Dean Park Pumping Station located off Provost Driver Court, beneath the KGV playing fields. Scottish Water had encountered significant issues with the ground conditions and as a result it was now anticipated that the work would not be completed prior to December 2015. This work has resulted in two of the pitches at KGV Playing fields being out of commission and a resultant loss of income for Children's Services. An interim compensation payment of £6599.99 had been paid to Renfrewshire Council to cover the loss of income from the period 1 August, 2012 to 31 July, 2014 in terms of the Sewerage (Scotland) Act 1968 section 20(1). A further compensation claim would be made to Scottish Water for the loss of income for the period from 1 August, 2014 until the works were completed.

DECIDED:

(i) That the level of compensation received from Scottish Water for the loss of income from the pitches at KGV Playing Fields to date, be noted; and

(ii) That it be noted that a further report would be submitted to a future meeting of the Board detailing any future compensation as a result of Scottish Water's work.

8 **AWARDS & NOMINATIONS**

There was submitted an update report by the Director of Development & Housing Services detailing the awards and nominations that had been recently secured for projects that were within the remit of the Board.

DECIDED: That the success of Renfrewshire Council in relation to awards secured against projects and initiatives within the remit of the Board be noted.

9 **RECOGNITION OF PAISLEY GRAND FOUNTAIN: INTERPRETATION & RESTORATION PROJECT**

The Director of Development & Housing Services delivered a presentation in relation to the Paisley Grand Fountain restoration project.

DECIDED: That the presentation be noted.

10 **PLANNING APPLICATIONS QUARTERLY PERFORMANCE - Q3-Q4 2014/15**

There was submitted a report by the Director of Development & Housing Services relative to performance in respect of planning applications and related matters for the periods October to December 2014 and January to March 2015, which were detailed in appendices 1 and 2 of the report. .

DECIDED: That the performance statistics for the Development Management function for quarters October to December 2014 and January to March 2015, as detailed in appendices 1 and 2 of the report, be noted.

11 **PROPOSAL OF APPLICATION NOTICES**

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

(a) 15/0237/NO – Ward 9: Erection of energy recovery plant and associated infrastructure: Land at Lyon Road, Burnbrae Road, Linwood – Eco 2 Limited

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

(b) 15/0261/NO – Wards 9 & 10: Erection of mixed use development comprising retail development of 25,000 sq ft, with ancillary petrol filling station, residential development of 200 dwellings, cycle facilities, landscaping and access: Site at Whitelint Gate, Johnstone Road, Bridge of Weir – Barratt Homes/David Wilson Homes West Scotland/Paterson Partners

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

PLANNING APPLICATIONS

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

(a) 15/0206/CC – Ward 10: Conservation Area Consent: Demolition of detached garage: Holywell House, Prieston Road, Bridge of Weir, PA11 3AN – Mr D Lamont

DECIDED: That the application be granted for the reason detailed in the report.

(b) 15/0025/PP – Ward 10: Planning Permission: Extension of area for the extraction of soils and landscape works: Royal Ordnance, Station Road, Bishopton, PA7 5NJ – BAE Systems

DECIDED: That the application be granted, subject to the conditions and reasons contained in the report.

(c) 15/0049/PP – Ward 9: Planning Permission: Erection of residential development comprising 32 houses and associated works: Site 120 metres north east of Houstonfield, Fleming Road, Houston, Johnstone – Stewart Milne Homes

Councillor Kelly, seconded by Councillor B Brown, moved that the application be granted, subject to the conditions and reasons detailed in the report.

Councillor Audrey Doig, seconded by Councillor Nicolson, moved as an amendment, that the application be refused.

On the roll being called, the following members voted for the amendment: Councillors Perrie, McGurk, McGee, Audrey Doig and Nicolson.

The following members voted for the motion: Councillors B Brown, Murrin, Grady, M Sharkey, Kelly, E Devine, Hood, Gilmour and J MacLaren.

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

DECIDED: That the application be granted subject to the conditions and reasons contained in the report.

EXCLUSION OF PRESS AND PUBLIC

The Board resolved to exclude the press and public from the meeting during consideration of the following items of business as it was likely, in view of the nature of the business to be transacted, that if members of the press and public were present, there could be disclosure to them of exempt information as defined in paragraph 6 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.

13(a) **DISPOSAL OF LAND: CENTREHOLM, ERSKINE**

This item is exempt,

13(b) **FORMER STEWART HOUSE, GLENDEE ROAD, RENFREW**

This item is exempt,

13(c) **DISPOSAL OF LAND: ABBEY ROAD, ELDERSLIE**

This item is exempt,

13(d) **ARNOTTS PAISLEY SUB-LEASE**

This item is exempt,