

Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 17 May 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

PRESENT

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

CHAIR

Councillor B Brown, Depute Convener, presided.

IN ATTENDANCE

M Crearie, Director of Development & Housing Services; F Carlin, Head of Planning & Housing Services, D Bryce, Development Standards Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); S Roberts, Communication Manager (Chief Executive's); and J Lynch, Head of Property Services, V Howie, Finance Business Partner, F Hughes, Asset Manager, M F O'Neill, Senior Solicitor (Litigation and Regulatory Function) and K Brown, Committee Services Officer (all Finance & Resources).

ALSO IN ATTENDANCE FOR THE PRE-DETERMINATION HEARINGS

Planning Application 16/0147/PP:

D Campbell (representing Wallace Land Investments), B McFee and J Curran (both representing Kilbarchan Community Council) and K Ives, J Mackenzie and J Hastie.

Planning Application 16/0110/PP:

R Morgan (representing Gladman Development Ltd), M Love (representing Brookfield Community Council) and M Lowery.

DECLARATIONS OF INTEREST

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

1 **PRE-DETERMINATION HEARING - LAND TO NORTH WEST OF KILBARCHAN QUARRY, BRANSCROFT, KILBARCHAN, JOHNSTONE**

PLANNING APPLICATION REFERENCE 16/0147/PP – WALLACE LAND INVESTMENTS: LAND TO NORTH WEST OF KILBARCHAN QUARRY, BRANSCROFT, KILBARCHAN, JOHNSTONE – ERECTION OF RESIDENTIAL DEVELOPMENT, FORMATION OF VEHICULAR ACCESS, SUDS, LANDSCAPING AND ASSOCIATED WORKS.

The Convener invited the Head of Planning & Housing Services to provide an overview of the purpose of the pre-determination hearing and the procedure to be followed. The Head of Planning & Housing Services advised that the purpose of the pre-determination hearing was to hear from the applicant and objectors in relation to the above application, as it was considered a major development which was significantly contrary to the development plan. It was noted that it was a mandatory requirement under section 38A of the Planning etc (Scotland) Act 2006 and the related Development Management Regulations to hold a pre-determination hearing for such applications.

The Head of Planning & Housing Services referred to the procedure for conducting the hearing, a copy of which had been included with the agenda for the meeting, and explained the order in which the parties would be heard. He reminded elected members present that they should not express any views on the application, which would be submitted to a future meeting of the Council.

There was submitted a report by the Director of Development & Housing Services in summary of the application.

The Convener invited the applicant and then the other parties to make their representations on the application to the Board. The applicant was given an opportunity to respond to the points raised during the representations and the elected members were given the opportunity to ask questions on factual matters or to seek guidance.

The Convener thanked everyone for their participation in the hearing.

DECIDED: That the representations be noted.

ADJOURNMENT

The meeting adjourned at 4.17 pm and reconvened at 4.22 pm.

SEDERUNT

Councillor McGurk was not in attendance when the meeting reconvened and re-entered the meeting during consideration of the following item of business.

2 **PRE-DETERMINATION HEARING - SITE BETWEEN SANDHOLES FARM AND NO 33, SANDHOLES ROAD, BROOKFIELD**

PLANNING APPLICATION REFERENCE 16/0110/PP – GLADMAN DEVELOPMENTS LTD: SITE BETWEEN SANDHOLES FARM AND NO 33, SANDHOLES ROAD, BROOKFIELD – ERECTION OF RESIDENTIAL DEVELOPMENT INCLUDING FORMATION OF VEHICULAR ACCESS, OPEN SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS (PLANNING PERMISSION IN PRINCIPLE)

There was submitted a report by the Director of Development & Housing Services in summary of the application.

The Convener invited the applicant and then the other parties to make their representations on the application to the Board. The applicant was given an opportunity to respond to the points raised during the representations and the elected members were given the opportunity to ask questions on factual matters or to seek guidance.

The Convener thanked everyone for their participation in the hearing.

DECIDED: That the representations be noted.

3 **REVENUE BUDGET MONITORING REPORT**

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Community Resources and Development & Housing Services for the Planning and Property & Construction Services Divisions for the period 1 April 2015 to 4 March 2016.

DECIDED:

(a) That the budget position be noted; and

(b) That it be noted that there had been net budget realignments of £79,173 processed since the last report which primarily related to transfers to corporate landlord partially offset by the realignment of Chief Officer budgets across Development & Housing Services and the reallocation of previously agreed savings.

4 **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 2015 to 4 March 2016.

DECIDED: That the report be noted.

5 KILBARCHAN NURSERY, MEADSIDE AVENUE, KILBARCHAN

There was submitted a report by the Director of Finance & Resources seeking consent to grant a one year lease of the Kilbarchan Nursery, Meadside Avenue, Kilbarchan to the Kilbarchan Community Nursery (SCIO) for the purpose of providing early learning and childcare at the property.

DECIDED:

(a) That it be agreed to grant a lease of Kilbarchan Nursery, Meadside Avenue, Kilbarchan to the Kilbarchan Community Nursery (SCIO) for a period of one year, based on the terms and conditions detailed within the report; and

(b) That the Head of Corporate Governance be authorised on behalf of the Council to conclude the lease with the Kilbarchan Community Nursery (SCIO) on the basis of the terms and conditions detailed within the report.

6 SHOP PREMISES AT 1 HOWE STREET, PAISLEY

There was submitted a report by the Director of Finance & Resources seeking authority to conclude a new lease of the shop premises at 1 Howe Street, Paisley on the basis of the main terms and conditions detailed within the report.

DECIDED: That the Heads of Property and Corporate Governance be authorised to conclude a new lease of the shop premises at 1 Howe Street, Paisley on the basis of the main terms and conditions detailed within the report.

7 CO-OP WELLMEADOW STREET, PAISLEY

There was submitted a report by the Director of Finance & Resources seeking authority to conclude the disposal of the Council's ground lease interest at Wellmeadow Street, Paisley to the Co-op on the basis of the main terms and conditions detailed within the report.

The report intimated that Renfrewshire Council currently leased the ground at Wellmeadow Street, Paisley to the Co-op on two separate 125 year leases both scheduled to terminate on the 21 March 2018 at an annual rent of 1p, if asked. One lease was in relation to the building of a supermarket and the other was in respect of the formation of a car park to serve the supermarket. Both leases required the tenant to operate the premises for the specific purposes only, albeit the Council had in the past consented to the occupation by Renfrewshire Association for Mental Health.

The report highlighted that the Co-op who had operated the supermarket for approximately 30 years closed their operation in 2009 and proceeded to market the property as available for let or sale. Recently a provisional agreement to dispose of the property to Sanctuary Housing Association had been agreed. As Sanctuary Housing Association were not looking to operate a supermarket but to develop the site for social housing, the Co-op required the Council's agreement to dispose of its interest in the two ground leases to enable the proposed sale to proceed.

DECIDED:

(a) That the Heads of Property and Corporate Governance be authorised to conclude the disposal of the Council's ground lease interest at Wellmeadow Street, Paisley to the Co-op on the basis of the main terms and conditions detailed within the report;

(b) That it be noted that the offer received for the Council's interest was linked with the onward disposal by the Co-op of the subjects to Sanctuary Housing Association and that the disposal price reported may be subject to adjustment should Sanctuary Housing Association not be satisfied with the site following a site investigation; and

(c) That it be noted that should the proposed disposal to Sanctuary Housing Association not proceed, for whatever reason, then both leases would remain in place.

8 SHOP PREMISES AT 2/4 SKYE CRESCENT, PAISLEY

There was submitted a report by the Director of Finance & Resources seeking authority to conclude a new lease of the shop premises at 2/4 Skye Crescent, Paisley on the basis of the main terms and conditions detailed within the report.

DECIDED: That the Heads of Property and Corporate Governance be authorised to conclude a new lease of the shop premises at 2/4 Skye Crescent, Paisley on the basis of the main terms and conditions contained within the report.

9 PROPOSED DISPOSAL OF COMMERCIAL PROPERTY - 12-14 HIGH STREET, JOHNSTONE

There was submitted a report by the Director of Finance & Resources seeking consent to dispose of the commercial property at 12-14 High Street, Johnstone to the existing tenants.

DECIDED:

(a) That the disposal of the commercial property at 12-14 High Street, Johnstone be agreed;

(b) That it be agreed that the property be sold to the existing tenants, Mr and Mrs Perella, on the basis of the terms and conditions negotiated by the Head of Property Services and detailed within the report; and

(c) That it be noted that in accordance with the recent changes to Scottish Ministers consent when disposing of HRA Assets the proposed disposal would be under the General Consent available and would be self certified by the Council.

10 FORMER ROADS DEPOT, SCOTTS ROAD, PAISLEY

There was submitted a report by the Director of Finance & Resources seeking approval to revise the purchase price payable for the former Roads Depot at Scott's Road, Paisley.

The report intimated that the Board had approved a report recommending the disposal of the property to Mac Asphalt Limited for a purchase price of £280,000. Since this meeting, the property had been targeted by vandals which had resulted in significant internal damage to the building. Although the building was in need of some refurbishment the recent acts of theft and vandalism had increased the redevelopment expenditure required by the purchaser by approximately £50,000. Mac Asphalt Limited had therefore requested that the purchase price payable be adjusted to reflect the increased costs. The costs of the vandalism had been investigated and it was considered that the request for a revised purchase price of £230,000 was reasonable.

The report highlighted that in terms of the Council's Procedural Standing Orders, it was competent to amend a Board decision if the Chair was satisfied that, due to a material change in circumstances not apparent at the time of the original decision, it was reasonable for the original decision to be altered or suspended. The reasons for the request to amend the decision of the Board on 15 March 2016 were detailed in paragraph 3.2 of the report.

Councillor B Brown, seconded by Councillor Gilmour, moved:

- (a) That the Director of Finance & Resources be authorised to conclude a sale of this property to Mac Asphalt Limited on the basis of a revised purchase price of £230,000;
- (b) That an amendment to the decision of the Planning & Property Policy Board on 15 March 2016 in accordance with paragraph 28 of the Council's Procedural Standing Orders for the reasons set out in paragraph 3.2 of the report be authorised; and
- (c) That remarketing of the subjects be authorised, should a suitable bargain not be concluded with Mac Asphalt Limited.

Councillor Nicolson, seconded by Councillor McGurk, moved as an amendment that:

That the following be inserted after paragraph 2.3

Instructs the Director of Finance and Resources to conduct an inquiry into the circumstances which has resulted in this Council suffering a loss of £50,000 and to the steps which could or should have been taken to prevent the Council from suffering said loss with regards to the former road Depot on Scott's Road Paisley. And to produce a report at the next Planning and Property Policy Board for consideration.

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

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

6 members having voted for the amendment and 7 members having voted for the motion, the motion was accordingly declared carried.

DECIDED:

- (a) That the Director of Finance & Resources be authorised to conclude a sale of this property to Mac Asphalt Limited on the basis of a revised purchase price of £230,000;

(b) That an amendment to the decision of the Planning & Property Policy Board on 15 March 2016 in accordance with paragraph 28 of the Council's Procedural Standing Orders for the reasons set out in paragraph 3.2 of the report be authorised; and

(c) That remarketing of the subjects be authorised, should a suitable bargain not be concluded with Mac Asphalt Limited.

11 GLASGOW & CLYDE VALLEY GREEN NETWORK PARTNERSHIP: ADMINISTRATION AND EXTENSION OF STAFF CONTRACTS

There was submitted a report by the Director of Development & Housing Services seeking authority to extend the contracts for staff currently employed by the Council through the Glasgow & Clyde Valley Green Network Partnership (GCVGNP) until 31 March 2017.

The report intimated that Renfrewshire Council had agreed to act as the administering partner for the employment of the GCVGNP staff and also to act as treasurer. For reasons of continuity the Glasgow and Clyde Valley Strategic Development Planning Authority Joint Committee had asked that Renfrewshire Council extend its role as the administering partner until 31 March 2017.

The report detailed that a small executive team led by a manager were responsible for development and delivery of the programme. The team was employed on temporary contracts linked to the period of funding for the Partnership. The funding of the Partnership had now been confirmed up to 31 March 2017 and the Partnership Board had agreed that contracts of employment for the executive team be extended accordingly.

DECIDED:

(a) That it be agreed that Renfrewshire Council would continue to act as the administering partner for the GCVGNP until 31 March 2017; and

(b) That the decision of the Glasgow and the Clyde Valley Strategic Development Planning Authority Joint Committee to extend the contracts for the GCVGNP team, on existing terms and conditions, until 31 March 2017, be endorsed.

12 PLANNING ADVICE NOTES

There was submitted a report by the Director of Development & Housing Services seeking approval for a series of Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Away, copies of which were appended to the report.

The report intimated that the Renfrewshire Local Development Plan (LDP) and Action Programme set out a commitment to prepare a number of Planning Advice Notes to guide developers in the preparation and submission of development proposals. The Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Away had been prepared in accordance with the Renfrewshire LDP Action Programme and would be a 'Material Consideration' in the determination of relevant planning applications.

Councillor B Brown, seconded by Councillor Hood, moved:

- (a) That the Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Aways be approved; and
- (b) That it be noted that these documents would be a 'Material Consideration' in the determination of planning applications for relevant developments.

Councillor Nicolson, seconded by Councillor McGurk, moved as an amendment that:

That the following be inserted after paragraph 2.1

- (ii) Board also agrees that during the determination of planning applications of relevant departments that the Householder Development Guidance will be applied rigorously and that any departure from it will be accompanied by a reasoned justification in the report of handling.

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

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

6 members having voted for the amendment and 7 members having voted for the motion, the motion was accordingly declared carried.

DECIDED:

- (a) That the Planning Advice Notes in relation to Householder Development Guidance, Houses in Multiple Occupation and Hot Food Take Aways be approved; and
- (b) That it be noted that these documents would be a 'Material Consideration' in the determination of planning applications for relevant developments.

13 SCOTTISH GOVERNMENT'S DRAFT ADVICE ON NET ECONOMIC BENEFIT AND PLANNING

There was submitted a report by the Director of Development & Housing Services relative to the Scottish Government's Draft Advice on Net Economic Benefit and Planning which was published on 22 March 2016 and was written to assist in determining how the economic benefits generated by a proposed development may be a material consideration in the planning decision making process.

The report intimated that the Draft Advice was being consulted upon over a six week period which would end on 20 May 2016. The Council supported the Draft Advice as it was considered to reflect the decision making process that was already undertaken by Renfrewshire Council. Most recently the net economic benefit of the development proposals at Braehead was a material consideration taken into account by the Board. It was proposed that the Director of Development & Housing Services be authorised to submit a letter to the Scottish Government before the 20 May 2016 deadline confirming the support of Renfrewshire Council in relation to the Draft Advice on Net Economic Benefit and Planning.

DECIDED: That the Director of Development & Housing Services be authorised to submit a response to the Scottish Government's Draft Advice on Net Economic Benefit and Planning consultation confirming that Renfrewshire Council supported the Draft Advice.

14 **SERVICE IMPROVEMENT PLAN OUTTURN REPORT**

There was submitted a report by the Director of Development & Housing Services relative to progress to deliver the Service Improvement Plan 2015/18. The report detailed key achievements over the period 1 April 2015 to 31 March 2016; provided a progress update on delivery of the Service Improvement Plan action plan as set out in Appendix 1 to the report; and assessed service performance in the scorecard of core performance indicators as intimated in Appendix 2 to the report.

DECIDED: That the progress made with the implementation of the Development & Housing Services 2015/18 Service Improvement Plan actions and performance indicators for the activities related to the Board's remit be noted.

15 **PROPOSAL OF APPLICATION NOTICES**

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

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

16 **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) 16/0088/PP – WARD 10: FULL PLANNING PERMISSION: SUBSTITUTION OF HOUSE TYPE ON PLOT 9 (AMENDMENT TO APPLICATION REF NO: 14/0831/PP): SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR: PERSIMMON HOMES LIMITED

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

(b) 16/0096/PP – WARD 10: FULL PLANNING PERMISSION: SUBSTITUTION OF HOUSE TYPE ON PLOT 29 AND RECONFIGURATION OF PLOT (AMENDMENT TO APPLICATION REF NO: 14/0831/PP): SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR: PERSIMMON HOMES LIMITED

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