

Minute of Meeting Planning & Property Policy Board

Date	Time	Venue
Tuesday, 14 March 2017	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present: Councillor Bill Brown, Councillor John Caldwell, Councillor Eddie Devine, Councillor Audrey Doig, Councillor Christopher Gilmour, Councillor Terry Kelly, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Alexander Murrin, Councillor Will Mylet, Councillor Iain Nicolson, Councillor Maureen Sharkey

Chair

Councillor Kelly, Convener, presided.

In Attendance

F Carlin, Head of Planning & Housing Services, D Bryce, Development Standards Manager, A Finlayson, Assistant Manager Development Standards, S Marklow, Assistant Manager – Policy and L Muirhead, Housing Strategy & Development Manager (all Development & Housing Services); and J Lynch, Head of Property Services, F Hughes, Asset Manager, J McIntyre, Assistant Business Partner, N Young, Assistant Managing Solicitor (Litigation and Advice), A McLaughlin, Senior Solicitor and K Brown, Committee Services Officer (all Finance & Resources).

Also in Attendance for the Pre-Determination Hearing

Planning Application 16/0806/PP

C Plenderleith and B Bannerman (representing Leith Planning Ventures Limited), S Nicholls (representing Leith Planning Limited), D Adam (representing Lochwinnoch Community Council), K Uppington and K MacKendrick.

Apologies

Councillors Hood and McGurk.

Declarations of Interest

Councillors Audrey Doig and M Sharkey declared a non-financial interest in item 7 of the agenda as they were members of the Renfrewshire Valuation Joint Board and indicated it was their intention to take part in the discussion and voting thereon.

Councillor Audrey Doig declared a financial interest in item 9 of the agenda as she was an employee of Renfrewshire Leisure Limited and indicated that it was her intention to leave the meeting and not to take part in the discussion and voting thereon.

Sederunt

Councillor Nicolson entered the meeting during consideration of the following item.

1 Pre-Determination Hearing - Site on Northern Boundary of Beech Burn, Johnshill, Lochwinnoch

Planning application reference 16/0806/PP – Leith Planning Ventures Ltd: Site on Northern Boundary of Beech Burn, Johnshill, Lochwinnoch - Erection of residential development (in principle).

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 4:05 pm and reconvened at 4:10 pm.

Sederunt

Councillor Murrin was not present when the meeting reconvened.

2 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 2016 to 6 January 2017.

DECIDED: That the budget position be noted.

3 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 2016 to 6 January 2017.

DECIDED: That the report be noted.

4 Shop Premises at 32 Glenburn Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the provisional terms and conditions agreed for a new lease of the shop premises at 32 Glenburn Road, Paisley.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to conclude a new lease of shop premises at 32 Glenburn Road, Paisley, on the basis of the main terms and conditions detailed within the report.

5 Shop Premises at 66 Netherhill Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the provisional terms and conditions agreed for a new lease of the shop premises at 66 Netherhill Road, Paisley.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to conclude a new lease of shop premises at 66 Netherhill Road, Paisley, on the basis of the main terms and conditions detailed within the report.

6 Former Foxbar Civic Amenity Site, Leitchland Road, Paisley

There was submitted a report by the Director of Finance & Resources seeking consent to lease the former Foxbar Civic Amenity Site at Leitchland Road, Paisley.

DECIDED: That the Heads of Property Services and Corporate Governance be authorised to conclude a lease of the former Foxbar Civic Amenity Site at Leitchland Road, Paisley, on the basis of the main terms and conditions detailed within the report.

Declarations of Interest

Councillors Audrey Doig and M Sharkey, having previously declared an interest in the following item of business remained in the meeting.

7 The Robertson Centre, 16 Glasgow Road, Paisley

There was submitted a report by the Director of Finance & Resources seeking approval to extend the lease to the Renfrewshire Valuation Joint Board (RVJB) for the Robertson Centre, 16 Glasgow Road for a further four years.

DECIDED:

(a) That the Heads of Property Services and Corporate Governance be authorised to agree to a lease extension with the RVJB for the subjects known as the Robertson Centre, 16 Glasgow Road, Paisley, PA1 3QF; and

(b) That it be noted that the lease extension was for a period of four years until 31 March 2024 but would be subject to a rent review as of 31 March 2020.

8 Site of Abattoir, Sandyford Road, Paisley

There was submitted a report by the Director of Finance & Resources seeking consent to the disposal of land at Sandyford Abattoir, Sandyford Road, Paisley to the Council's sitting tenant, Sandyford Abattoir (Paisley) Limited, on the basis of the terms and conditions detailed within the report.

DECIDED:

(a) That the sale of the 3.5 hectares (8.64 acres) plot of land, as detailed on the plan (E2595) appended to the report, to Sandford Abattoir (Paisley) Limited in order to facilitate their redevelopment/refurbishment plans be approved;

(b) That the Heads of Property Services and Corporate Governance be authorised to conclude the disposal of the land at Sandyford Road, Paisley, as shown as the shaded area on the plan (E2595) appended to the report, to Sandyford Abattoir (Paisley) Limited, subject to the terms and conditions detailed within the report; and

(c) That the shaded area of ground as detailed on the plan (E2595) appended to the report be declared surplus to requirements in order to progress the proposed disposal to Sandyford Abattoir (Paisley) Limited.

Declaration of Interest

Councillor Audrey Doig, having previously declared a financial interest in the following item of business left the meeting and did not take part in any discussion or voting thereon.

9 Barwood Park, Erskine - Long Lease Request

There was submitted an update report by the Director of Finance & Resources relative to the request from Erskine Youth Football Club (EYFC) for a long term lease of the football pitches at Barwood Park, Erskine and associated pavilion.

DECIDED:

- (a) That the Head of Property Services be authorised to continue discussions with EYFC regarding their interest in securing a long lease for the football pitches (including the pavilion) at Barwood Park, Erskine;
- (b) That the renunciation of the existing lease from the Council to Renfrewshire Leisure Limited be approved, subject to EYFC providing a satisfactory business plan;
- (c) That the Head of Corporate Governance be authorised to conclude the proposed 30-year lease on the terms detailed within the report, subject to EYFC providing a satisfactory business case approved by the Heads of Finance and Property Services;
- (d) That it be noted that the Board of Renfrewshire Leisure Limited would require to confirm its agreement to the lease renunciation; and
- (e) That it be noted that the Board could anticipate that it would be asked to consider a future planning application by the club as it had aspirations to develop the pavilion and new facilities within the site subject to funding.

Sederunt

Councillor Audrey Doig returned to the meeting prior to consideration of the following item.

10 Co-op, Wellmeadow Street, Paisley

Under reference to item 7 of the Minute of the meeting of the Board held on 17 May 2016, there was submitted a report by the Director of Finance & Resources seeking authority to amend the previously approved provisional terms and conditions agreed with the Co-op for the disposal of the Council's ground lease interest of the premises at Wellmeadow Street, Paisley.

DECIDED:

- (a) That the Heads of Property Services and Corporate Governance be authorised to conclude the disposal of the Council's two ground lease interests at Wellmeadow Street, Paisley to the Co-op on the basis of the amended purchase price of £125,000 and the conditions contained within the report;
- (b) That it be noted that at this time 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
- (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.

11 "Places, People and Planning": The Scottish Government's Consultation on the Future of the Scottish Planning System

There was submitted a report by the Director of Development & Housing Services relative to the Scottish Government's consultation on the future of the Scottish planning system.

The report intimated that the Scottish Government published its consultation document on the future of the planning system in Scotland, 'People, Places and Planning' on 10 January 2017 with a closing date for submissions by 4 April 2017.

The report provided a synopsis of the Scottish Government's consultation and detailed the four key areas of change supplemented by a series of linked proposals advocated by the consultation. A full response on the 38 individual consultation questions would be submitted by the Director of Development & Housing Services prior to the consultation closing date and it was anticipated that a new Planning Bill would be published by the end of 2017 which would then be put before the Scottish Parliament.

DECIDED:

(a) That it be agreed that the report be submitted in response to the key questions set by the Scottish Government in relation to the consultation on the future of the planning system in Scotland; and

(b) That the Director of Development & Housing Services be authorised to provide a full response on all of the consultation questions to the Scottish Government prior to the closing date of 4 April 2017.

12 Centre Strategies - Braehead and Linwood

There was submitted a report by the Director of Development & Housing Services relative to the centre strategies for Braehead and Linwood.

The report intimated that draft centre strategies had previously been approved for Braehead and Linwood as the basis for consultation with local communities and key stakeholders. A publicity and consultation exercise was undertaken in late 2015 and a summary of representations received from the consultation was presented to the Board on 26 January 2016. The outcomes from the consultation exercise had been considered and finalised strategies for Braehead and Linwood prepared, copies of which were appended to the report.

DECIDED: That the centre strategies for Braehead and Linwood be approved.

13 Renfrewshire Local Development Plan - Housing Land Supply Supplementary Guidance (Update)

Under reference to item 9 of the Minute of the meeting of the Board held on 10 November 2015, there was submitted a report by the Director of Development & Housing Services relative to the Renfrewshire Housing Land Supply Supplementary Guidance.

The report intimated that in the current adopted Renfrewshire Housing Land Supply Supplementary Guidance (December 2015) the shortfall in private sector housing land was identified as 755 private sector units. Following monitoring and review of the housing land supply through the Renfrewshire Housing Land Audit 2016 the shortfall had been reduced to 230 private sector units and the Supplementary Guidance required to be updated to reflect this change. A copy of the updated Supplementary Guidance was appended to the report.

DECIDED:

(a) That the reduction in the housing land supply shortfall from the adopted Renfrewshire Local Development Plan be noted; and

(b) That the updated Renfrewshire Housing Land Supply Supplementary Guidance, as appended to the report, be approved.

14 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.

15 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) 16/0669/PP – Ward 10: Full Planning Permission: Erection of 8 detached dwelling houses and 14 flats with associated roads, parking and landscaping: Golf course, Old Ranfurly Golf Club, Ranfurly Place, Bridge of Weir, PA11 3DE: CALA Homes (West) Ltd.

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

Councillor J MacLaren, seconded by Councillor Nicolson, moved as an amendment that the application be refused for the following reasons:

1. That the proposal was contrary to the adopted Renfrewshire Local Development Plan which had approved the building of nine properties in this location.
2. The proposal would result in the over-development of Bridge of Weir and have further impact in terms of the capacity of schools and infrastructure including flooding issues in the local area.
3. The proposed design, massing and layout of the proposal and in particular the placement of the flats would not be in keeping with the local area and have an adverse impact on surrounding buildings, the site should be a low density site.
4. That the proposed widening of Lawmarnock Road was insufficient to alleviate both pedestrian access and road safety concerns.

On the roll being called, the following members voted for the amendment: Councillors Audrey Doig, K MacLaren, J MacLaren, Mylet, Nicolson and M Sharkey.

The following members voted for the motion: Councillors B Brown, Caldwell, E Devine, Gilmour and Kelly.

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

DECIDED: That the application be refused for the following reasons:

1. That the proposal was contrary to the adopted Renfrewshire Local Development Plan which had approved the building of nine properties in this location.
2. The proposal would result in the over development of Bridge of Weir and have further impact in terms of the capacity of schools and infrastructure including flooding issues in the local area.
3. The proposed design, massing and layout of the proposal and in particular the placement of the flats would not be in keeping with the local area and have an adverse impact on surrounding buildings, the site should be a low density site.
4. That the proposed widening of Lawmarnock Road was insufficient to alleviate both pedestrian access and road safety concerns.

(b) 16/0901/PP – Ward 7: Approval of matters specified in conditions 2, 4, 6, 7, 8, 9 and 10 of planning permission in principle 15/0470/PP (Erection of residential development with associated access, infrastructure and landscaping): Site 30 metres South of Nos 2 to 28, Abbey Road, Elderslie, Johnstone: BDW Trading Limited.

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

Councillor Caldwell, seconded by Councillor J MacLaren, moved as an amendment that the application be refused for the following reason:

1. That the proposal had not sufficiently assessed the mining implications and associated flooding in the area and the mining risk assessment remediation proposals were insufficient to alleviate the issues within the proposed development, accordingly the conditions had not been complied with.

On the roll being called, the following members voted for the amendment: Councillors Caldwell, J MacLaren and M Sharkey.

The following members voted for the motion: Councillors B Brown, E Devine, Gilmour, Kelly and Mylet.

The following members abstained: Councillor Audrey Doig, K MacLaren and Nicolson.

3 members having voted for the amendment, 5 members having voted for the motion and 3 members having abstained, the motion was accordingly declared carried.

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

(c) 17/0025/PP – Ward 10: Planning Permission in Principle: 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: Royal Ordnance, Station Road, Bishopton, PA7 5NJ: BAE Systems.

DECIDED: That the application be granted subject to the conditions and reasons detailed within the report and a Section 75 Agreement.

(d) 16/0905/PP – Ward 4: Approval of matters specified in conditions 2, 3, 4, 5, 8, 11 and 12 of planning permission 16/0644/PP (Regulation 11 renewal application of 13/0431/PP for residential development of 132 dwellings with associated car parking, landscaping and vehicular and pedestrian access): Football Ground, St Mirren Football Club, Love Street, Paisley, PA3 2EA: AS Homes (Scotland) Ltd.

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

(e) 16/0878/PP – Ward 2: Planning Permission – Full: Erection of non-food retail warehouse with associated car parking and servicing (amendment to planning consent 16/0355/PP to include a free-standing building, amended floorspace layout and alterations to external parking and servicing layout): Land to South of Abbotsinch Retail Park, Washington Road, Paisley: Hammerson PLC.

DECIDED: That the Board be disposed to grant the application subject to referral to the Scottish Ministers because the Health and Safety Executive had advised against the development, a Section 69 Agreement and the conditions and reasons detailed within the report.