

Notice of Meeting and Agenda Planning & Property Policy Board

Date	Time	Venue
Tuesday, 10 November 2015	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Eddie Devine: Councillor Audrey Doig: Councillor Christopher Gilmour: Councillor Eddie Grady: Councillor John Hood: Councillor James MacLaren: Councillor Stephen McGee: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener)

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.gov.uk/agendas.

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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.

Items of business

Apologies

Apologies received from members of the Board.

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 | Revenue Budget Monitoring Report | 5 - 14 |
| | Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services. | |
| 2 | Capital Budget Monitoring Report | 15 - 20 |
| | Report by the Director of Finance & Resources. | |
| 3 | Lamont Farm Project, Barrhill Road, Erskine | 21 - 26 |
| | Report by the Director of Finance & Resources. | |
| 4 | Shop Premises at 61/63 Ivanhoe Road, Paisley | 27 - 30 |
| | Report by the Director of Finance & Resources. | |
| 5 | Renfrewshire Council, Carbon Management Plan 2014/15- 2019/20, Update 2014/15 | 31 - 36 |
| | Report by the Director of Finance & Resources. | |
| 6 | Erskine Town Centre Strategy - Charrette | 37 - 40 |
| | Report by the Director of Development & Housing Services. | |
| 7 | Hillington Park Simplified Planning Zone Monitoring Report 2014/15 | 41 - 50 |
| | Report by the Director of Development & Housing Services. | |
| 8 | Public Sector Climate Change Duties Reporting 2014/15 | 51 - 90 |
| | Report by the Director of Development & Housing Services. | |

9	Renfrewshire Housing Land Supply Supplementary Guidance	91 - 124
	Report by the Director of Development & Housing Services.	
10	Service Improvement Plan Monitoring Report	125 - 150
	Report by the Director of Development & Housing Services.	
11	ePlanning and eBuilding Standards Update	151 - 154
	Report by the Director of Development & Housing Services.	
	Proposal of Application Notices	
	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-Application Procedures and the Councillors Code of Conduct.	
12	Proposal of Application Notices	155 - 158
	Report by the Director of Development & Housing Services.	
	Planning Applications	
	Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.	
13	Planning Applications	159 - 208
	Report by the Director of Development & Housing Services.	



To: Planning and Property Policy Board

On: 10 November 2015

Report by: Director of Finance and Resources, Director of Community Resources and Director of Development and Housing Services

Heading: Revenue Budget Monitoring to 18 September 2015

1. Summary

- 1.1 Gross expenditure is £181,000 (4.0%) over budget and income is £181,000 (7.9%) greater than anticipated which results in a **net breakeven position** for the services reporting to this Policy Board.

This is summarised over the relevant services in the table below:

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
Planning Division	Breakeven	-	Breakeven	-
Property and Construction Services	Breakeven	-	Breakeven	-

2. Recommendations

- 2.1 Members are requested to note the budget position
- 2.2 Members are requested to note there have been net budget realignments of £245,818 processed since the last report related to transfers to the to the drawdown of ringfenced Energy Management reserves, transfers to the corporate landlord and the realignment of Chief Officer budgets across Development and Housing Services.

3. **Planning & Regeneration**

Current Position: **Breakeven**
Previously Reported: ***Breakeven***

At this stage in the financial year the Planning Division account reflects a breakeven position with no significant variances to report on any of the budget categories.

3.1 **Projected Year End Position**

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

4. **Property and Construction Services**

Current Position: **Breakeven**
Previously Reported: ***Breakeven***

The current breakeven position mainly reflects overspends in Supplies and Services and Contractors and Others costs which have been offset by an over-recovery in income.

The overspends on the Property Services account at this stage in the financial year reflect the increased levels of systems and professional support required to service the significant capital schemes currently being led by the Property Services division and will be offset by increased fee income.

4.1 **Projected Year End Position**

It is anticipated that Property Services will achieve a breakeven position at 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

List of Background Papers

None

Author: David Forbes, Extension 6424

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY

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	5,068	2,093	2,121	(41)	2,080	13 0.6%
Property Costs	3,584	1,531	1,271	271	1,542	(11) -0.7%
Supplies & Services	104	85	181	(8)	173	(88) -103.5%
Contractors and Others	443	317	406	14	420	(103) -32.5%
Transport & Plant Costs	9	4	4	0	4	0 0.0%
Administration Costs	1,899	197	197	0	197	0 0.0%
Payments to Other Bodies	995	294	267	19	286	8 2.7%
CFCR	0	0	0	0	0	0 0.0%
Capital Charges	2,079	0	0	0	0	0 0.0%
GROSS EXPENDITURE	14,181	4,521	4,447	255	4,702	(181) -4.0%
Income	(9,509)	(2,299)	(2,468)	(12)	(2,480)	181 7.9%
NET EXPENDITURE	4,672	2,222	1,979	243	2,222	0 0.0%

£000's

0.1%

0.0%

Bottom Line Position to 18 September 2015 is breakeven of

Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY				
Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)
Planning		1,999	356	400
Property and Construction Services		2,673	1,866	1,579
NET EXPENDITURE		4,672	2,222	1,979

Revised Actual (6) = (4 + 5)	£000's	Budget Variance (7)	
		£000's	%
356		0	0.0%
1,866		0	0.0%
2,222		0	0.0%
			breakeven

Adjustments (5)	£000's
(44)	
287	
243	

Actual (4)	£000's
400	
1,579	
1,979	

Revised Period Budget (3)	£000's
356	
1,866	
2,222	

Revised Annual Budget (2)	£000's
1,999	
2,673	
4,672	

Description (1)	£000's
Planning	
Property and Construction Services	
NET EXPENDITURE	

£000's

0
0

Bottom Line Position to 18 September 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY : 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	1,913	818	866	(44)	822	(4)	-0.5%
Property Costs	82	2	2	0	2	0	0.0%
Supplies & Services	4	8	12	1	13	(5)	-62.5%
Contractors and Others	10	5	(9)	14	5	0	0.0%
Transport & Plant Costs	7	2	2	0	2	0	0.0%
Administration Costs	1,428	153	153	0	153	0	0.0%
Payments to Other Bodies	737	271	271	0	271	0	0.0%
CFCR	0	0	0	0	0	0	0.0%
Capital Charges	634	0	0	0	0	0	0.0%
GROSS EXPENDITURE	4,815	1,259	1,297	(29)	1,268	(9)	-0.7%
Income	(2,816)	(903)	(897)	(15)	(912)	9	1.0%
NET EXPENDITURE	1,999	356	400	(44)	356	0	0.0%

£000's

Bottom Line Position to 18 September 2015 is breakeven of

0.5%

Anticipated Year End Budget Position is breakeven of

0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	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	%	
Policy and Regeneration Development Standards		2,350 (351)	797 (441)	864 (464)	(67) 23	797 (441)	0	0.0%	breakeven
NET EXPENDITURE		1,999	356	400	(44)	356	0	0.0%	breakeven

Bottom Line Position to 18 September 2015 is breakeven of 0.5%
 Anticipated Year End Budget Position is breakeven of 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	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		3,155	1,275	1,255	3	1,258	17	1.3%	underspend
Property Costs		3,502	1,529	1,269	271	1,540	(11)	-0.7%	overspend
Supplies & Services		100	77	169	(9)	160	(83)	-107.8%	overspend
Contractors and Others		433	312	415	0	415	(103)	-33.0%	overspend
Transport & Plant Costs		2	2	2	0	2	0	0.0%	breakeven
Administration Costs		471	44	44	0	44	0	0.0%	breakeven
Payments to Other Bodies		258	23	(4)	19	15	8	34.8%	underspend
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		1,445	0	0	0	0	0	0.0%	breakeven
GROSS EXPENDITURE		9,366	3,262	3,150	284	3,434	(172)	-5.3%	overspend
Income		(6,693)	(1,396)	(1,571)	3	(1,568)	172	12.3%	over-recovery
NET EXPENDITURE		2,673	1,866	1,579	287	1,866	0	0.0%	breakeven

£000's

0.0%
0.0%

Bottom Line Position to 18 September 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2015/2016
1st April 2015 to 18 September 2015

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	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	%	
Directorate		(125)	45	45	0	45	0	0.0%	breakeven
Investment & Technical Services		268	263	165	0	165	98	37.3%	underspend
Finance & Support Services		(36)	246	328	16	344	(98)	-39.8%	overspend
Corporate Landlord		2,566	1,023	735	288	1,023	0	0.0%	breakeven
Facilities Management		0	0	0	0	0	0	0.0%	breakeven
Central Repairs Account		0	0	0	0	0	0	0.0%	breakeven
Office Accommodation		0	289	306	(17)	289	0	0.0%	breakeven
NET EXPENDITURE		2,673	1,866	1,579	287	1,866	0	0.0%	breakeven

£000's

Bottom Line Position to 18 September 2015 is breakeven of
Anticipated Year End Budget Position is breakeven of

0.0%
0.0%

0
0



To: PLANNING & PROPERTY POLICY BOARD

On: 10 NOVEMBER 2015

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 18th September totals £2.653m compared to anticipated expenditure of £2.627m for this time of year. This results in an over-spend position of £0.026m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.030m o/spend	9% o/spend	£0.007m o/spend	7% o/spend
Corporate Projects (Property)	£0.004m u/spend	0% u/spend	£0.002m o/spend	0% o/spend
Total	£0.026m o/spend	1% o/spend	£0.009m o/spend	1% o/spend

- 1.2 The expenditure total of £2.653m represents 34% 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 18th September 2015, and is based on the Capital Investment Programme which was approved by members on 12th February 2015, adjusted for movements since its approval.
-

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £1.150m have arisen which reflects :-
- Local Green Area Networks Projects (£0.150m) reflecting an increase in income from CFCR.
 - Re-profiling of budget from 2016/17 to 2015/16 in the Lifecycle Capital Maintenance Fund (£1.000m).

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** –
Greener - Capital investment will make property assets 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. 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.

List of Background Papers

- (a). Capital Investment Programme 2015/16 & 2016/17 – Council, 12th February 2015.

The contact officers within the service are:

- Geoffrey Borland (Finance & Resources)
- Joe Lynch (Finance & Resources)
- Fraser Carlin (Development & Housing)

Author: *Geoffrey Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

Appendix 1

CAPITAL PROGRAMME 2015/16 - BUDGET MONITORING REPORT TO 18 SEPTEMBER 2015 (£000s)

POLICY BOARD Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 18-Sep-15	Spent to 18-Sep-15	Variance to 18-Sep-15	% variance	Unspent Cash Flow For Year	% Cash Spent
Planning & Property Development & Housing(THI/LGAN) Corporate Projects(Property)	829	1,299	1,299	330	360	-30	-9%	939	28%
	4,830	6,427	6,427	2,297	2,293	4	0%	4,134	36%
	5,659	7,726	7,726	2,627	2,653	-26	-1%	5,073	34%
TOTAL									



To: Planning & Property Policy Board

On: 10 November 2015

Report by: Director of Finance & Resources

Heading: Lamont Farm Project Barhill Road Erskine

1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to the granting of individual leases to the Farm Project and the Allotment Gardens as shown on the attached plan, having received a request from both parties to enable them to operate independently.
-

2. Recommendations

The Board is recommended to

- 2.1 Authorise the Director of Finance and Resources to complete individual leases to the Farm Project and the Allotment Gardens of the areas shown on the attached plan, on the main terms and conditions outlined below.
- 2.2 Note that the proposed 25 year lease to the Farm Project as authorised by the Board on 14 May 2013 has not been concluded due to ongoing discussions over the possibility of separation of the farm and allotments.
-

3. **Background**

- 3.1 Lamont Farm Project, which includes an area set aside as Allotment Gardens, is a not for profit organisation managed by a voluntary management committee since formal constitution in February 1977. It has occupied property at its current location on Barhill Road Erskine since then and, in particular, on a 10 year lease from 1983 which has been continuing thereafter on an annual basis. The rent has been set at £100 per annum throughout.
- 3.2 Proposals to formalise a longer lease with the Project have never been finalised due to timing issues related to funding applications
- 3.3 The Allotment Gardens have experienced difficulties in attracting funding while part of the Farm Project as they have been unable to make application separately and the majority of funding received has effectively been required for the upkeep of the farm and in particular for the care and wellbeing of the animals.
- 3.4 Both the Farm Project and the Allotment Gardens have formally expressed a desire for separation on an amicable basis to be made possible by the granting a 2 separate leases. The proposed areas to be allocated to each are shown on the attached plan and the allotments are proposed to be renamed Erskine Community Allotments.
- 3.5 Each lease is requested to be for 25 year duration and at a rental of £100 per annum, given the lease length requirement for funding purposes and also the nature of the uses. The parties will be responsible for arranging for the division and new provision of services, including any gas, electricity and water.
- 3.6 Erskine Community Allotments will require to obtain charitable status as a separate entity in order to enable the lease to that group to proceed.
- 3.7 The allotments will expand into the area to the rear of the smallholding which lies behind the crosshatched area, which will potentially provide some extra plots, although substantial works will be required to do so, due to the condition of the ground and concrete bases existing from previous buildings.
- 3.8 As approved by the Planning and Property Board on 14 May 2013 the crosshatched area will return to the Council for future disposal. The hatched area, together with the large hill grazing area will be subject to short term rolling leases for car parking and grazing respectively (providing the hatched area can be made suitable by the Farm Project by an appropriate surface treatment to level out the site and the insertion of safety barriers around the edges of the concrete base upon which vehicles would be parked).

Implications of the Report

1. **Financial** – The former paddock site shown crosshatched on the attached plan will be returned to the Council for disposal to secure a future capital receipt.
2. **HR & Organisational Development** - None.
3. **Community Planning –**
Children and Young People – None
Community Care, Health & Well-being – Preserving and improving the availability of allotments for public use and supporting the education of the community in the care of animals.
Empowering our Communities - None
Greener – Provision of improved opportunities for the community in the growing of produce.
Jobs and the Economy – Retention of positions within the Farm Project.
Safer and Stronger - None
4. **Legal** –Completion of the legal terms of two leases.
5. **Property/Assets** – Negotiation of the commercial terms of the 2 leases.
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*.

List of Background Papers

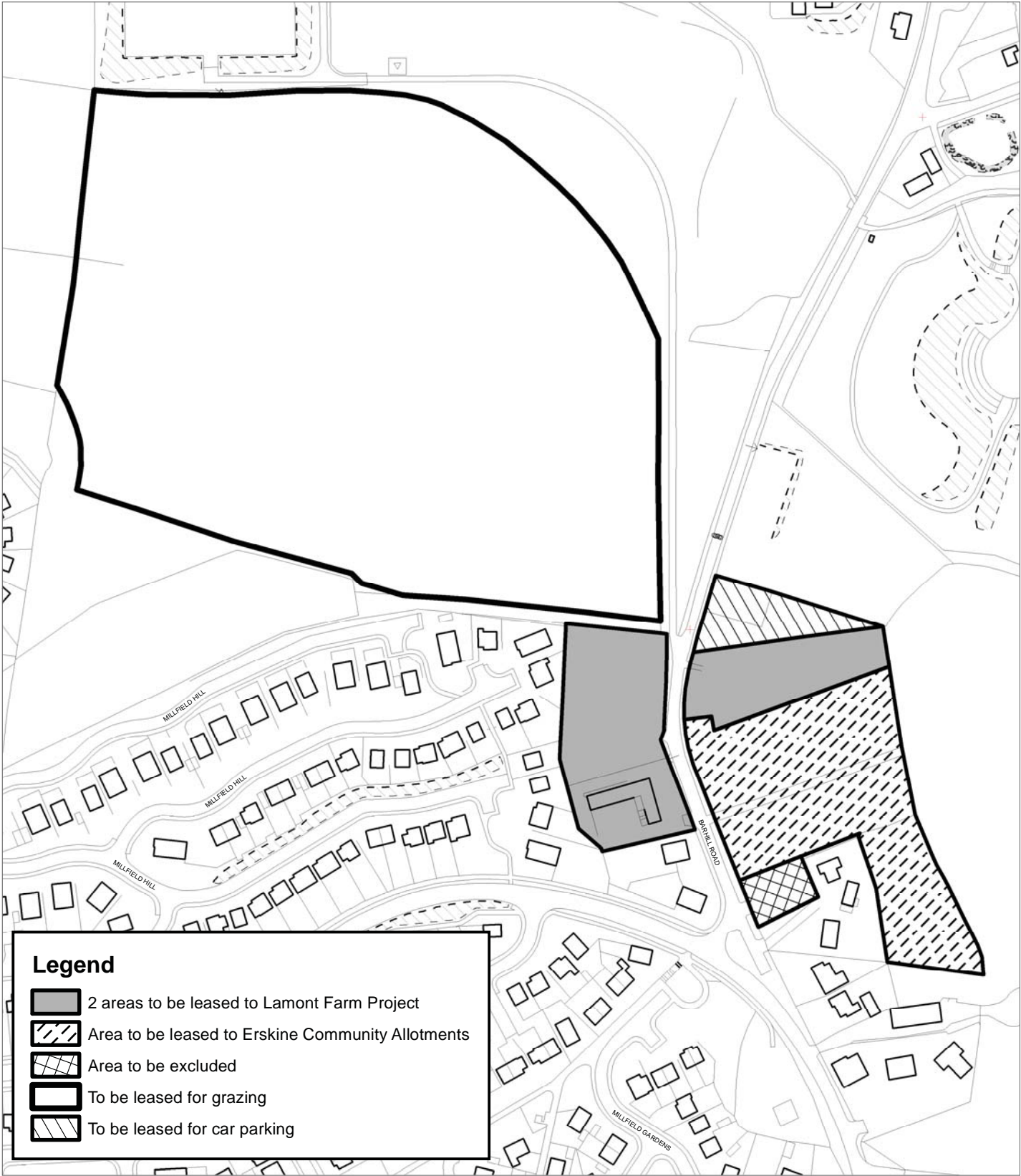
(a) None

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Ref: 60007/HP01PBRE
Date: 03/11/2015

User: hocraigj1

Date: 12/10/2015



Notes:
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To: Planning & Property Policy Board

On: 10th November 2015

Report by: Director of Finance & Resources

Heading: Shop premises at 61/63 Ivanhoe Road, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 61/63 Ivanhoe Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 61/63 Ivanhoe Road, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1. Mr Manjinder Kooner leases the Council owned shop property at 63 Ivanhoe Road, Paisley on the basis of a 9 year lease from May 2007. This shop trades as a licensed grocer and newsagent and has a current passing rental of £9,900 per annum. Mr Kooner also leases the adjacent shop at 61 Ivanhoe

Road from the Council, and has done so since June 2009. This unit is used for storage purposes and has a current passing rent of £4,000 per annum. Both leases are due to expire on 28th May 2016. The tenant has recently undertaken alteration works to combine both units into one larger property, in accordance with all necessary building warrants. It is therefore considered appropriate to conclude a new lease covering the combined premises, rather than continuing with the two existing separate agreements. In addition, following the retiral of the postmaster at 59 Ivanhoe Road, Mr Kooner has been appointed by the Post Office as the new postmaster for this area, and has therefore incorporated a new post office facility into 61/63 Ivanhoe Road as part of the conversion works carried out.

- 3.3. Discussions have taken place with Mr Kooner, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

4.1 The existing leases shall be renounced at a mutually agreed date between both parties.

4.2 The new lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

4.3 The initial annual rental shall be £14,000, and the rent shall be reviewed after 5 years.

4.4 The use of the property shall be a licensed grocer, newsagent & post office.

4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £14,000 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.
 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 because no groups or individuals have any involvement currently at the property. 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.
-

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
User: howardhaughj2

Date: 04/06/2015



Notes:

Legend

 Area to be leased extends to 179sqm or thereby



To: Planning and Property Policy Board

On: 10th November 2015

Report by: Director of Finance & Resources

**Heading: Renfrewshire Council Carbon Management Plan 2014/15 –
2019/20, Update 2014/15**

1. Summary

- 1.1. Reducing Carbon Emissions is one of the principle measures to address climate change and is a key priority for all Local Authorities.
 - 1.2. The Carbon Management Plan was approved by the Planning & Property Policy Board on 11th November 2014. The Plan sets a target reduction of 36% carbon emissions from the 2012/13 baseline by March 2020. This covers a number of sectors across the Council.
 - 1.3. This Report provides an update on the achievements of the Carbon Management Plan.
-

2. Recommendations

- 2.1 That the Report be noted.
-

3. Background

- 3.1 Renfrewshire Council recognises that climate change will have far reaching effects on Renfrewshire's economy, its people and its environment and is determined to lead by example in tackling the causes of climate change.

- 3.2 The Carbon Management Plan (CMP), quantifies the Councils CO₂ emissions from an established baseline for the financial year 2012/13. In the baseline year 2012/13 the Council generated carbon emissions of 53,514 tonnes of CO₂ from buildings, fleet, waste, street lighting and staff travel.
- 3.3 The Council identified a target to reduce these carbon emissions by 36% by March 2020, which equates to 19,397 tonnes of CO₂ over the same period. All services contribute to the achievement of the carbon reduction targets.
- 3.4 The programme of carbon reduction activities contained within the Plan not only deliver carbon reductions in line with the Climate Change Declaration and deliver significant cost savings for the authority, but also positions the council well for the Carbon Reduction Commitment (CRC) – Energy Efficiency Scheme. The CRC Energy Efficiency Scheme is a mandatory UK scheme aimed at improving energy efficiency and cutting carbon dioxide emissions in large public and private sector organisations.

4. Update

- 4.1 As detailed in the CMP, Renfrewshire Councils 2019/20 target equated to a reduction of 36% from the baseline position. Current progress after 2014/15 shows a reduction of 14.1%, considerably more than anticipated.

- 4.2 A full breakdown of the target is provided below:

	2012-13 Baseline	2014-15 Actual	2014-15 Actual
	CO2 Emissions (tonnes)	CO2 Emissions (tonnes)	% Reduction
Electricity (buildings)	12,505	11,663	6.7%
Gas (buildings)	14,479	12,251	15.4%
Oil (buildings)	1,735	1,135	34.6%
Water (buildings)	395	431	-9.1%
Transport (Council Fleet)	3,521	3,570	-1.4%
Street Lighting	7,016	7,778	-10.9%
Waste	13,348	8,621	35.4%
Staff Mileage	516	527	-2.1%
Total CO2	53,515	45,975	14.1%

The transport (council fleet) figure was updated to reflect more accurate baseline data.

- 4.3 This target has been achieved through a variety of measures, including:

1. Building Management Systems and plant room controls have been installed to provide a greater control over the operation of our heating systems within public buildings and provides remote access to the following properties:

Paisley Grammar,	Castlehead HS,
St Annes PS,	Wallace PS,
Our Lady of Peace PS	Johnstone HS
Underwood Rd	

2. Photovoltaic Panels have been installed on the roofs of the following buildings:

Castlehead HS,	Gryffe HS,
Johnstone HS,	Trinity HS,
Renfrew HS,	Parkmains HS,
Montrose Care Home,	Renfrew Care Home,
Weaver Linn Respite,	Hunterhill Care Home,
St James PS	

Contractors are currently on site completing the installation of solar PV at the following properties:

Houston PS,	Williamsburgh PS,
Ralston PS,	St Charles PS,
St Mary's PS,	St Peter's PS,
West PS	

3. Energy Awareness Campaigns. It has been agreed that moving forward, energy waste and transport will undertake a joint awareness campaign.
4. Boiler upgrade at Rashielea PS (as part of the ongoing boiler replacement programme).
5. Oil to Gas Boiler Conversion in Brediland PS. Building Services have recently completed the installation of new gas boilers at Howwood PS.
6. Biomass Boiler complete St James PS, contractors recently completed the installation of Biomass at St Anthony's PS and Bridge of Weir PS.
7. The council has achieved its target to provide 5% of its fleet from electric vehicles.
8. New and cleaner fossil fuelled cars

9. The diversion of waste from landfill has greatly reduced the tonnage of carbon from waste and is presently exceeding target by creating energy from waste through combustion.
 10. The street lighting consumption has increased from the previous year. However, an acceleration of the LED replacement programme has been agreed and shall commence at the start of 2016.
 11. Water consumption increased due to 2 major water bursts which have since been repaired.
-

Implications of the Report

1. **Financial** – The Energy Investment Fund is used to implement initiatives within our public buildings. Reducing our energy consumption will result in lower fuel costs (although, this is dependent on the utility tariffs agreed through the Scottish Procurement Contract).
 2. **HR & Organisational Development** - *none*
 3. **Community Planning Greener** - *the Carbon Management Plan will reduce carbon emissions.*
 4. **Legal** - *none*
 5. **Property/Assets** - Projects were identified and implemented throughout our public buildings portfolio.
 6. **Information Technology** - *none*
 7. **Equality & Human Rights** - *none*
 8. **Health & Safety** - *none*
 9. **Procurement** - *none*
 10. **Risk** - *none*
 11. **Privacy Impact** - *none*
-

List of Background Papers

- (a) Background Paper 1 – Carbon Management Plan 2014/15 – 2019/20

The foregoing background papers will be retained within Development & Housing Services 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 Craig Doogan, Energy Manager, Tel. 0141-618 6198, e-mail address: craig.doogan@renfrewshire.gov.uk.

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To: Planning and Property Policy Board

On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Erskine Town Centre Strategy - Charrette

1. Summary

- 1.1 The Planning and Property Policy Board of 10 March 2015 approved a draft town centre strategy and action plan for Erskine town centre, as a basis for consultation with the local community and key stakeholders.
 - 1.2 The Board of 25 August 2015 were advised of the intention to submit an application to the Scottish Government Charrette Mainstreaming Fund to support the consultation exercise which will inform the finalised strategy.
 - 1.3 The Council's funding application has been successful, enabling the preparation and delivery of a charrette for Erskine Town Centre. The charrette is anticipated to take place in early 2016 and the outcomes of the exercise will be reported to the Board.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
 - (i) Notes the success of the Council's application to the Charrette Mainstreaming Programme Fund to support the consultation exercise to inform the Erskine Town Centre Strategy;

- (ii) Notes that further reports will be provided to the Board on completion of the charrette process and prior to the approval of the final town centre strategy and action plan.

3. Background

- 3.1 The Planning and Property Policy Board of 10 March 2015 approved a draft town centre strategy and action plan for Erskine town centre, as a basis for consultation with the local community and key stakeholders. The draft strategy explains the role of the town centre, strengths and potential for future enhancement, seeking views on priorities for action and opportunities for change.
- 3.2 The Scottish Government Charrette Mainstreaming Programme Fund seeks to support communities to actively participate in the design and development of plans for the future of their areas. The Charrette process involves the preparation of plans through a series of workshops and consultation events with local communities and key stakeholders. A key area of focus for the fund is the development of town centre action plans.
- 3.3 The Board of 25 August 2015 were advised of the intention to submit an application to the Charrette Mainstreaming Fund to support the consultation exercise which will inform the finalised strategy. The Council's application has been successful, enabling the preparation and delivery of a design charrette for Erskine town centre.
- 3.4 It is anticipated that the charrette for Erskine town centre will take place in early 2016 and the outcomes of this exercise will be reported to the Board along with the finalised strategy and action plan.

Implications of the Report

- 1. **Financial** – The Council require to match fund grant assistance provided by the Scottish Government. This will be met from approved Development and Housing Services budgets.
- 2. **HR & Organisational Development** – None
- 3. **Community Planning – Empowering our Communities** – Increased participation and engagement with local communities in developing the Erskine town centre strategy.

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.
8. **Health & Safety** – None
9. **Procurement** – The Council will require to procure consultancy services to deliver a programme of community engagement. This will be undertaken in accordance with the Council's Standing Orders relating to contracts.
10. **Risk** – None
11. **Privacy Impact** - None

List of Background Papers

- (a) None

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To: Planning and Property Policy Board
On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Hillington Park Simplified Planning Zone Monitoring Report 2014 - 2015

1. Summary

- 1.1. The Hillington Park Simplified Planning Zone (SPZ) Scheme was approved by the Planning and Property Policy Board on 26th August 2014 and adopted on 1st October 2014.
 - 1.2. The Scheme has been operational for more than a year and already it has helped to support development proposals which will deliver over £17 million of investment in the Park.
 - 1.3. A monitoring report has been prepared providing a summary of development proposals that both Renfrewshire Council and Glasgow City Council have been notified of under the terms of the Hillington Park SPZ Scheme. The monitoring report for 2014-15 is attached at Appendix 1. The monitoring report will be published on the Council's Hillington SPZ web page.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Notes the Hillington Park Simplified Planning Zone Monitoring Report 2014 – 2015 as set out in Appendix 1.
-

3. Background

- 3.1. The first Simplified Planning Zone in Scotland in over 20 years was set up at Hillington Business Park on the 1st October 2014. The main aim of implementing a Simplified Planning Zone at Hillington was to attract further investment into the area as well as supporting the existing businesses to grow and expand by streamlining the planning framework without compromising on the quality of development.
 - 3.2. The Hillington Park SPZ has been operational for more than a year. For the SPZ outcomes to be measured against the primary objective of encouraging sustainable economic development both local planning authorities have agreed to jointly publish an annual monitoring report providing a summary of notified developments.
 - 3.3. The first monitoring report for Hillington Park SPZ is attached at Appendix 1. The report shows that in the first year of implementing the Scheme there has been a positive uptake with the SPZ supporting development proposals which will deliver over £17m investment in the Park, creating 15,667 sqm of new floorspace and developing over 3.5 hectares of land.
 - 3.4. The investment includes £3.5 million by Kooltech for a new headquarters building with associated business and industrial floor space. £5 million on four new industrial units and £8.5 million on two new car showrooms on Hillington Frontage.
 - 3.5. Patrizia, the majority landowner within Hillington has reported that the SPZ is generating new interest from existing businesses at the park as well as potential investors who welcome the potential benefits of a simplified and streamlined planning process to their business. There are also positive signs with a number of new tenants being attracted to Hillington Park in the first half of this year which has increased office occupancy levels to a record high.
-

4. Next Steps

- 4.1 A monitoring report will be prepared annually over the 10 year duration of the Hillington Park SPZ Scheme and progress will be reported to the Planning and Property Policy Board.
-

Implications of the Report

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

Jobs and Economy – The SPZ will support, encourage and help deliver economic development in Renfrewshire through investment and are regeneration.

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

Appendix 1

Hillington Park Simplified Planning Zone Monitoring Report 2014-15

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HILLINGTON PARK SIMPLIFIED PLANNING ZONE MONITORING REPORT

OCTOBER 2015



The Hillington Park Simplified Planning Zone has now been operational for 1 year following its adoption on 1st October 2014. The purpose of this report is to provide an update on development notifications that have been submitted to both Renfrewshire Council and Glasgow City Council during the operation of the Scheme in its first year.

Development Activity

After a period of raising awareness following the Scheme's adoption, both Councils have received a number of notifications of developments to be taken forward under the Scheme. The largest of which are a £3.5m headquarters development by Kooltech Ltd which will use the flexibility provided by the Scheme to deliver 2500 square meters of industrial and business floor space within the Park; and a further investment of £5m by Patrizia UK Ltd to deliver 8,000 square metres of industrial floorspace accommodated within four units centred around a courtyard.

Renfrewshire Council are also in advanced discussions regarding a development proposal to deliver two new car showrooms on the Hillington M8 Frontage land. This £8.5m development is likely to act as a catalyst for the development of the prominent frontage land while enhancing the gateway to Hillington Park.

Altogether in its first year the Hillington Park SPZ has supported development proposals which will deliver over £17m investment in the Park, creating 15,667 sqm of new floorspace and developing over 3.5 Ha of land. Patrizia UK Ltd are also currently investing in comprehensive public realm and signage improvements throughout the park which is helping enhance the overall quality of environment within Hillington Park.

Figure 1 below provides a breakdown of the notified developments.

Figure 1 – Notified Developments 2014 -2015

Local Authority	Address (See Appendix 1 for location plan)	Developer	Proposal	SPZ Zone (See Appendix 2)	New Floorspace (Sqm)	Status
Renfrewshire Council	473 Hillington Road	Budget Flooring Direct	Part change of use from trade to hot food takeaway	Zone B	N/A	Complete
Glasgow City Council	Block 106 Hillington Rd G52	Patrizia UK Ltd	External alterations (cladding) and signage	Zone B	N/A	Not Started
Renfrewshire Council	56-62 Queen Elizabeth Avenue	Brick & Steel Construction Ltd	Erection of extension	Zone A	215.5 sqm Industrial	Complete
Renfrewshire Council	Land at Mossland Road	Kooltech Ltd	Workshop, Warehouse and Headquarters Building	Zone A	1,385 sqm Industrial, 1090 sqm Office	Under Construction
Renfrewshire Council	37 Earl Haig Rd	Zero Carbon Future Ltd	Erection of Plant house to serve	Zone A	22.3 sqm Industrial	Not Started

			existing warehouse		
Renfrewshire Council	North of Mossland Rd	Aviemore Trust	4 Industrial units around courtyard	7954 sqm Industrial	Not Started
			Zone A		
Renfrewshire Council	Hillington Rd/Queen Elizabeth Avenue	Patrizia UK Ltd	Landscaping upgrades to roundabout and footpaths	N/A	Not Started
			Zone B		

Figure 2 details the amount of floorspace which can still be delivered under the SPZ Scheme.

Figure 2 – Floorspace Summary

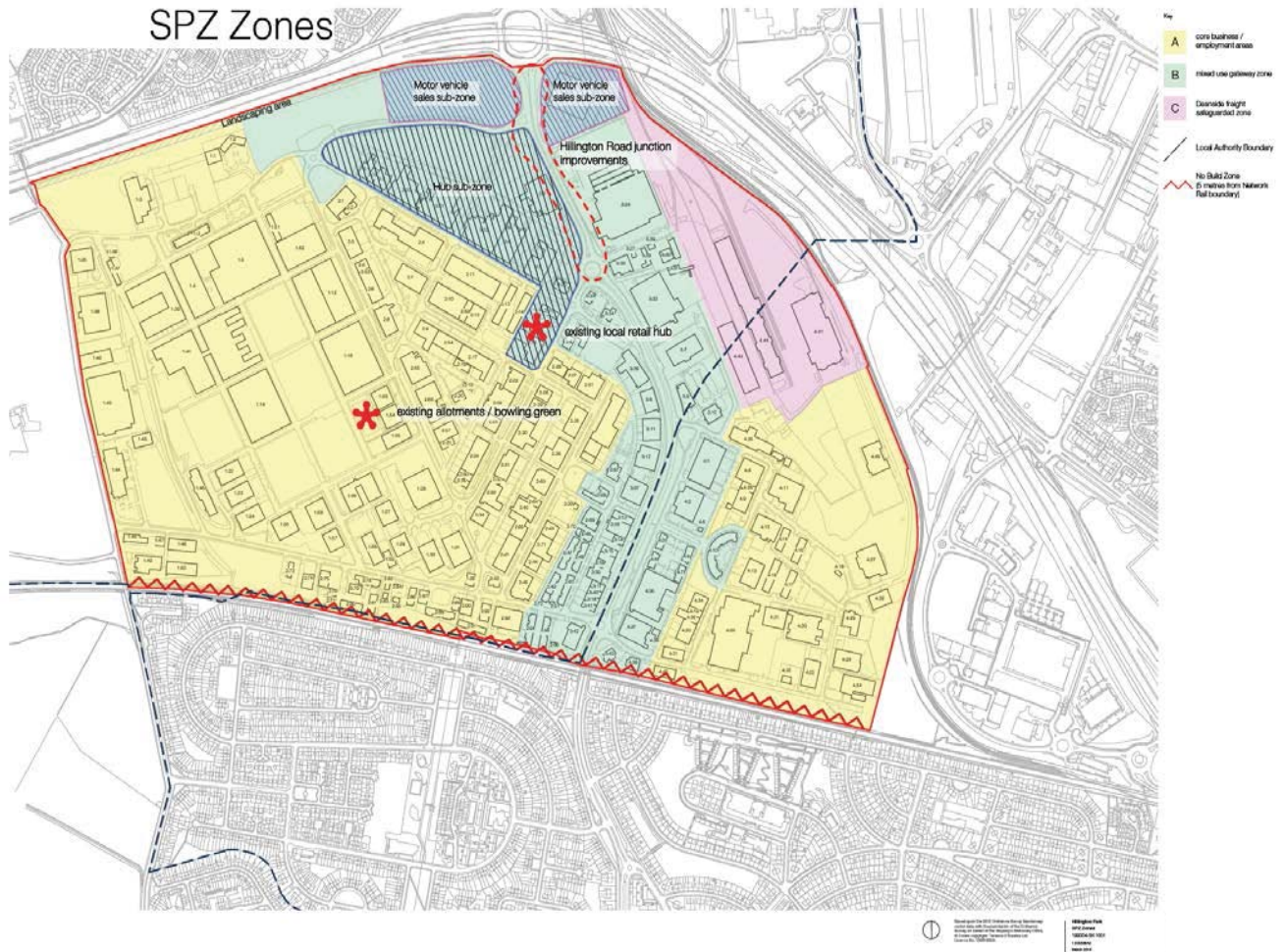
Use Class	Existing Floorspace (Sqm) 2014	Floorspace Growth Permitted by SPZ (Sqm net)	Remaining Floorspace Permitted by SPZ 2015 (Sqm net)
Sui generis (petrol filling station)	279	0	0
Class 1 Shops	25,588	3,000	3,000
Sui generis: Car sales	6,968	10,034	10,034*
Class 2 Financial, professional services	93.0	2,250	2,250
Class 3 Food and drink, sui generis hot food take away	1,230	1,500	1,420
Class 4 Business	43,219	44,652	43,562
Class 5 General industrial and Class 6 Storage and distribution	409,115	13,935	4,438
Class 7 Hotels	0	7,246	7,246
Class 10 Non---residential institutions	483	0	0
Class 11 Assembly and leisure (GEA)	7,377	2,400	2,400
	494,352	85,017	74,350

*Figure doesn't include floorspace for car showroom proposal on the frontage Land, still awaiting formal notification.

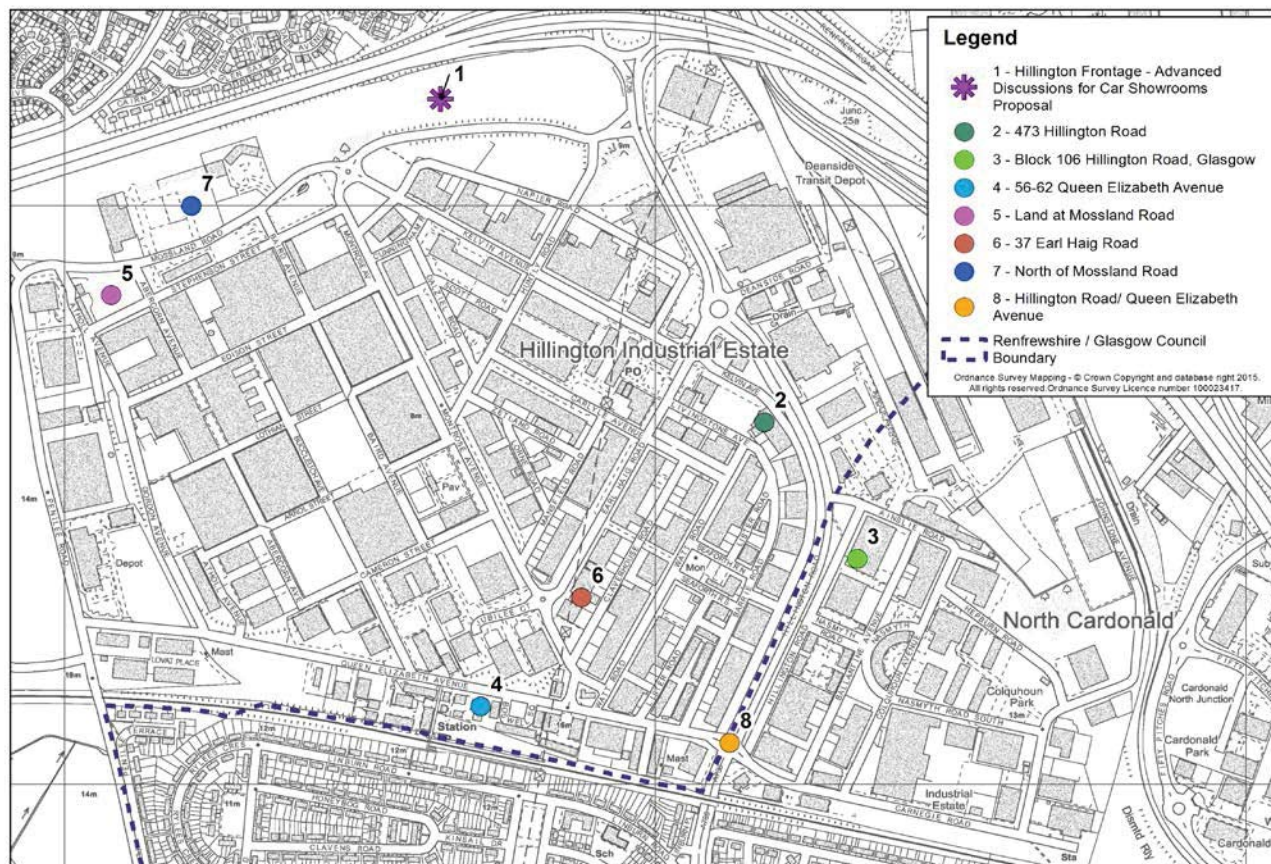
Summary

Early signs from the first year of monitoring the Hillington Park SPZ are positive. Patrizia UK Ltd already report that the SPZ is generating new interest from existing businesses at the park as well as potential investors who are positive about the potential benefits of a simplified and streamlined planning process to their business. There are also positive signs with a number of new tenants being attracted to Hillington Park in the first half of this year which has increased office occupancy levels to a record high.

Appendix 1 - SPZ Development Zones



Appendix 2 - Location of Notified Developments 2014 -15





To: Planning and Property Policy Board
On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Public Sector Climate Change Duties Reporting 2014/15

1. Summary

- 1.1. To comply with the requirements of the Public Sector Climate Change Duties Reporting established in the Climate Change (Scotland) Act 2009, Renfrewshire Council is required to produce an Annual Report, detailing progress in helping to mitigate and adapt to climate change.
 - 1.2. Renfrewshire Council's Scottish Climate Change Declaration Annual Statement for 2014/2015 is attached at Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Note the content of Renfrewshire Council's Scottish Climate Change Declaration Annual Statement for 2014/2015
-

3. Background

- 3.1. In 2007, all 32 local authorities in Scotland signed up to Scotland's Climate Change Declaration (SCCD). Signatories to the SCCD acknowledge the importance of climate change and are committed to:
 - mitigating their impact on climate change through reducing greenhouse gas emissions;
 - taking steps to adapt to the unavoidable impacts of a changing climate;

- working in partnership with their communities to respond to climate change
- 3.2 The Declaration recognises that Scottish local authorities play a key role in helping to tackle the challenge of climate change. Signatories to SCCD are committed to producing an Annual Report, detailing progress in mitigating and adapting to climate change. Importantly, it provides a mechanism for the public sector to lead by example in addressing climate change.
- 3.3 Renfrewshire Council's annual update report is attached and will be submitted to the Sustainable Scotland Network. It will also be available on the following web site: <http://climatechange.sustainable-scotland.net/>.
-

4. Renfrewshire Council's Annual Report 2014/2015 - Summary

- 4.1 A summary of the highlights of Renfrewshire's report is provided below.

Corporate Emissions, Targets and Project Data

- 4.2 The Council has prepared its 3rd Carbon Management Plan for the period 2014 – 2020. A challenging target of 36% emissions reduction based on the 2012/13 baseline has been set. A 14.1% reduction in corporate emissions has been achieved to date through a range of projects including improved waste segregation with a reduction of waste to landfill along with the installation of photovoltaic cells on primary and secondary schools as alternative renewable energy resource using sunlight.

Adaptation

- 4.3 The Council is required to report on the arrangements that it has in place to assess current and future risks and adapt to the impacts of climate change. The Council's Risk Management process considers the risks associated with flood risk, waste management, energy and carbon management and planning for adverse weather.
- 4.4 The Council has worked closely with SEPA to improve Renfrewshire's flood data providing the basis for the emerging Local Flood Risk Management Strategy. Renfrewshire's Local Development Plan provides a policy framework for the implementation of sustainable measures through the the Local Green Network, River Basin Management Planning and promoting the use of sustainable urban drainage in developments.
- 4.5 Adaptation action has been delivered through the implementation of the final phase of the North Renfrew Flood Prevention Scheme and the improvements in the energy efficiency of the Council's housing stock through Home Energy Efficiency Programme for Scotland.

Procurement

- 4.6 The key policies that outline the commitment and key actions contributing to climate change duties include the Corporate Procurement Strategy, the Sustainable Procurement Strategy and the Corporate Social Responsibility Policy.
 - 4.7 The Council specifies climate change adaptation contractual obligations in the Terms and Conditions for suppliers. During 2014/15, as a result of the 10% Community Benefits weighting on the procurement of Construction & Infrastructure services, 250 measurable Sustainable/Community Benefits were achieved through the delivery of 28 contracts.
-

Implications of the Report

- 1. **Financial** – None
 - 2. **HR & Organisational Development** – None
 - 3. **Community Planning – Greener** - The SCCD report demonstrates how the Council and its Community Planning Partners promote the principles of sustainable development and how they are providing a framework to deliver an integrated green infrastructure across the Council.
 - 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
-

Appendix 1

Renfrewshire Council's Scottish Climate Change Declaration Annual Statement for 2014/2015

Author The contact officer within the service is Sharon Marklow, Assistant Manager (Policy), 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk

Renfrewshire Council

Public Sector Climate Change Duties Reporting

2014 - 2015

1 Organisational Profile

Name of the organisation	Renfrewshire Council
Type of organisation	Local Authority
Number of FTE staff in the organisation	6,640
Alternative metrics used by the organisation	n/a
Overall budget of the organisation	£370,046,000.00
Report Year	2014/15 (Financial year)
Organisational context	<p>Renfrewshire Council is a Local Authority located in the west of Scotland which has a wide range of statutory functions and responsibilities. It is the 9th largest Council by area with a population of over 174,000, or 3% of the Scottish population. As well as its administrative role, the Council is responsible for a significant estate including a portfolio of over 260 buildings and an extensive area of land within its ownership. It is one of the largest employers in Renfrewshire. The Council's contribution to emissions comes primarily from heating and lighting of its buildings, streetlighting, amenity services relating to waste management, staff mileage and the Council's own vehicle fleet.</p>

2 Governance, Management and Strategy

Governance and Management

2a. How is climate change governed in the organisation?

Policy boards

The Council's agreed framework for decision making and policy development is based on a series of policy boards. In addition to the Leadership Board, Audit, Scrutiny and Petitions Board and Regulatory Functions Board the Council also operates the following thematic policy boards that reflect policy priorities rather than Council service structures. The thematic boards are:

- Social Work, Health and Well-being
- Education
- Housing and Community Safety
- Finance and Resources
- Planning and Property
- Sport, Leisure and Culture
- Environment
- Economy and Jobs

Each of the thematic boards will have initiatives that contribute to the Council's work on adaptation and reducing its carbon emissions. In particular activity relating to the Carbon Management Plan, biodiversity, development planning and sustainable development falls within the remit of the Planning and Property Board. Matters relating to waste management, transportation and flooding are reported to the Environment Board. Matters relating to sustainable procurement are reported to the Finance and Resources Board.

Local Area Committees

Renfrewshire Council has five Local Area Committees (LACs) which act as a focus for community consultation and allocate a wide range of grants and funds. LACs are statutory committees of the Council that meet on a quarterly basis and are designed to let residents see and influence how services are operating in the community and have the power to take decisions on matters such as making grants. Local initiatives promoting sustainable development and activities such as Growing Grounds, or environmental improvements that will enhance sustainability often benefit from LAC grants. Renfrewshire Council has five Local Area Committees (LACs) which act as a focus for community consultation and allocate a wide range of grants and funds.

The Council currently has several internal governance groups in place that work towards promoting emissions reductions. They report to appropriate boards on a range of matters relating to Climate Change Adaptation as and when required.

2b. How is climate change action managed and embedded in the organisation?

The Council's Corporate Management Team (CMT) is comprised of senior staff from all services and meets on a regular basis. Although matters relating to climate change adaptation and mitigation are not the sole remit of this group, issues such as performance in relation to the Community Plan and Single Outcome Agreement and Sustainable Procurement are considered by the CMT.

Specific officer groups whose remit includes Climate Change adaptation and mitigation are outlined below.

1. Strategic Asset Management Group: High level group that meets to discuss and progress corporate asset performance, including energy management. Other projects are discussed including the Carbon Management Plan as well as Capital expenditure projects.

2. Carbon Management Plan Working Group: A group that meets quarterly to monitor the consumption of energy, water, street lighting, waste and transport fleet for the Council's estate and to implement reduction targets. Twice a year the focus of the group is the Carbon Management Plan and where the Group Monitors progress towards the target of a 36% reduction in CO2 emissions by 2019/20 based on 2012/13 baseline. Updates from this group are reported to the Property Services Senior Management Team convened by the Director of Development and Housing.

3. Fuel Poverty Steering Group: A group that meets regularly to discuss ways in which fuel poverty can be reduced. Membership is cross service and includes representatives from other agencies such as the Citizens' Advice Bureau and the Home Energy Scotland (HES).

Climate Change considerations are embedded throughout the Council through the following:

- The Council has used the CCAT (Climate Change Assessment Tool) which will help to foster cross-organisational engagement and assessment (see Section 2g).
- The Carbon Management Plan contains specific objectives to reduce emissions that are included in the Council's other corporate and strategic documents, including the Council's Plan - 'A Better Council, A Better Future 2014 -2017'.
- Through the Council's procurement service, sustainability and community benefits are considered in the development of all contract strategies. The Sustainability Test has been designed to identify and prioritise the impacts of your procurement across the 3 strands of Sustainable Procurement – Social, Economic & Environmental which climate change considerations.
- The Council's Energy Management Team organise a range of events and awareness raising activities for staff relating to emissions reduction and energy saving throughout the year and across Council services.
- The Council continues to participate in Earth Hour annually which helps to raise awareness to staff of the need to reduce emissions and increase sustainability.

Strategy		
2c. Does the organisation have specific climate change mitigation and adaption objectives in its corporate plan or similar document?		
Wording of objective	Name of document	
Renfrewshire Council has set a target to reduce its total annual carbon footprint by 19,389 tCO ₂ e by the end of financial year 2019/20, this equates to a reduction of 36%.	Renfrewshire Council Carbon Management Plan 2014/15-2019/20. Section 2, page 19, http://www.renfrewshire.gov.uk/webcontent/home/services/housing/energy_advice/ce-carbonmgmtplan	
By 2021 no waste generated within Renfrewshire will be sent directly to landfill without prior treatment and less than 5% of all waste collected will be land filled. By 2020 60% of waste collected will be recycled and this shall increase to 70% by 2025.	Renfrewshire Council, Community Resources Service Improvement Plan 2014 – 2017, Community, Resources Action Plan 2014/15 – 2016/17, Page 23,	
25% reduction in households experiencing fuel poverty.	Renfrewshire Single Outcome Agreement, A Greener Renfrewshire, Page 40, http://www.gov.scot/Resource/0043/00435444.pdf	

2e. Does the organisation have any plans or strategies covering the following areas that include climate change?

Topic area	Name of document	Time period covered	Comments
Business Travel	Carbon Management Plan	2014/15 - 2019/20	
Energy Efficiency	Development and Housing Services Service Improvement Plan	2014/15 – 2016/17	The plan outlines what the Development and Housing service intends to achieve over the next three years based employee resources likely to be available. It supports the delivery of a new Carbon Management Plan and the actions contained within it to reduce the Council's Carbon Emissions.
Fleet Transport	Community Resources Service Improvement Plan	2014 - 2017	<p>The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available. The Service includes waste management, environmental strategy, vehicle maintenance and fleet management, flood prevention, road maintenance and street lighting.</p> <p>The Service continues to work with Transport Scotland and Energy Savings Trust to identify fuel reduction strategies and opportunities for funding for alternative vehicle technology. Deliver the annual vehicle replacement programme and improve the quality of our vehicle fleet to reduce fuel use and emissions and introduce alternative fuel vehicles where this is the best economic and environmental option, thereby, providing a more efficient council vehicle fleet with reduced fuel use and emissions. The Carbon Management Plan aims to reduce emissions associated with fleet by 20% by 2019/20 and 5% of vehicle fleet will utilise alternative fuel such as electricity.</p>

Waste	Carbon Management Plan	2014/15 - 2019/20	
Water and Sewerage	Carbon Management Plan	2014/15 - 2019/20	
Land Use	Renfrewshire Local Development Plan	2014 - 2019	<p>The Renfrewshire Local Development Plan sets out the spatial strategy that facilitates investment and guides the future use of land in Renfrewshire. Its policy statements provide a framework for decision making to ensure that development and changes in land use are appropriate. With a focus on supporting sustainable economic growth, the Local Development Plan identifies opportunities for change, regeneration and enhancement, directing developments to locations that are economically, socially and environmentally sustainable. In doing so, this strategy supports measures for the reduction, mitigation and adaption to climate change along with the promotion of a low carbon economy.</p> <p>The LDP sets out the strategy, priorities and principles for development in Renfrewshire and the detailed development criteria for the assessment of proposals is contained within the New Development Supplementary Guidance. Both documents outline what developers need to do in designing, delivering and implementing development, with an emphasis on sustainable development and place making.</p>
Housing	Renfrewshire Local Housing Strategy	2011-2016	The Local Housing Strategy sets out how the Council and partners intend to jointly meet housing need and demand across all housing tenures in Renfrewshire. The strategy sets out

			the strategic vision for the future of housing across all tenures, taking account of national priorities, sets out how the standard of housing will be improved, and provides clear strategic direction for housing investment over the next five years. Section 6.3 of the LHS considers Climate Change and Carbon Emissions. It recognises that housing is a key contributor to CO2 emissions and action to reduce carbon emissions from housing will therefore be essential if we are to meet national and local targets.
Air Quality	Renfrewshire Air Quality Plan	2008 - 2014	The Council closely monitors Air Quality within Renfrewshire to ensure that it is meeting the requirement of Government legislation and the aim of providing a clean, safe environment where everyone has air that is fit to breathe. An Air Quality Management Area (AQMA) has been identified in the centre of Paisley. Annual progress reports are completed to allow regular assessments of air quality and review of the AQMA.
Other	Renfrewshire Community Plan 2013-2023	2013-2023	Renfrewshire Community Plan 2013 – 2023 sets the vision of communities, public services and business organisations make Renfrewshire a fairer, more inclusive place where the communities, people and businesses thrive. The community Partnership recognise the importance of climate change and have agreed to work together to reduce carbon emissions.

2f. What are the organisation's top 5 priorities for climate change governance, management and strategy for the year ahead?

Renfrewshire Council is committed to developing and refining its management response to climate change. Climate change management and governance are key objectives and priorities in the following documents:

1. Renfrewshire's Carbon Management Plan 2014/15 – 2019/20. The Council has set a target to reduce its carbon footprint by 19,389 t CO₂e (36%) by the end of the financial year 2019/20, building on the reduction of 28% that was achieved though the previous CMP. A range of projects have been identified to achieve this ambitious target focusing on:

Upgrade to Efficiency – continuing to upgrade inefficient buildings and replace inefficient appliances.

Build Better – all new buildings to be sustainably designed and resource efficient through adherence to 'Renfrewshire Councils Sustainable Building Design' document.

Move to clean power – continue with the purchase or generation of electricity from renewable sources.

Fuel efficient transport – continued investment in cleaner vehicles.

Waste – increase recycling rates from domestic properties and reduce the quantity of waste being sent to landfill.

Street lighting – undertake a business case for the retro fit and column replacement of inefficient street lighting to LED equivalents.

Procurement – continue with, and expand the criteria for the procurement of products that use less energy, last longer and are good for the environment.

Awareness – create a culture of awareness across the organisation through all the areas covered under this Carbon Management Plan.

<http://www.renfrewshire.gov.uk/wps/wcm/connect/dd94b7bc-1f72-47ed-9725-4f97af9542cd/fcs-CarbonMgmtPlan2014-2020.pdf?MOD=AJPERES>

2. Completion of the Renfrew North Flood Prevention Scheme. The 3rd and final phase of the Scheme will see the creation of a pumping station in the vicinity of Primrose Quay on the River Clyde in Renfrew. Once Phase 3 is complete the area will have a 1 in 200 year level of flood protection and protect over 300 properties from surge tides. Since 2009, the Council has invested almost £10 million in this project.

http://www.clydewaterfront.com/projects/renfrew-riverside--scotstoun/infrastructure/north_renfrew_flood_prevention

<p>3. Renfrewshire Community Plan 2013 – 2023: The Council will continue to work with its Partners in order to achieve the outcomes identified in the Community Plan. The Greener Renfrewshire thematic group aims to create clean and attractive location, providing a healthy, inviting and pleasant environment in which to live, work and do business through the promotion of sustainable patterns of travel and development, the efficient management of energy and the treatment of waste as a valuable resource.</p> <p>http://www.renfrewshire2023.com/wp-content/uploads/2013/11/CommunityPlan1.pdf</p> <p>4. Renfrewshire Local Development Plan: The Renfrewshire Local Development Plan sets out the spatial strategy that facilitates and guides the future use of land in Renfrewshire. It has a focus on supporting sustainable economic growth, and identifies opportunities for change, regeneration and enhancement, directing developments to locations that are economically, socially and environmentally sustainable. The strategy supports measures for the reduction, mitigation and adaption to climate change along with the promotion of a low carbon economy.</p> <p>http://www.renfrewshire.gov.uk/wps/wcm/connect/e9fdf04c-9b46-44da-afb0-c9aa55575bfc/RenfrewshireLocalDevelopmentPlan2014_14%28forweb%29+141021.pdf?MOD=AJPERES</p> <p>5. Regeneration: The Council is seeking to promote sustainable regeneration of Renfrewshire through several significant projects. These will be a strategic focus for the Council and partner organisations for the foreseeable future.</p> <p>City Deal – Renfrewshire is one of eight councils signed up to the £1.13bn Glasgow and Clyde Valley City Deal. Three City Deal projects, with a combined spend of £274m, will take place in Renfrewshire—including an airport access project connecting the airport with Glasgow Central and Paisley Gilmour Street stations and a new bridge over the Clyde from Renfrew to Yoker.</p> <p>City of Culture: Paisley is bidding to be UK City of Culture in 2021. The next step is the formation of a cultural partnership featuring the council, local business and other key bodies from the community to deliver the bid together which is to be submitted in 2017. The benefits from the bid will be felt beyond Paisley.</p> <p>http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/regeneration+projects/ce-paisleyregen-updates</p>
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<p>2g. Has the organisation used the Climate Change Assessment Tool (a) or equivalent tool to self assess its capability/performance?</p> <p>Renfrewshire Council's Energy Management Unit helped to develop the CCAT tool for use by other LA's. As such, our initial scores are as follows and were achieved using the CCAT prototype in December 2014. Governance = 50%, Mitigation = 95%, Adaptation = 17% and Behaviour Change = 46%</p>
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3. Corporate Emissions, Targets and Project Data

Emissions

3a. Corporate emissions from start of baseline year to end of report year

Reference year	Year	Year type	Scope 1	Scope 2	Scope 3	Total	Units	Comments
Baseline carbon footprint	2012/13	Financial (April to March)	19,749	19,521	14,259	53,529	tCO ₂ e	Scope 2 emissions include electricity for buildings and streetlighting
Year 1 carbon footprint	#N/A	Financial (April to March)				-	tCO ₂ e	The year 2013/14 was the final year of our old CMP. Therefore, no data included
Year 2 carbon footprint	#N/A	Financial (April to March)	16,955	19,441	9,579	45,975	tCO ₂ e	This is the first year of the CMP, using 2012/13 as the baseline year

3b. Breakdown of emissions sources

Emission source	Scope	Consumption data	Units	Emission factor	Emissions (tCO ₂ e)	Comments
Electricity (buildings)	Scope 2	24,119,444	kW	0.48357	11,663.4	
Gas (buildings)	Scope 1	66,648,847	kW	0.18404	12,266.1	
Oil (buildings)	Scope 1	357,039	Litres	3.17785	1,134.6	
Water (buildings)	Scope 3	461,225	M3	0.93530	431.4	
Transport (Council Fleet) Petrol	Scope 1	31,920	Litres	2.21440	70.7	

Transport (Council Fleet) Diesel	Scope 1	1,345,295	Litres	2.60080	3,498.8	
Street Lighting	Scope 2	14,591,010	kW	0.48357	7,055.8	
Waste	Scope 3	77,796	Tonnes of waste	variable	8,621.0	The emission factors for waste are variable depending on the type of waste and whether it is sent to landfill, open loop, closed loop, combustion etc?
Staff Mileage	Scope 3	1,722,334	Miles	0.30600	527.0	
Total					45,268.8	

3c. Generation, consumption and export of renewable energy

Generation of renewables	Total generated (kWh)	Total consumed by the organisation (kWh)	Total exported (kWh)	Comments
Renewable electricity	77,178	77,178	-	PV
Renewable heat	1,453,410	1,453,410	-	Biomass Boiler RHI

Targets

3d. Organisational targets

Name of target	Type of target	Target	Units	Boundary / scope of target	Base line year	Base line figure	Units of base line	Target completion year	Comments
Carbon Mgt Plan	absolute	19,389	tCO2e reduction	All emissions	2012/13	53,515	tCO2e	2019/20	http://www.renfrewshire.gov.uk/wps/wcm/connect/dd97bc-1f72-47ed-9725-4f97af9542cd/fcs-CarbonMgmtPlan2014-2020.pdf?MOD=AJPERES

Projects and changes

3e. Estimated total annual carbon savings from all projects implemented by the organisation in the report year

Emissions source	Total estimated annual carbon savings (tCO ₂ e)
Electricity	842
Natural gas	2,213
Other heating fuels	600
Waste	4,727
Water and sewerage	- 36
Travel	- 11
Fleet transport	- 49
Streetlighting	- 762
Total	7,524

3f. Detail the top 10 carbon reduction projects implemented by the organisation in the report year

Project name	Funding source	First full year of CO ₂ e savings	Capital cost (£)	Project lifetime (years)	Primary fuel/ emission source saved	Estimated carbon savings per year (tCO ₂ e/ annum)	Estimated costs savings (£/annum)	Savings figures are estimated or actual	Comments
Waste Segregation and Energy from Waste		2014/15		25	Landfill waste	4727		Actual	Divert 100% of waste to landfill by 2019/20
PV Installations	Capital	2014/15	46,000	25	Electricity	16	8271	Estimated	

3g. Estimated decrease or increase in emissions from other sources in the report year

Emissions source	Total estimated annual emissions (tCO ₂ e)	Increase or decrease in emissions	Comments
Estate changes			No changes
Service provision			No changes

3h. Anticipated annual carbon savings from all projects implemented by the organisation in the year ahead

Emissions source	Total estimated annual carbon savings (tCO ₂ e)
Electricity	561
Natural gas	1,056
Other heating fuels	510
Waste	221
Water and sewerage	63
Travel	4
Fleet Transport	117
Streetlighting	466
Total	2,998

3i. Estimated decrease or increase in emissions from other sources in the year ahead

Emissions source	Total estimated annual emissions (tCO ₂ e)	Increase or decrease in emissions	
Estate changes	1,372	Decrease	Demolition of Floorsburn House and transfer of Cultural Trust Properties to Renfrewshire Leisure (for remaining 9 months of financial year)
Total		-1372	

3j. Total carbon reduction project savings since baseline year

Total savings	Total estimated emissions savings (tCO ₂ e)	Comments
Total project savings since baseline year	7,524	

3k. Further Information

The Councils Carbon Management Plan is available at: <http://www.renfrewshire.gov.uk/wps/wcm/connect/dd94b7bc-1f72-47ed-9725-4f97af9542cd/fcsCarbonMgmtPlan2014-2020.pdf?MOD=AJPERES>

4. Adaptation

Assessing and managing risk

4a. Has the organisation assessed current and future climate related risks?

Current Risks

'Risk Matters' is the Council's combined risk management policy strategy and strategy. Each of the Council services keeps a Risk Register where relevant Risks have been identified and the significance of each has been assessed in terms of their current nature. The risks and their relevance are reviewed and refreshed on an annual basis. The Risk Management Annual Report is provided to the Audit, Scrutiny and Petitions Board each. The Report describes the corporate-led risk management activity that has taken place during 2014/15 in relation to the council's risk management arrangements and strategic risk management objectives. Climate related risks and vulnerabilities are considered in some detail, although the Council has not completed Adaptation Scotland's 'Five Steps to Managing Your Climate Risks'.

The Development and Housing Services Risk Register considers risks associated with the following areas:

Energy and Carbon Management,
Incident and response management,
Property and Infrastructure Management, and;
Planning and Development Activity.

The Community Resources Annual Risk Management Plan considers risks associated with:

Waste Management,
Planning for Adverse Weather,
Flood Risk,
Roads, Lighting and Structures Maintenance, and
Cycling and Road Safety

Future Risks

The Corporate Risk Management Group meets quarterly in order to review the Council's Risk Register and monitor progress being made with regard to the identified risks in the Strategic Risk Management Development Plan. The plan runs in two-yearly cycles, in this instance from April 2014 to March 2016. In addition, meetings are convened twice a year to consider any potential future risks which would include those relating to weather, climate, flood risk management, business continuity and civil contingencies. A mechanism is in place, therefore, for full consideration corporately of current risks and the identification and inclusion of future risk.

4b. What arrangements does the organisation have in place to manage climate related risks?

Renfrewshire Council has a proactive approach to managing current and future risks associated with climate change.

Strategic Planning

The Council contributes to the development of Clydeplan - the Strategic Development Plan (SDP) for the eight authorities within the Glasgow and Clyde Valley area. The approved SDP (2012) sets out a development strategy over the next 20 years of where new development should be located and a policy framework to help deliver sustainable economic growth, shape good quality places and enhance the quality of life in the Glasgow and the Clyde Valley city region. Adaptation Scotland, the eight constituent authorities and Clydeplan staff have worked closely to ensure that full consideration has been given to climate change adaptation and mitigation throughout the development of the emerging SDP2.

Metropolitan Glasgow Strategic Drainage Plan

The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) is a collaborative venture between Glasgow City Council, the Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Enterprise, Clyde Gateway, Clydeplan, South Lanarkshire Council, Scottish Canals, Renfrewshire Council, East Dunbartonshire Council, North Lanarkshire Council and Network Rail. Renfrewshire Council and many of the MGSDP partners are responsible authorities as designated in the Flood Risk Management (Scotland) Act 2009. It is recognised as one of 14 national developments in National Planning Framework 3 which sets out the Government's strategic development priorities over the next 20-30 years. The MGSDP Vision is to transform how the city region plans for, and manages rainfall to end uncontrolled flooding and improve water quality.

The MGSDP area is part of the Clyde and Loch Lomond (CaLL) Local Plan District for tackling flood risk. From December 2014 to June 2015 a joint consultation between SEPA and local authorities took place to gain views on the proposed plans for how Scotland will tackle flood risk, and inform the development of Scotland's first Flood Risk Management Strategies and Local Flood Risk Management Plans. Renfrewshire Council has worked closely with SEPA on the development of the Flood Risk Management Strategies which will be issued in December 2015 in order to outline the most sustainable combination of actions to address flooding in areas at greatest risk and identify where the benefits of intervention can have the greatest impact. The Council also will be required to produce a Local Flood Risk Management Plan in June 2016 which will provide the delivery mechanism for the Renfrewshire strategy.

Flood Risk Assessment and Resilience

The Council has a corporate approach to assessing the effects of climate change and planning for adaptation. In partnership between Councils services and outside agencies such as SEPA and Scottish Water, officers within Community Resources and Planning services have developed specialist skills with regard to adaptation and promoting resilience. Information regarding potential flood risk and modelling of risks associated with climate change has been included in strategic documents that inform the Council's decision making and was

incorporated into the baseline data for corporate documents such as the Local Development Plan and the Local Housing Strategy. The Council's resilience to Climate Change has been increased as the climate change modelling and flood data that it holds facilitate better planning for weather related events. The data has also been used to allow a the Council's funds to be invested in the most appropriate flood defence measures, thus providing the best protection for the most residents.

A Sustainable Flood Risk Management Strategy evolved in Renfrewshire due to the need to effectively manage flood risk through planning policy, development and asset management and civil contingencies provision, without simply moving the risk elsewhere. A proactive and long term approach has been taken to reduce the adverse consequences of flooding on communities, environment and economic activity through the following measures:

- Improved flood risk mapping from all sources to inform a sustainable multi service approach to flood risk management;
- Internal presentations held to disseminate data and implications / opportunities for services;
- Data uploaded to internal mapping service for use by all staff; including Web based information for public and maintenance regimes for drains and culverts;
- Data embedded in Planning Policy through the Local Plan Strategic Environmental Assessment, Strategic Flood Risk Assessment, Development and Asset Management Policy and flood prevention schemes; and
- Civil contingencies provision and flood response plan updated.

A Corporate Flood Liaison Group was established to utilise data for improvement of all Council Services: Community Resilience and Schools Engagement, Corporate Flood Response Planning, Informing SEPA Flood Warning proposals, review of critical assets locations such as rest centres, emergency accommodation and operational assets needed for flood response.

The impact of Renfrewshire Council's Sustainable Flood Risk Management Strategy has been:

- A significant reduction in the number of residential and commercial properties at risk of flooding;
- Better information about the areas in Renfrewshire most vulnerable to flooding - supporting the Local Development Plan and decision making for new planning applications for housing and infrastructure;
- Clear lines of responsibility for implementing actions to manage flood risk; and
- Renfrewshire Council, neighbouring local authorities, SEPA, and Scottish Water working more closely together to coordinate actions to manage flood risk.

Integration of the Council's Flood Management Strategy with other Council Plans and Policies including estates management plans and housing plans all reflect the risk identified in the flood maps and integrate measures wherever possible to achieve integrated benefits. Examples of this are new School infrastructure plan and alignment with environmental watercourse improvement objectives through the River Basin Management Planning process.

Renfrewshire Local Development Plan

Renfrewshire's Local Development Plan (LDP) was adopted in August 2014. It establishes a spatial development strategy for the next 5 -10 years that balances requirements for new development and investment whilst protecting and enhancing the environment and it takes full account of adaptation through its policy framework. Provision has been made for promotion of the low carbon economy and mitigation and adaptation through sustainable urban drainage and flooding measures and improvements to the water environment. Planning policy has been informed by the Council's detailed flood mapping and it's Flood Management Strategy. The LDP policies and all proposed development sites were the subject of a Strategic Environmental Assessment (SEA) and a Strategic Flood Risk Assessment was completed.

Regeneration

Regeneration is a central focus for the Council. A wide range of projects have been undertaken in order to improve Renfrewshire's economy and quality of life for its residents. The Council has recognised the need to take account of climate related risks to secure a sustainable approach to regeneration within Renfrewshire in order to protect its communities now and in the future. There are many examples, including, the implementation of a Surface Water Drainage Strategy at the former Royal Ordnance Factory at Bishopston and largest, and final phase of the North Renfrew Flood Prevention Scheme.

Renfrewshire is one of eight councils signed up to the £1.13bn Glasgow and Clyde Valley City Deal. Three City Deal projects, with a combined spend of £274m, will take place in Renfrewshire—including an airport access project connecting the airport with Glasgow Central and Paisley Gilmour Street stations and a new bridge over the River Clyde from Renfrew to Yoker. Both projects will enhance the sustainability of Renfrewshire's transport network and the new bridge seeks to secure the ongoing regeneration of Renfrewshire's waterfront.

Biodiversity

The Nature Conservation (Scotland) Act 2004 created a duty on public bodies to further the conservation of biodiversity. In addition, the Wildlife and Natural Environment (Scotland) Act 2011 requires public bodies to publish a report every three years on the actions taken to meet biodiversity duty. The Renfrewshire Biodiversity Duty Report 2014 incorporates a policy statement, progress report for the period 2011-2014 and the Biodiversity Delivery Action Plan 2014-2017. The Council has made good progress in delivering improvements to biodiversity, particularly through the Local Green Network programme and in embedding biodiversity considerations in the Adopted Renfrewshire Local Development Plan's use of the Green Network as a key component of its spatial strategy.

Forestry

The Council has been actively involved in the development of the Forest and Woodland Strategy (FWS) for the Clydeplan area as part of the development of SDP2. The aim of The Strategy is to guide woodland expansion and management of woodlands in the Clydeplan area, providing a policy and spatial framework to optimise the benefits for the local economy, communities and the environment. The FWS identify priority locations for woodland management and expansion in the Clydeplan area which will inform the Spatial Development Strategy of SDP2, thus setting the context for forest management and expansion at the local authority level. Renfrewshire Council's woodland and forestry resource has been considered through the development of the Biomass Renfrewshire Feasibility Study and the South West Johnstone Integrated Green Infrastructure Project, both of which have the potential to contribute to climate change mitigation and adaptation.

Air Quality

In recognition of the links between air quality and climate change, the Council has been actively involved in a number of initiatives to improve air quality and reduce emissions within Renfrewshire, and Paisley town centre in particular. Air quality is addressed corporately through the Renfrewshire Air Quality Plan and an Air Quality Action Plan has also been completed for the Paisley town centre Air Quality Management Area. A Biomass Strategy is being prepared to address the increasing uptake of biomass as a source of energy for space heating, both domestically and commercially but to ensure that the benefits in terms of reducing CO2 emissions were not to the detriment of local air quality through increased emissions of PM10.

4c. What action has the organisation taken to adapt to climate change?

Building Adaptive Capacity

Energy Champions

Over 30 staff have been trained in promoting energy efficiency measures. The Energy Champions will have a central role in awareness raising about emissions reductions measures throughout the Council and they will assist in achieving the targets set in the CMP. Energy and Carbon awareness campaigns are regular features, information on the Council's intranet regarding energy and carbon saving actions, staff induction training and the introduction of a suggestions scheme are some of the mechanisms being used to support the cultural change required to build adaptive capacity within Renfrewshire Council. This activity is monitored and progress is reported to the Climate Change working Group reviewed on a regular basis.

Training

The Council is an active member of the SSN and officers from relevant services have attended adaptation focussed events. Officers have worked closely with Adaptation Scotland and Clydeplan in order to ensure that climate change resilience is at the core of the development of SDP2 and the Renfrewshire LDP.

Climate Related Risk Assessment

Climate related risks and vulnerabilities are considered in some detail through the Council's Risk Management Strategy and the Risk Register. In particular, the risks associated with planning for adverse weather, flood risk, Energy and Carbon Management, incident and response management, and Roads, Lighting and Structures Maintenance are considered in some detail along with the appropriate response to address the risk. When required, specialist research may be commissioned to inform the Council's response to risks, such as flooding and the work carried out for the Council in relation to air reviewing and assessing air quality and the development of and air quality action plan for Paisley.

Policies and Plans

The Climate risks are addressed through the Renfrewshire LDP, the adopted SDP and emerging SDP2. The Strategic Flood Risk Assessment of the LDP is an important element of the climate risk assessment for land use within Renfrewshire. The ongoing work between the Council and SEPA relating to flooding and the development of the Flood Risk Management Strategy will set a framework for action for the Council to address flooding in areas at most risk. A Sustainable Food Strategy is being to tackle food poverty, promote healthy eating and expand the local food sector. It is structured around around 5 key themes – Health & Wellbeing, Food Growing Schemes, Community Food, Education & Training, and Economic and Sustainability. The Council has developed a Cycling Strategy which will provide a holistic approach to developing and promoting active travel wayfinding signage delivery through a combination of on-the-ground signage, mapping and branding - all supported by an advertising campaign. Other initiatives include - adult cycle training; workplace bike loan; promotion packs for groups/clubs. Car users will be targeted to encourage modal shift to active & sustainable travel.

Partnership working

The Renfrewshire Community Planning Partnership fosters a close working relationship amongst a range of stakeholders to consider a broad remit of climate related matters through the Greener Thematic Board. The Council also works in partnership with organisations and individuals on discrete projects, for example;

- The Council has an energy advocacy service to give independent and expert advice on a wide range of energy issues to local people. In partnership with Linstone Housing Association, it offers a dedicated advocate for housing association tenants. Additional advocates also support council tenants, private renters and home owners.
- The Renfrewshire Growing Grounds Forum has a broad membership that includes Council officers, BTCV, Allotment Associations, Local Housing Associations, and other community and capacity building organisations. Quarterly meetings take place and facilitate the Council's support of the Urban Growing Movement. Temporary allotments have been set up on a gap site in Sutherland Street, Paisley. The allotments were built as part of an initiative to cater for the increasing demand for growing spaces within Renfrewshire. Funding was provided by Renfrewshire Council and the Scottish Government Climate Challenge Fund. The Council **is** seeking to support more extensive community participation in ownership of underused parkland and other open spaces that can be used for growing.
- The Council continues to support the Local Outdoor Access Forum which meets regularly to discuss access related matters and ways of improving public access. It is comprised of users (such as cyclists, walkers, horse riders, canoeists and disability users), land owners and managers, community groups and local or national organisations.

Communication

Two training seminars were organised to inform Council staff and provide an understanding of general air quality issues in Renfrewshire and the potential impact from development and planning. A second event provided detailed information on biomass and air quality. The Council has participated in Earth Hour for several years and will continue to do so. Earth Hour is one of several energy saving initiatives that is communicated to staff through the Council's intranet service.

Education

The Council continues to support participation in the Eco-schools Programme. The Council will also continue to support initiatives such as 'Walk to School Week', and 'Bikeability' and will work in partnership with parents to ensure that children participate in these events to 'Deliver the Safer Routes to Schools' programme.

Deliver Adaptation Action

Green infrastructure – Local Green Network Projects

Local Green Network projects have the potential to improve the quality of the local environment by enhancing open space, accessibility, natural features and biodiversity. The delivery of the Renfrewshire Local Green Network programme has been a great success and has secured significant levels of external funding. Path improvements at Linwood On-X sports centre and community woodland have increased access opportunities for all. Improvements to the Renfrew Riverside footpath have completed the design phase their implementation next year, will improve opportunities for access, active travel and links to the City Deal project linking Clyde Waterfront and Renfrew Riverside by a new bridge.

Fair Trade

During the period 2014-15 the Council has continued its involvement and engagement with schools by including invitations for them to take part in Steering Group meetings and, by developing a Fairtrade newsletter. Trophies were awarded to Gryffe High School and Bridge of Weir Primary School recognising the pupils' outstanding contribution to the Fairtrade movement. Other communities have made significant contributions to the movement and several Fairtrade producers have been welcomed by the Council to support community groups and their activities.

Renfrewshire Growing Grounds Forum

The Forum has a broad membership that includes Council officers, BTCV, Allotment Associations, Local Housing Associations, and other community and capacity building organisations. Quarterly meetings take place and facilitate the Council's support of the Urban Growing Movement. Temporary allotments have been set up on a gap site in Sutherland Street, Paisley. Funding was provided by Renfrewshire Council and the Scottish Government Climate Challenge Fund. The Council is seeking to support more extensive community participation in ownership of underused parkland and other open spaces and the emerging Sustainable Food Strategy.

Integrated Green Infrastructure - Johnstone South West Phase 1

Renfrewshire Council have developed proposals for the first phase of flood attenuation and landscape improvements within Johnstone South West, a residential neighbourhood which lies a short distance south of Johnstone town centre. The improvements form a key element of a wider regeneration strategy for the area approved by the Council and support the development of the area as a Community Growth Area as identified through the SDP. The project is part of a long term surface water management strategy to be located within Council owned amenity space and is comprised of the restoration of a culverted section of the Floors Burn and the creation of new woodland areas and storage ponds, with associated landscaping and public access.

Home Energy Efficiency Programme for Scotland

In order to address the issue of fuel poverty Renfrewshire Council has been successful in securing funding to improve the energy efficiency of social housing stock. Over £2m was awarded in 2014/15 of which Renfrewshire Council invested over £400,000 for external wall insulation as part of an ongoing programme of improvements. A further £3m has been secured for 2015/16 through this initiative. It continues to work with housing associations and other landlords in the social rented housing sector to reduce fuel poverty through a range of retrofit programmes.

Renfrew North Flood Prevention Scheme

The final, and largest, phase of the North Renfrew Flood Prevention Scheme costing £3.4m is progressing. The project will protect local communities, and is part of an integrated approach to making sure Renfrewshire is properly prepared to cope with the challenges of current extreme weather and future climate change. Through a combination of land raising, construction of a pumping station and diversion of a watercourse an additional 350 properties will be protected from coastal flooding. The total cost of the scheme was £9.6m.

4d. Where applicable, what progress has the organisation made in delivering the policies and proposals references N1, N2, N3, B1, B2, B3, S1, S2 and S3 in the Scottish Climate Change Adaptation Programme(a) (“the Programme”)

Objective	Objective reference	Theme	Policy / Proposal reference	Delivery progress made	Comments
Understand the effects of climate change and their impacts on the natural environment.	N1	Natural Environment	N1-8	2014 saw joint consultation between SEPA and local authorities to inform the development of Scotland's first Flood Risk Management Strategies.	Flood Risk Management Strategy for Renfrewshire should be available late 2015. Renfrewshire Council will develop its Local Flood Risk Management Plan by June 2016 which will provide the delivery mechanism for the strategy.
Understand the effects of climate change and their impacts on the natural environment.	N1	Natural Environment	N1-10	The Council has acquired the Light Detection and Ranging (LIDAR) topographic data which provides very accurate height data for the whole of Renfrewshire. The LIDAR data is used to model flood events more accurately and assisted in the development of a sustainable flood management approach.	The data is used to assess flood risk for individual projects and proposed development and will inform the development of the Local Flood Risk Management Plan for Renfrewshire.
Support a healthy and diverse natural environment with capacity to adapt.	N2	Natural Environment	N2-2	The LDP seeks to protect and enhance the green network. A programme of Local Green network projects have been delivered by the Council in partnership with Glasgow and Clyde Valley Green Network Partnership.	Green network opportunities mapping was completed for the Adopted LDP. Recent collaboration with the GCVGNP as part of the background work for SDP2 will identify Strategic Delivery Areas.

Understand the effects of climate change and their impacts on buildings and infrastructure networks.	B1	Buildings and infrastructure networks	B1-14	Council also working closely with SEPA in the review of River Basin Management Plans.	Response made to consultation on second River Basin Management Plan. Officers also attend the Clyde Area Advisory Group and have worked with SEPA officers to identify potential projects for Water Environment Fund inclusion and the Council's responsibilities under the after Environment Act.
Increase the resilience of buildings and infrastructure networks to sustain and enhance the benefits and services provided.	B3	Buildings and infrastructure networks	B3-2	The Council will be guided by the revised Planning Advice Note on Flooding, Water and Drainage when it is made available for the development of the emerging LDP2 and any associated supplementary Guidance	
Increase the resilience of buildings and infrastructure networks to sustain and enhance the benefits and services provided.	B3	Buildings and infrastructure networks	B3-3	<p>The Renfrewshire Local Development Plan was adopted in August 2014. It complies with the requirements of SPP and the approved SDP by addressing climate change mitigation and adaptation through the choice of sustainable sites that will support economic growth and make provision for the Low Carbon Economy.</p> <p>Flood risk has been fully considered in all aspects of the development of the LDP and a policy frame work established that will create sustainable places for the future.</p>	The Council has been fully involved in the development of SDP2, in particular the impact climate change adaptation and mitigation. SDP2 will set the policy background for the next LDP.
Increase the resilience of buildings and infrastructure networks to sustain and enhance the benefits and services provided.	B3	Buildings and infrastructure networks	B3-6	The Renfrewshire Fuel Poverty Strategy was approved in May 2014. The document reflects the commitment of Renfrewshire Council and its community planning partners to reaching the Scottish Government's target to eradicate fuel poverty, so far	

				as reasonably practicable, by the end of 2016	
Increase the resilience of buildings and infrastructure networks to sustain and enhance the benefits and services provided.	B3	Buildings and infrastructure networks	B3-7	The Council recognises its responsibility to meet the requirement of the Energy Efficiency Standard for Social Housing. The Renfrewshire Fuel Poverty Strategy was approved in 2014 and it contains a range of measures to assist in meeting the milestones set through the Standard.	The Council and partner Local Housing Associations have been successful in securing funding through HEEPS for a range of projects for 2014/15. The link below provides information about how the Council intends to deliver the EESSH and the funding allocated through Home Energy Efficiency Programme for Scotland (HEEPS)
Increase the awareness of the impacts of climate change to enable people to adapt to future extreme weather events.	S2	Society	S2-5	In addition to the physical works associated with Renfrew North Flood Prevention Scheme, local communities have benefited from a range of awareness raising and capacity building initiatives intended to build resilience in areas affected by flooding. Leaflet campaigns and public events have been held and information is available through the Council's website	The Council works in partnership with Inverclyde and East Renfrewshire to provide its Civil Contingency Service. Risks associated with flooding, infrastructure and other incidents are monitored and regularly reviewed by the Council and its Risk Management Partners.

Review, Monitoring and evaluation	
4e. What arrangements does the organisation have in place to review current and future climate risks?	
Strategic Development Plan	Land use and development to support sustainable economic growth and the low carbon economy. Flood risk mitigation and adaptation. Environmental improvement. Integration of green and blue network. The plan period is 10-20 years and it is reviewed every 5 years
Renfrewshire Local Development Plan	Land use and development to support sustainable economic growth and the low carbon economy for Renfrewshire. The plan period is 5-10 years and it is reviewed every 5 years (following on from framework set by SDP)
Renfrewshire Air Quality Plan	Air quality is considered and locations where there are exceedances are identified. The Plan is reviewed every 10 years and an annual progress report produced.
Carbon Management Plan	In partnership with Resource Efficient Scotland, the Council developed the Carbon Management Plan, to guide emissions reductions from building use (electricity, gas, oil & water), waste management, fleet transport and street lighting. The plan puts in place a governance system and projects that makes the Council more aware of the consequences of decisions and allows the Council to significantly reduce its impact on the environment. The plan period is 5 years and reviewed annually.
Fuel Poverty Strategy	The Fuel Poverty Strategy is a corporate and partnership document that seeks to tackle the factors that put householders at risk of fuel poverty that the Council and partners can influence. It seeks to build on existing partnerships and procedures to refocus our approach to tackling fuel poverty in Renfrewshire. The current Strategy updates the 2010 strategy and was prepared in 2014 to reflect new legislation and mechanisms to address the issue.
Risk Matters	‘Risk Matters’ is the combined risk management policy and strategy including consideration of: <ul style="list-style-type: none"> Energy and Carbon Management, Incident and response management, Property and Infrastructure Management, Planning and Development Activity, Waste Management, Planning for Adverse Weather, Flood Risk, Roads, Lighting and Structures Maintenance, and Cycling and Road Safety.
	Each Service updates the corporate risk register on a quarterly basis and the Strategic Risk Management Development Plan is reviewed every 2 years.

4f. What arrangements does the organisation have in place to monitor and evaluate

Carbon Management Plan

The CMP is viewed as a 'live' document and is reviewed on an annual basis, thus ensuring that it remains 'fit for purpose' and deliver carbon based savings. A report is made annually to the Planning, Property and Policy Board which identifies:

1. Progress towards overall carbon reduction target
2. Progress with identified carbon reduction projects
3. An updated position regarding the Risk Register.

The CMP will be reviewed in its entirety after 5 years when a new carbon reduction target will be set based on progress achieved over the previous plan period.

Service Improvement Plans

Each Council service produces a Service Improvement Plan that details what that service is doing, how it is performing, the challenges faced and the priorities for the next three years. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available. The plan identifies the principal factors that will influence service needs, their development and delivery. It sets out the main priorities to be pursued and outcomes to be achieved over the next three years. An action plan detailing the outcomes and key tasks to achieve them is also included. Progress is monitored regularly by senior managers and councillors and will be made available to the public through the appropriate thematic board.

Climate Related Risk Assessment

The Council's Risk Register is reviewed every quarter and each service reports to the appropriate Board on an annual basis. Risks can be added or removed from the register as deemed necessary for a range of reasons including changes in legislation, the reform agenda etc. In 2014/15, the risk relating to the EESSH was added in recognition of the need to meet this challenge and reduce fuel poverty in line with national targets. Failure to control the risk associated with service delivery as a result of adverse weather is recognised as one of the top 5 risks for the Community Resources service. The risk and progress made on the measures to address it are monitored and reviewed regularly.

Policies and Plans

The policies within the LDP and SDP are monitored annually and both documents are the subject of a Strategic Environmental Assessment (SEA) which includes consideration of the effects of the policies on Climate Change mitigation and Adaptation. A State of the Environment Report for Renfrewshire has also been produced. It is updated every 2 years and provides a robust information base for the SEA and consideration of emerging environmental issues for the LDP. Flooding data is regularly updated to reflect the addition of new information and improvements in climate modelling. The data is also used to inform other corporate strategies such as the Local Housing Strategy.

Community Plan

The Community Planning Partnership Board meet quarterly. The Community Plan focuses on six themes; each of which has a detailed action plan and its own board made up of representatives from the Community Planning Partnership. The boards convene six to eight times per year to make decisions and monitor the progress of the community plan in terms of targets set and the projects associated with the Partnership. The Greener Renfrewshire group considers progress under the following headings communities, transport, housing and carbon management and waste reduction.

Monitoring and Evaluation of Climate Change Adaptation Action to fulfil duties outlined in the Climate Change Adaptation Programme.

The Council regularly updates its flooding data and is working closely with SEPA on the development of the emerging Flood Risk Management Strategy for Renfrewshire. Once the strategy and Local Flood Risk Management Plan are in place regular monitoring cycle will be required to inform future updates and maintain the relevance of the plans. 2014 saw joint consultation between SEPA and local authorities to inform the development of Scotland's first Flood Risk Management Strategies.

The Council has acquired the acquired Light Detection and Ranging (LIDAR) topographic data which provides very accurate height data for the whole of Renfrewshire. The LIDAR data is used to model flood events more accurately and assisted in the development of a sustainable flood management approach. The data is used to assess flood risk for individual projects and proposed development and will inform the development of the Local Flood Risk Management Plan for Renfrewshire.

The Council monitors the progress of its Green Network projects individually and through the LDP. The review of the Network in 2014/15 jointly with Glasgow and Clyde Valley Green Network Partnership included consideration of its resilience with regard to climate change which will contribute to further development of the network and the identification of Strategic Delivery Areas.

The Council has been closely involved in the recent review of the Forest and Woodland Strategy for Glasgow and the Clyde Valley that will inform SDP2 and LDP2. Climate change adaptation and the most recent iteration of the Integrated Habitat Network data have been central to the development of the FWS.

December 2014 a joint consultation between SEPA and local authorities took place to gain views on the proposed plans for how Scotland will tackle flood risk, and inform the development of Scotland's first Flood Risk Management Strategies and Local Flood Risk Management Plans.

Council is working closely with SEPA in the review of River Basin Management Plans. Response made to consultation on second River Basin Management Plan. Officers also attend the Clyde Area Advisory Group and have worked with SEPA officers to identify potential projects for Water Environment Fund inclusion and the Council's responsibilities under the Water Environment Act.

The policies within the Renfrewshire Local Development Plan are monitored on an annual basis. Flood risk and climate change resilience are included within the monitoring process. Planning applications stemming from the development plan are also monitored.

The Council monitors its progress on a range of initiatives that have been implemented in order to meet the targets set the Renfrewshire Fuel Poverty Strategy.

Risks associated with flooding, infrastructure and other incidents are monitored and regularly reviewed by the Council and its Risk Management Partners.

Future Priorities for adaptation

4g. What are the organisation's top 5 climate change adaptation priorities for the year ahead (2015/16)

1. Completion of the Renfrew North Flood Prevention Scheme and implementation of Renfrewshire's Flood Risk Management Strategy
2. Community Plan – The Council will continue to work with its Community Planning Partners to achieve the Greener Renfrewshire thematic outcomes.
3. Carbon Management Plan Implementation – to achieve a reduction in carbon emissions and embed carbon management and climate adaptation within the culture of Renfrewshire Council. This will be achieved through:
 - Energy and Water – reduction in energy use and reduction of water loss and increase in water conservation,
 - Transport – Reduction in emissions through more efficient fleet and reduction in staff mileage,
 - Waste – Continued reduction in the level of waste going to landfill in line with government targets and increase in recycling rates.
 - Street lighting – Roll out of LED street lighting to reduce carbon emissions improve the Council lighting stock.
 - Procurement – Supply of electricity to Council buildings to be under a 100% green tariff from utility suppliers and new build and refurbishment to achieve a minimum EPC rating of B and C respectively.
 - Communication – continued awareness raising and 'green champion' initiatives to be promoted.
4. Risk Management – Continual monitoring and evaluation of climate related risks as an integral part of the corporate Risk Management Strategy.
5. Regeneration Agenda – The Council will seek to achieve the most sustainable outcomes for Renfrewshire through City Deal, the City of Culture 2021 bid and other regeneration projects. These and other projects such as the Townscape Heritage Initiative, Local Green Network Partnership, Renfrewshire Access Strategy and the Renfrewshire Cycling Strategy 2015 – 2025 provide investment opportunities in key infrastructure that will make provision for climate change adaptation and mitigation.

5. Procurement

5a. How do procurement policies contribute to compliance with climate change duties?

The key policies that outline the commitment and key actions contributing to climate change duties include Corporate Procurement Strategy, Sustainable Procurement and Corporate Social Responsibility Policy. The approaches adopted to develop policies is also shaped and informed by the Scottish Government's Procurement Action Plan for Scotland and the Public Procurement Reform Act to meet the requirement of the Climate Change (Scotland) Act 2009 supporting the achievement of high standards of sustainable procurement.

As part of Contract Strategy Development stage consideration is given to five environmental aspects these include;

1. Reduction in emissions to air, water, impact on climate change and the impact on population's health
2. Waste reduction in solid wastes, liquids, hazardous packaging and landfill
3. Reduction in energy use and business travel
4. Habitat in loss of biodiversity and impact on habitat
5. Promotion of energy efficient products, renewable energy and sustainable resources

The environmental factors are considered across the different categories such as construction, vehicles replacement, street lighting, gardening products, and waste disposal. Where it is considered relevant and proportionate contractual obligations are specified in the Terms and Conditions for suppliers to ensure climate change adaptations. This requirement also specifies acting sustainably by taking account of environmental impact and specifying that goods and materials used can be re-used and recycled as well as using fair traded products; demonstrating compliance and sustainable practice in the delivery of the contract and within and across their supply chain activities.

Furthermore, consideration is also given to Sustainability Test as part of the Contract Strategy development on the following Sustainability/Community Benefit elements ,

1. Employment opportunities,
2. Equality and Human Rights,
3. 'Social Inclusion' and
4. 'Accessibility and Design for All.

To ensure effective monitoring and coordination for the delivery and progress on sustainability/community benefits a Community Benefits Forum has been established Chaired by the Corporate Procurement and Commercial Unit Manager. Membership consists of officers from the Council's Economic Development Team, Invest In Renfrewshire and Council's Children Services. The Forum is a platform to review current and future Contract Strategies and discuss progress on the delivery of Community Benefits offered by contractors. Invest In Renfrewshire work with the contractor to progress Community Benefits offered. Children Services report on the progress of suppliers regarding skills for learning, life and work including work placement opportunities. Information is shared about various events such as 'Meet the Buyer' including development and mentoring workshops targeted at Social Enterprises and SMEs.

<p>Corporate Procurement Unit actively collaborates and engages in partnership work at local and national level with a wide range of public, private and third sector organisations to identify and share best practice and knowledge of environmental and sustainable procurement factors. Organisations include Local Authorities, Scottish Government, Scotland Excel and Third Sector intermediaries 'Ready for Business', 'Engage Renfrewshire and employability intermediary 'Invest in Renfrewshire.</p> <p>Significant contribution to climate change mitigation includes the work undertaken for the Vehicle Replacement Programme to reduce fuel use and emissions, supporting to procure alternative fuel vehicles such as electricity. The procurement process included carrying out the environmental test taking account of the European emissions standards for exhaust emissions for new vehicles. Ensuring the waste management processes and the environmental policy of all suppliers appointed to the relevant framework agreements had been evaluated and confirmed to be satisfactory by the framework owner at the time of establishing the framework agreement. Suppliers are asked to ensure that as far as reasonably practical all materials supplied and used have been ethically and sustainably sourced.</p> <p>During 2014/15 another strategic target relevant to EPC rating has been successfully achieved this includes 2 new builds, St James's Primary School achieved EPC rating of A+ and Johnston Town Hall has achieved a EPC rating of B.</p>	<p>5b. How has procurement activity contributed to compliance with climate change duties?</p> <p>The prudent use of natural resources is still a cornerstone of carbon management for Renfrewshire Council a key element includes ensuring that supply of electricity in Council building is supplied under the 100% green electricity tariff. This strategic target has been achieved as a result of completing a contract negotiated by Procurement Scotland for EDF as the supplier. However, following the Chancellor's announcement to cut the Climate Change Levy exemption for Green energy with effect from 1 August 2015 there is a question mark over current and future provision of Green Energy.</p> <p>Corporate Procurement Unit continues to access and utilise a wide range of contracts negotiated by Procurement Scotland and other external bodies such as Scotland Excel for a wide range of goods and services procured on a collaborative basis. All of these bodies have sustainability as a central focus of their procurement process, and increasingly environmental factors are featuring within the evaluation criteria applied in awarding contracts.</p> <p>Corporate Procurement Unit actively continues with "One off" purchases for equipment and tangible goods taking account of the whole Life cost of the goods to ensure a healthy evaluation weighting is given to long warranty and maintenance contracts, ongoing running costs and the use of consumables.</p> <p>Sustainability and environmental factors are at the heart of procurement and feature across the wide range of procurement activities and processes to ensure compliance with EU and international trading rules, purchasing organic and fair trade food/drink where practicable. Activities also include supporting and providing market intelligence to procure vehicles that have low emission of local air pollutants and climate change gases. As well as actively identify opportunities within procurement processes to minimise emissions and exposure to air pollution in purchasing goods and services, and examine the environmental management practices of current and potential suppliers where appropriate.</p>
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Further Information

5c. Supporting information and best practice

Corporate Procurement Unit has gained national recognition across Scotland for achieving Superior Performance in the Procurement Capability Assessment (PCA).

Additionally the Corporate Procurement and Commercial Unit has been highly commended over a number of years attaining 'Excellence in Public Procurement' for Leadership, Innovation, Sustainability/Corporate Social Responsibility and as the Procurement Team of the Year.

Government Opportunities Awards - Scotland 2015/16

The approach adopted to consider Sustainability/Community Benefit in the procurement process received recognition by being listed as one of the finalists for the GO Sustainability/Corporate Social Responsibility Initiative of the Year Award.

Furthermore, the Community Benefit Forum that Renfrewshire adopts is being used as an example of a collaborative approach and this is being used as a case study in the 'Community Benefits Toolkit for Construction' developed by Scottish Futures Trust. The Toolkit will be rolled out across Scotland enabling other organisations to be able to respond to community benefit requirements as part of the procurement process.

The measurable Sustainable/Community Benefits achieved include the following; 250 Community Benefits offered for delivery from 28 contracts during 2014/15, as a result of the 10% Community Benefits weighting on the procurement of Construction & Infrastructure. Activities and processes have strengthened commercial relationships and strategic alliances with suppliers and community planning partners to achieve outcomes, examples include;

- Reducing unemployment and increasing employment opportunities, for example 20 Modern Apprenticeship opportunities, 21 work experience slots for 14 to 16 years of age
- Creation of sustainable physical environment, infrastructure investment encouraging business growth, regeneration of town centres and business spaces for example 8 Mentoring sessions for the Third sector organisations and 14 supply chain briefings for SMEs

Procurement is continuing to play an active and key role in the process of directly purchasing and identifying different technologies required for Road Lighting and examining whole life costs as part of the process for the installation of the LED technology. Procurement will ensure availability of sustainable resources to reduce energy and carbon consumption by 62%, and the flexibility to respond to market price variations and innovative approach to address the degeneration of LEDs at a large scale. The LED technology when fully implemented has the potential to deliver a significant revenue savings on an annual basis. Procurement will develop and incorporate Contractual guarantee period following the installation to minimise the risk of failed units and increase product guarantees. Following the award of the Contract, the role of the Procurement will be to work actively with supplier(s) to ensure that the current 28,000 lanterns and columns are disposed and collected by a recognised industry body accredited for disposal of discharge of lamps as per the Contract specification and to ensure delivery on the climate change aims.

<p>6. Validation and Declaration</p>	<p>6a. Internal validation process</p> <p>For 2014/15 data compilation for the report was co-ordinated by the Council's Development and Housing Service which has sustainability and the Carbon Management Plan as core responsibilities. The Lead Officer was required to coordinate the data compilation for the report through a series of meetings and focused requests to the relevant officers across the Council's services to ensure a sound basis for the corporate response. Information was provided by officers and from a range of documents and reports that already have approval at Board level, by full Council or the Community Planning Partnership. Policy documents such as the Risk Management Strategy, Renfrewshire Local Development Plan, the Fuel Poverty Strategy and the Carbon Management Plan will have been reported to the relevant Senior Management Team within the appropriate Council service, considered by the Corporate Management Team and have also benefit from approval by the Council.</p> <p>The Public Sector Climate Change Duties Report will be considered by the Planning, Policy and Property Board prior to its submission to SSN and the Scottish Government by the 30th of November deadline.</p>
<p>6c. External validation process</p>	<p>Local Development Plan Examination: An examination was held so that any unresolved representations to the Proposed Plan could be independently reviewed by reporters from the Directorate for Planning and Environmental Appeals (DPEA). The DPEA concluded the examination of Renfrewshire's Proposed Local Development Plan in June 2014 and Renfrewshire Council were then able to submit a Proposal to adopt the Proposed Renfrewshire Local Development Plan. The Strategic Development Plan was also the subject of an examination and SDP2 – Clydeplan – will also be the subject of an examination.</p> <p>Planning Performance Framework: An efficient and well-functioning planning service is recognised as facilitating sustainable economic growth and delivering high quality development in the right places. In order to monitor service performance and the commitment to improve planning services all planning authorities, strategic development plan authorities and seven key agencies prepare a Planning Performance Framework (PPF). The Framework captures key elements of a high-performing planning service, such as:</p> <ul style="list-style-type: none"> • speed of decision-making • certainty of timescales, process and advice • delivery of good quality development and project management, and • clear communications and open engagement

The framework gives a measure of the quality of the planning service and is used to identify and encourage ongoing improvements. The PPF is completed on an annual basis and feedback is received from the Scottish Government. PPF reports contain both qualitative and quantitative elements of performance and set out proposals for service improvement.

Strategic Environmental Appraisal: The Council is required to assess, consult and monitor the likely impacts of its plans, programmes and strategies on the environment. Strategic Environmental Assessment (SEA) is a key component of sustainable development, establishing important methods for protecting the environment and extending opportunities for public participation in decision making. SEA achieves this by systematically assessing and monitoring the significant environmental effects of public sector strategies, plans and programmes ensuring that expertise and views are sought at various points in the process from SNH, SEPA, Historic Scotland and the public. The Local Development Plan and other plans that have evolved from the LDP were the subject of SEA, where climate change and associated factors such as flooding were specific considerations of the assessment.

Procurement: The processes and practice of procurement are subject to Procurement & Commercial Improvement Programme (PCIP) assessment; this replaces the previous Procurement Capability Assessment (PCA). The new PCIP assessment will focus on the policies and procedures driving procurement performance and results delivered. The PCIP has a new methodology for assessing, different questions and new scoring. The evidence to support the achievement is subject to external scrutiny/validation by Scotland Excel. This is currently at an early stage and first 'mock' assessment will be undertaken during November 2015 with the formal assessment being completed during March 2016. A key element to be assessed and validated with evidence is the delivery and progress across the three factors of Sustainability namely Environmental, Economic, and Social. Furthermore, Renfrewshire Council's Internal Audit also carries out a review of specific procurement processes and activities on an annual basis. Any improvement actions identified are monitored to ensure progress and completion of actions within the specified period.

For the purposes of coordinating the data compilation and creation of the Procurement report a central point of contact (Senior Policy Officer) was appointed. The information was gathered from various officers and verified by Category Managers and contacts in Procurement Scotland. The Procurement section will be reviewed and approved by the Corporate Procurement and Commercial Manager. The final validation and approval will be undertaken by the Council's relevant Policy Board as part of the full submission. The full document will be controlled by the nominated Service Lead Officer this being Development and Housing Services.

Carbon Reduction Commitment: Renfrewshire Council's Carbon Reduction Commitment (CRC) has previously benefited from external validation.



To: Planning and Property Policy Board
On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Renfrewshire Housing Land Supply Supplementary Guidance

1. Summary

- 1.1. The Scottish Government Reporter to the Examination of the Renfrewshire Local Development Plan (LDP) concluded that Renfrewshire has a shortfall in its housing land supply. To address this, the Reporter recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the LDP, which would include a detailed framework to guide the release of additional housing land.
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2. Recommendations

2.1 It is recommended that the Board:

- (i) Approves the Finalised Renfrewshire Housing Land Supply Supplementary Guidance.
 - (ii) Authorises the Director of Development and Housing Services to submit the Finalised Renfrewshire Housing Land Supply Supplementary Guidance (Appendix 1) to the Scottish Ministers and thereafter adopt the guidance unless directed otherwise by the Scottish Ministers.
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3. Background

- 3.1. Scottish Planning Policy requires Councils to identify a generous supply of housing land within the context of the Strategic Development Plan and Renfrewshire Local Housing Strategy.

- 3.2. The strategy approved by Renfrewshire Council in the Adopted LDP sought to deliver 88% of future housing development on brownfield land, supplemented by limited green belt release to provide the “*generous supply of land*” to meet the housing land requirements.
 - 3.3. Notwithstanding this aspiration of Renfrewshire Council, the Reporter appointed to conduct the Examination of the Local Development Plan concluded that Renfrewshire had a shortfall in its housing land supply and in order to address this, recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the LDP.
 - 3.4. The Scottish Government Reporter recommended that the Housing SG should include a detailed framework with criteria to allow the Council to consider planning applications that come forward for new residential developments not already identified in the Adopted Renfrewshire LDP.
 - 3.5. Within this context, the Planning & Property Board of May 12th 2015, approved Draft Renfrewshire Housing Land Supply Supplementary Guidance. This Draft guidance was subject to a six week consultation during which 27 representations were received (Appendix 2)
 - 3.6. The Finalised Supplementary Guidance attached to this report, has been informed by the representations received and in order to comply with the Scottish Government Reporter’s recommendation is recommended to the Board.
 - 3.7. Members should also note that a “Housing Land Audit 2015” has been carried out, which details the current housing land supply and all available brownfield sites and the 13 greenbelt sites that were identified in the Adopted LDP.
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4 Next Steps

- 4.1 The Finalised Renfrewshire Housing Land Supply Supplementary Guidance requires to be sent to the Scottish Government along with a statement setting out the publicity measures that have been undertaken, the comments received through consultation and an explanation of how these comments were taken into account in the finalised document.
- 4.2 The Scottish Government will then decide whether or not to allow the Council to adopt the SG. Should the Scottish Government not wish to intervene in the adoption of the SG, the Council will adopt the SG, advertising its adoption.
- 4.3 Renfrewshire Housing Land Supply Supplementary Guidance will be ‘statutory’ document forming part of the development plan. It will have the same status for decision making as the Renfrewshire Local Development Plan.

- 4.4 An early review of the LDP is also underway which will entail an extensive engagement and consultation process allowing a robust and fair examination of all housing sites to be carried out through the plan preparation process.
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Implications of the Report

1. **Financial** – None
 2. **HR & Organisational Development** – None
 3. **Community Planning – Jobs and Economy** – The LDP is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and are regeneration.
 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
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List of Background Papers

- (a) Appendix 1 – Responses from the consultation on the draft Renfrewshire Housing Land Supply Supplementary Guidance;
- (b) Appendix 2 – The finalised version of the Renfrewshire Housing Land Supply Supplementary Guidance.

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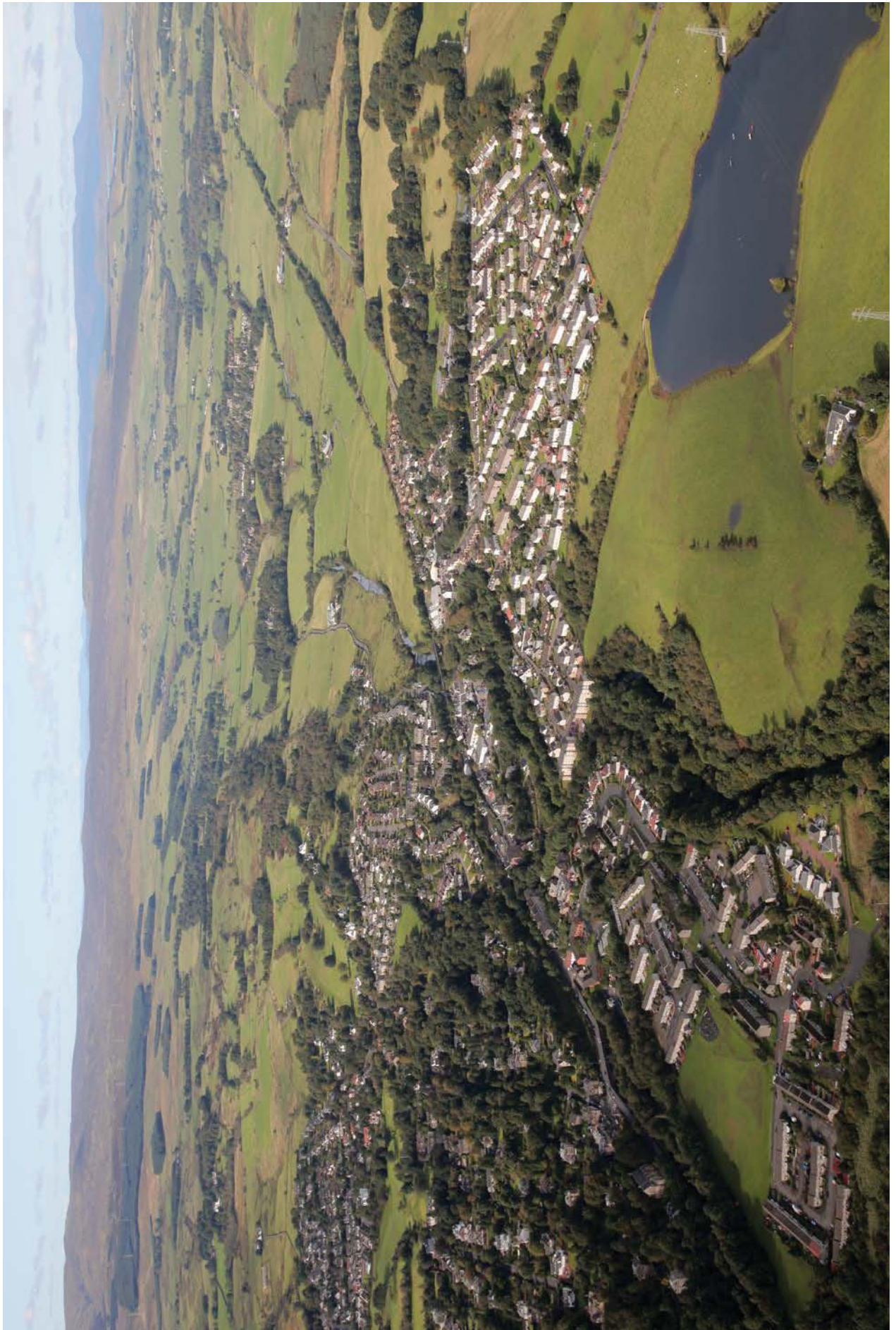


Renfrewshire Local Development Plan

Housing Land Supply Supplementary Guidance (2015)



Renfrewshire
Council



Introduction

The Renfrewshire Local Development Plan (LDP) is in two parts; the LDP document and New Development Supplementary Guidance (SG). Together these documents set out the overall spatial strategy for Renfrewshire, with key policies, proposals and guidance.

The LDP sets out the strategy, priorities and principles for development in Renfrewshire and the detailed development framework and criteria is contained within supplementary guidance.

Both the local development plan and supplementary guidance outline what developers need to do in designing, delivering and implementing development, with an emphasis on sustainable development and place making.



Purpose of the Housing Land Supply Supplementary Guidance

Scottish Planning Policy requires Councils to identify a generous supply of land to meet the housing land requirements within the context of the Strategic Development Plan (SDP) and Renfrewshire Local Housing Strategy (LHS).

The Renfrewshire LDP is required to allocate a range of sites for housing which are effective (or capable of becoming effective*) to meet the housing land requirements up to 10 years beyond the predicted year of the plan adoption, ensuring a minimum of 5 years effective land supply at all times.

The LDP identifies a housing land supply that focuses on brownfield land to meet the majority of the housing land requirements along with a small number of green belt release sites to help stimulate supply in the short term.

In Examining the Renfrewshire LDP, the Reporter concluded that there was a shortfall in housing land in Renfrewshire. The LDP did not identify sufficient land to meet the housing need and demand.

*Effective Housing Land Supply – The part of the established land supply which is free or expected to be free of development constraints in the period under consideration, and therefore be available for the construction of housing.

Scottish Government Reporter's Recommendation

To address the potential shortfall in housing land supply, the Reporter recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the LDP. The SG is to include a detailed framework to guide the release of additional housing land where a 5-year supply of effective housing land is not being maintained.

The Council is required to monitor and review that guidance annually in light of changing circumstances. The Council are then to grant planning permission in accordance with the detailed guidance, provided that:

- The site is shown to be effective and can be delivered to address the identified shortfall;
- It will not undermine the spatial strategy of the plan; and,
- Its design would comply with the criteria for implementing the spatial strategy in the local development plan and the Council's New Development SG.

Renfrewshire Housing Land Supply Supplementary Guidance

In line with the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the role of this Housing Land Supply Supplementary Guidance is to provide further information or detail in respect of the policies and/or guidance already set out in the Adopted Renfrewshire LDP and New Development Supplementary Guidance.

In this respect it is considered that identifying or allocating additional housing sites or providing locational preferences is in the SG is not appropriate. Renfrewshire Council consider that this detail would be inconsistent with the conclusions and recommendations of the Reporter appointed by the Scottish Government.

The allocation or identification of preferred sites would also be contrary to Scottish Government policy and advice where the emphasis and importance of front-loading the process through engagement and consultation in the earliest stages is set out to enable views to be reflected in plans and development proposals. Furthermore identifying new housing sites in the SG would also lack the scrutiny of an Examination.

In the preparation of the SG along with the early review of the Adopted Renfrewshire Local Development Plan to address the shortfall in housing land supply, the Council undertook an additional Suggestion for Land Use Change exercise. This helped

to gauge developer interest in relation to investing in Renfrewshire.

Following the Suggestions for Land Use Change exercise, Renfrewshire Council have had discussions with all parties that made representations to the exercise. Each party has been given feedback on submission and an indication as to whether a site could come forward in the short term or medium term or that it does not fit with the overall spatial strategy, policies or guidance framework for Renfrewshire. This approach is considered to provide a more appropriate way forward with dialogue and conversation, resulting in a better understanding of opportunities and issues in Renfrewshire rather than to simply suggesting sites in the supplementary guidance.

In this regard, the Renfrewshire Housing Land Supply SG sets out the framework for how the Council will consider planning applications for housing on sites not allocated in the adopted Renfrewshire LDP, in circumstances where the 5 year effective land supply is not being maintained.

Renfrewshire's 5 year effective land supply is monitored and reviewed on an annual basis through the preparation of the Housing Land Audit (HLA). The HLA will be the monitoring mechanism to gauge the need to release further land to meet the housing land requirements. On this basis the Housing Land Supply Supplementary Guidance will require to be reviewed annually and updated where required, ensuring any shortfall in the housing land supply is identified in the HLA that the SG addresses this and the detailed framework is refreshed where necessary.

The Housing Land Audit 2015 indicates that there is currently a shortfall of 755 private sector units.

YEAR	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020
HOUSING SUPPLY TARGET	745	632	632	632	632
AGREED PROGRAMMING OF CURRENT HOUSING SITES	462	492	556	498	510
SHORTFALL	283	140	76	134	122

How to use the Supplementary Guidance

All residential developments must be assessed against the policies set out in the LDP and the guidance / criteria within the New Development Supplementary Guidance as well as the framework set out in this Housing Land Supply Supplementary Guidance.

The LDP and New Development SG is also supplemented by a series of non statutory Planning Advice Notes which provide good practice examples in relation to design and place, in particular reference must be made to Renfrewshire’s Places Residential Design Guide.

Delivery of existing sites in the Established Land Supply / Housing Action Programme Sites

Renfrewshire Council is committed to utilising a variety of enabling mechanisms and innovative approaches to support the delivery of housing on stalled or more complex or challenging sites.

Almost all of these housing sites, which are in the established housing land supply, are previously developed sites in existing residential areas. Many of these sites are vacant and/or derelict and are only challenging due to the nature of the economy and not due to significant constraints.

This SG therefore includes the methods that the Council will use to make the sites in the established housing land supply and the identified housing action programme sites effective and deliverable.

Regeneration of Previously Developed Land

The Renfrewshire LDP Spatial Strategy supports investment which helps to regenerate, create and enhance communities and places, providing high quality new developments in the right locations.

The regeneration of previously developed land, in line with Scottish Planning Policy, the National Planning Framework, the Strategic Development Plan as well as all of Renfrewshire Council's plans, policies and strategies, has made a significant

contribution to the number of residential units built over the last 20 years in Renfrewshire.

Renfrewshire Council expect to see a continuation of this trend, particularly given the amount of brownfield land available for development within Renfrewshire.

The Council's however recognise that despite the strong commitment and priority given over to brownfield sites, a process is required that would allow greenfield sites to be identified within the context of the Council's strategic regeneration priorities.

Partnership Working

The Council see an opportunity to proactively work with others with a flexible and enabling approach to remove constraints/barriers. As such the council will continue to actively engage with Homes for Scotland and the wider development industry on a site by site basis, to find appropriate solutions to development constraints.

Housing Action Programme Sites

The Housing Action Programme Sites were identified in the LDP as being an integral part of the housing land supply. The Council is aiming to enable the implementation of development on these sites by assessing the infrastructure that would be required as part of site implementation works, as well as looking at staggering capital receipts on land owned by the Council on the basis of a licence agreement or an agreed payment structure and disposal of sites at nil value. Each site will require a different method of support or facilitation.

Renfrewshire Local Development Plan – Action Programme

The LDP Action Programme sets out how the objectives, strategy and policies within the LDP can be successfully implemented and delivered along with various actions and partnerships that can support and achieve successful implementation.

There are 10 actions within the Places Strategy section which specifically refer to how Renfrewshire Council along with partners and stakeholders will progress actions to make more housing sites effective.

Development Briefs

The Council is also committed to enabling and supporting many of the housing development sites that have not been successfully delivered over the years.

The Council have started this process by identifying areas where there have been a number of smaller vacant and derelict sites within or on the edge of our town centres, where planning consent for housing has been given and the sites have stalled.

Development briefs are being prepared outlining a vision of how collectively regenerating an area together with various parties and landowners, that that this could make sites more viable, available and therefore more effective. The Council is to develop, implement and roll out this approach in various locations throughout Renfrewshire.

Planning Obligations

The adopted LDP does not set out any policies on developer contributions. The Council consider this is a proactive approach to encouraging development in the right places where the delivery of development is not reliant on large infrastructure investment.

The Council encourage early discussions with developers and key agencies with an aim of implementing suitable development which will have minimal impact on existing infrastructure, timescales or budgets. Developers are still required to make good any infrastructure deficits associated with any new development.

In considering the implementation of planning obligations associated with existing residential consents, consideration will be given to the use of staged or deferred payments to assist development at a site and generate revenue before paying the full costs of related infrastructure.

Framework for the release of further housing land

Each planning application for residential development will be assessed on its merits and in accordance with the following criteria. Additional land release for housing will be supported where it meets the main and other considerations.

Main Considerations

- Scottish Planning Policy – Sustainability and Placemaking Policy Principles,
- Compliance with the Glasgow and the Clyde Valley Strategic Development Plan – Spatial Development Strategy and indicative compatible development (Diagram 3), Sustainable location assessment (Diagram 4) and Strategy Support Measure 10 – Housing development and local flexibility;
- Renfrewshire Local Development Plan – Spatial Strategy (Implementing the spatial Strategy – page 4), Policy P1 – Renfrewshire’s Places, Policy P2 – Housing Land Supply, Policy P7 – Green Network, Policy P8 – Open Space, Policy ENV1 – Green Belt, Policy ENV 2 – Natural Heritage, Policy, ENV 3 – Built Heritage, Policy ENV 4 – The Water Environment, Policy ENV5 – Air Quality, Policy I5 – Flooding and Drainage, Policy I7 – Low Carbon Developments
- Renfrewshire Local Development Plan New Development Supplementary Guidance;
- Renfrewshire’s Places Residential Design Guide;

Other Considerations

- Supporting information to demonstrate the effectiveness of the site and guarantee delivery in the short term (up to 2019) must be submitted with any planning application for residential development;
- Details of the phasing of the development will require to be submitted with any planning application;
- The site must be capable of being substantially built out by 2019. Should development not commence by 2019 the sites will revert back to green belt land designation;
- Compliance with The Scottish Government Planning Advice Note 2/2010 in relation to the assessment of effectiveness is required to be demonstrated;
- Proposed housing sites must create or be contained within robust defensible boundaries and must not set a precedent for subsequent future expansion;
- It must be demonstrated that sufficient infrastructure is available or can be made available by the developer or another party within a timescale that allows for early house completions;
- Proposals for residential development must not be dependent on the prior provision of infrastructure required

by existing housing land allocations that do not yet have planning permission or are committed but have not started;

- Scale of the site – This SG does not apply to planning applications for single or small groups of houses (5 or less). The scale should also be such that it can contribute to the short term needs of the housing land supply;
- Development sites should be able to co-exist with existing surrounding uses, having no significant affect on the character and amenity of the surrounding area;
- The use of processing agreements will be used to ensure that the Council deal with planning applications expeditiously, to support the early delivery of housing on sites;

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0001 – Morag Vaughan	There is no need for further housing in Bridge of Weir particularly when there is not adequate infrastructure or facilities to support current homes and residents.	No suggested alteration or addition – just no more housing in Bridge of Weir.	No change to finalised supplementary guidance. The Housing Land Supply Supplementary Guidance (SG) simply sets an additional policy framework for the considering residential proposals that come forward –
HSG 0002 – Strathclyde Partnership for Transport (SPT)	No representations to draft Housing Land Supply Supplementary Guidance.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0003 – Scottish Natural Heritage (SNH)	Given that the development proposals coming forward will not have been subjected to the same level of scrutiny and assessment through SEA and site selection assessments, it is recommended that Policy ENV2 – Natural Heritage is added to the 'Main Considerations' section (page 6) This should ensure that protected species are considered during site selection.	Recommend that Policy ENV2 – Natural Heritage is added to the 'Main Considerations' section (page 6).	Agreed - Policy ENV2 – Natural Heritage added to the 'Main Considerations' section (page 6).
HSG 0004 – Scottish Environment Protection Agency (SEPA)	Support the view of the Council that the allocation of additional housing sites should be brought forward through a full review of the Renfrewshire Local Development Plan (LDP).	Recommend bullet point 4 'Physical – Other Considerations (page 6), a reference is included to issues of co-location. Recommend bullet point 4 'Infrastructure – Other Considerations (page 7), a	Agreed – However bullet point 4 simply sets out the considerations in relation to the Scottish Government Planning Advice Note 2/2010 so these cannot be altered. These two new points to the 'main and other consideration' section of the SG.

Renfrewshire Local Development Plan – Housing Land Supply Supplementary Guidance

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	In terms of the draft Housing Land Supply Supplementary Guidance we would recommend two additions to the finalised Housing Land Supply Supplementary Guidance in order to protect the environment.	reference to foul drainage as an infrastructure consideration is included.	
HSG 0005 - Kilbarchan Community Council	Fully support Renfrewshire Council's Housing Land Supply Supplementary Guidance.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0006 - GL Hearn on behalf of Hallam Land Management	<p>The SG should indicate the Council's spatial preferences to meet the housing land shortfall, this would provide certainty to where additional development should go, without this the SG becomes a reiteration of the policies already in the LDP, leading to planning by appeal.</p> <p>The SG should indicate the sites not considered favourable by the Planning Authority, with weighting in favour of new sites that have not previously been considered through the LDP process.</p> <p>There is a need for the SG to clearly</p>	<p>Page 2 (paragraph 12): Remove reference in the final sentence to a full LDP review being required</p> <p>Page 2 (Paragraph 9): Refer to the identified shortfall of 1000 homes</p> <p>Page 3 (Paragraph 2): Delete the first paragraph under the heading 'Renfrewshire Housing land SG'</p> <p>Pages 4 & 5 (All paragraphs): We consider that all of the text on pages 4 and 5 should be deleted</p>	<p>Agreed - This paragraph has been altered.</p> <p>Agreed - The shortfall as at 2015 has been added to the SG.</p> <p>Agreed – This paragraph has been altered.</p> <p>No change - In line with Scottish Planning Policy (SPP), the SG aims to direct developments towards sites in existing settlements and where possible make effective use of existing infrastructure. SPP identifies brownfield sites are preferable to greenfield sites. The SG simply</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	state the housing shortfall figure.	<p>Page 6 (Criterion 4 - Physical): Amend final sentence so that it makes reference to developments being substantially complete by 2019. This would ensure consistency with criterion 3 under 'other considerations'</p> <p>Page 7: Introduce an additional criterion giving a positive weighting to sites which were not dismissed by the Council and by the Reporter as being not suitable for allocation within the recently adopted LDP</p>	<p>reinforces this aiming to ensure all housing sites are able to be delivered.</p> <p>No change - The criteria set out here simply reflect that stated in the Scottish Government Planning Advice Note, PAN 2/2010. The text at this bullet point will be amended simply to state that there should be compliance with PAN 2/2010.</p> <p>No change - The aim of the SG is to provide a detailed framework to guide the release of additional land. The assessment of sites will be undertaken as and when planning applications come forward to be assessed against the LDP, the New Development Supplementary Guidance and the Housing Land Supply Supplementary Guidance.</p>
HSG 0007 – Scottish Water	<p>Scottish Water is committed to working with the Council on the delivery of the LDP and will continue to work with the Council to highlight where there is available capacity within Scottish Water's network.</p> <p>Insufficient capacity should not be seen as a barrier to development.</p>	No suggested alteration or addition.	No change to finalised supplementary guidance.

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	Where new development necessitates infrastructure, developers will be required to fund this, meeting the costs of all local network infrastructure.		
HSG 0008 – Brookfield Community Council	No substantive comments to make on the principles set out in the SG, but alterations and additions requested.	<p>Other Considerations</p> <p>Bullet point 2 should read: Details of the phasing of the development will require to be submitted with any planning application.</p> <p>Bullet point 4 should read: the site is free from constraints related to slope aspect, flood risk, ground stability drainage issues or vehicular access which would preclude its development. Where there is solid commitment to removing the constraints by 2019, the site will be considered.</p> <p>Bullet point 7: It must be demonstrated that sufficient infrastructure is available or can be made available by the developer or another party, within a timescale that allows for early completions.</p>	<p>Agreed - changed in SG.</p> <p>No change - The criteria set out here simply reflect that stated in the Scottish Government Planning Advice Note, PAN 2/2010. The text at this bullet point will be amended simply to state that there should be compliance with PAN2/2010.Flooding and drainage considerations are already covered by Policy ENV4 – The Water Environment in the adopted LDP.</p> <p>Agreed - changed in SG.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0009 – Homes for Scotland	<p>Homes for Scotland reject the approach taken in the draft SG. To rely on broad criteria for assessment rather than identifying sites is considered the wrong way to ensure early delivery of new sites.</p> <p>Astonished that the Council has adopted the stance that the SG risks weakening the recently adopted LDP and that the Council argues that an early review of the LDP offers a more co-ordinated way forward to deal with new housing sites.</p> <p>Considered that the SG might identify specific sites in the SG and that this would have offered a degree of certainty. The principle of the development would be established subject to detailed matters.</p> <p>The entire process lacks transparency</p>	<p>Additional paragraph Proposed developments within a green belt will only be considered if the development is proportionate to the existing size of the site.</p> <p>The Council should: Publish the results of the Suggestions for Land Use Change exercise and it's assessment of the suitability of all submitted sites</p> <p>Identify in the Guidance a range of preferred housing sites</p> <p>Demonstrate with reference to the housing requirements of the Strategic Plan and to the effective housing land</p>	<p>No change - this criterion is set out in the existing adopted LDP New Development Supplementary Guidance.</p> <p>No change - The Suggestions for Land Use Change exercise was undertaken to gauge the level of interest in Renfrewshire as the Council prepares to review the current LDP. It is work in progress and the assessment of this exercise along with any further Suggestions for Land Use Change exercises to inform the review of the LDP will be published alongside the Renfrewshire Local Development Plan Main Issues Report in 2016.</p> <p>No change - It would be contrary to the advice of Circular 6/2013 – Development Planning to require identification or allocation of housing sites without the scrutiny of an examination or extensive consultation and engagement as required by legislation.</p> <p>Agreed - The shortfall as at 2015 has been added to the SG.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	or any opportunity for consultees to comment in any meaningful way on the Council's assertion that a plan-led approach is the best way to deliver more new housing.	supply how these additional sites can collectively meet the shortfalls in effective housing land to 2019	
HSG 0010 – Gleddoch Hotel	<p>The draft SG is helpful, but should be altered to identify only greenbelt sites.</p> <p>Suggest that green belt sites which have an existing or previous use be favoured more than 'virgin greenbelt' land.</p> <p>The SG should encourage housing that is not mainstream style housing. The SG should include the expansion of existing businesses in the greenbelt allowing enabling development formats.</p>	<p>The 'Main' and 'Other' considerations of the framework should be qualified by additional criteria along the following lines:-</p> <p>Preference will be given to sites that substantially meet the following criteria:</p> <p>Are located in the greenbelt and already have an existing, non-agricultural, use;</p> <p>Are within the five economic strategies/ locations identified in policies E1 to E5 of the approved LDP;</p> <p>Are not already identified in schedule 3 of the approved LDP;</p> <p>Can accommodate new residential development of an appropriate scale that does not detract from the primary existing use of the land, EG Tourism;</p>	<p>No change – Policy ENV1 – Green Belt in the current LDP has set out this criterion.</p> <p>No change – this would be contrary to the overall spatial strategy set out in the LDP.</p> <p>No change – the housing SG is a detailed framework to guide the release of additional housing land.</p> <p>No change - this criterion is set out in the existing adopted New Development Supplementary Guidance.</p>

Renfrewshire Local Development Plan – Housing Land Supply Supplementary Guidance

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
		Can assist the enablement and expansion (both words defined widely) of the primary established use.	No change – Any housing proposal in the greenbelt, whether they enabled further economic development or not, will require to be assessed in the same way through the LDP, New Development Supplementary Guidance and the Housing Land Supply Supplementary Guidance.
HSG 0011 – Scottish Government	Concerned that the SG does not comprehensively fulfil the expectations of the Reporter's recommendations. In particular the SG does not provide a sufficient framework to deliver the further sites need to provide an effective and generous supply.	<p>The supplementary guidance document should:</p> <p>Maintain reference to the shortfall in housing land in the LDP, as noted at page 2, column 3, paragraph 1 but remove the earlier and contradictory reference to an adequate housing land supply, as noted as page 2, column 2, paragraph 3.</p> <p>Set out clearly the scale and nature of the shortfall that needs to be addressed to ensure an effective and generous housing supply, as concluded by the Reporter in the examination report. This will inform the monitoring and review of the SG.</p> <p>Provide a thorough explanation why sites have not been identified within the SG. This is because stakeholder expectations</p>	<p>Agreed - changed in SG.</p> <p>Agreed - The shortfall as at 2015 has been added to the SG.</p> <p>Agreed – changed in SG.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
		<p>will have been raised from the 'Suggestion for Land Use Change' exercise, where the 'What happens next' section noted that the Draft SG would identify appropriate sites which could assist in meeting the housing shortfall. The change in approach will have sent conflicting messages to stakeholders.</p> <p>Set out how the information for the 'Suggestion for Land Use Change' exercise has informed the SG.</p> <p>Set out how the required annual monitoring and review of the SG will be undertaken, e.g. the timescale and procedures, and how this will relate to the Housing Land Audit.</p> <p>Expand further on what actions can be taken by the Council corporately to make housing sites effective. This could be linked to the Action Programme for the LDP where relevant stakeholders and specific actions can be identified to progress individual sites, for example identifying the nature of any constraint and steps to address it. Page 29 of the LDP refers to a 'Programme of Delivery'</p>	<p>Agreed – changed in SG.</p> <p>Agreed – changed in SG.</p> <p>Agreed – changed in SG.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
		<p>and to general approaches which should be detailed for the relevant sites in the associated Action Programme. As part of the related Action Programme work, there should be an identification of any infrastructure requirements and likely planning obligations.</p> <p>Signal the Council's commitment to addressing the shortfall through a timely review of the LDP.</p> <p>Overall, be more clearly positive in tone. The document could be framed 'Additional land release will be supported where ...'.</p>	<p>Agreed – changed in SG.</p> <p>Agreed – changed in SG.</p>
HSG 0012 – Graham Auld	<p>The SG is too vague and allows a wide interpretation. It does not put enough protection for greenbelt land emphasising the clear function and role of the greenbelt.</p> <p>There should be protection of greenbelt land where there exists interesting historic features in the landscape.</p>	<p>Page 6 – Other Considerations – Amend to "Ownership – the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Ownership in itself will not be a reason to allow development"</p> <p>The following should be added – "Release of Green Belt land will be refused where Government monies have been utilised to protect and enhance the environmental significance of the land."</p>	<p>No change - The criteria set out here simply reflect that stated in the Scottish Government Planning Advice Note, PAN 2/2010. The text at this bullet point will be amended simply to state that there should be compliance with PAN2/2010.</p> <p>No change – Existing policies in the LDP ensure the protection and enhancement of the environmental significance of the land is considered.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0013 – John Dickie		The following should be added – “Release of Green Belt land will be refused where there exists interesting historical features in the landscape”.	No change – Existing policies in the LDP ensure the protection and enhancement of the environmental significance of the land is considered.
	The SG is welcomed and provides a clearer context to assessing housing proposals. This approach should assist in facilitating flexibility within the housing land supply.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0014 – Montagu Evans on behalf of Erskine Hospital	Request that a specific site within Renfrewshire is considered in line with the LDP and the Housing Land Supply Supplementary Guidance when finalised.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0015 – GL Hearn on behalf of Taylor Wimpey	The SG should indicate the Council's spatial preferences to meet the housing land shortfall, this would provide certainty to where additional development should go, without this the SG becomes a reiteration of the policies already in the LDP, leading to planning by appeal. The SG should indicate the sites not considered favourable by the Planning Authority, with weighting in favour of	A 'detailed framework' with a spatial dimension and clear preferred and non-preferred criteria should be included to 'guide' prospective applicants and inform the Council's consideration of applications, all as required by the Reporter's report. Clarity should be provided regarding the Council's position on the number of units of shortfall to be met via the SG.	No change – a detailed framework has been provided with <i>preferred</i> criteria set out to guide applicants. Agree - The shortfall as at 2015 has been added to the SG.

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Planning & Property Policy Board – 10 November 2015 (Appendix 1)

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	<p>The SG should indicate the sites not considered favourable by the Planning Authority, with weighting in favour of new sites that have not previously been considered through the LDP process.</p> <p>There is an absolute need for the SG to clearly state the housing shortfall figure.</p>	<p>Clarity should be provided regarding the Council's position on the number of units of shortfall to be met via the SG.</p> <p>The assessment of previously considered sites should be presented.</p> <p>A clear statement should be made that greenfield sites will be necessary and accepted, subject to detailed considerations, to help meet the shortfall.</p> <p>A 'detailed framework' with a spatial dimension and clear preferred and non-preferred criteria should be included to 'guide' prospective applicants and inform</p>	<p>Agreed - The shortfall as at 2015 has been added to the SG.</p> <p>No change – an assessment of each site submitted through the preparation of the current LDP was given and examined by the Scottish Government Reporter. The recent Suggestions for Land Use Change exercise carried out in Jan / Feb 2015 was undertaken to gauge the level of interest in Renfrewshire as the Council prepares to review the current LDP. It is work in progress and the assessment of this exercise along with any further Suggestions for Land Use Change exercises to inform the review of the LDP will be published alongside the Renfrewshire Local Development Plan Main Issues Report in 2016.</p> <p>Agreed – changed in SG.</p> <p>No change – a detailed framework has been provided with <i>preferred</i> criteria set out to guide applicants.</p>
HSG 0017 – GL Hearn on behalf of Taylor Wimpey	The SG should indicate the Council's spatial preferences to meet the housing land shortfall, this would provide certainty to where additional		

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	<p>development should go, without this the SG becomes a reiteration of the policies already in the LDP, leading to planning by appeal.</p> <p>The SG should indicate the sites not considered favourable by the Planning Authority, with weighting in favour of new sites that have not previously been considered through the LDP process.</p> <p>There is an absolute need for the SG to clearly state the housing shortfall figure.</p>	<p>the Council's consideration of applications, all as required by the Reporter's report.</p> <p>Clarity should be provided regarding the Council's position on the number of units of shortfall to be met via the SG.</p> <p>The assessment of previously considered sites should be presented.</p> <p>A clear statement should be made that greenfield sites will be necessary and accepted, subject to detailed considerations, to help meet the shortfall.</p>	<p>Agreed - The shortfall as at 2015 has been added to the SG.</p> <p>No change – an assessment of each site submitted through the preparation of the current LDP was given and examined by the Scottish Government Reporter. The recent Suggestions for Land Use Change exercise carried out in Jan / Feb 2015 was undertaken to gauge the level of interest in Renfrewshire as the Council prepares to review the current LDP. It is work in progress and the assessment of this exercise along with any further Suggestions for Land Use Change exercises to inform the review of the LDP will be published alongside the Renfrewshire Local Development Plan Main Issues Report in 2016.</p> <p>Agreed – changed in SG.</p>

Renfrewshire Local Development Plan – Housing Land Supply Supplementary Guidance

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0018 – Dawn Group	<p>Concerned that the Suggestions for Land Use Change exercise came before the Housing SG it would have been more logical to have the exercise after.</p> <p>Dawn are comfortable with the framework in the SG, it represents the criteria based approach that they would apply when promoting a site for inclusion in a development plan.</p>	No suggested alteration or addition.	No change - The recent Suggestions for Land Use Change exercise carried out in Jan / Feb 2015 was undertaken to gauge the level of interest in Renfrewshire as the Council prepares to review the current LDP.
HSG 0019 – Colliers on behalf of Andrew Forrest Properties	<p>Disagree with the approach taken in the SG, considered that sites should have identified sites to provide certainty.</p> <p>Confirmed that there is no legislation that precludes the allocation of specific sites within supplementary guidance.</p> <p>Concern regarding the timing of the Suggestions for Land Use Change exercise.</p> <p>The SG does not provide sufficient detail to allow developers to proceed with certainty.</p>	<p>Allocate specific sites for housing development within Supplementary Guidance, or, at the very least, ensure that the Detailed Framework which would allow the identification of additional land to address the acknowledged shortfall is delivered.</p>	<p>No change - It would be contrary to the advice of Circular 6/2013 – Development Planning to require identification or allocation of housing sites without the scrutiny of an examination or extensive consultation and engagement as required by legislation.</p> <p>Agreed - The SG has been altered to provide a more detailed framework.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0020 – Leith Planning	Supportive of the Council's aspirations in the enabling policy framework as set out in the SG and the willingness to approve green belt sites where the various criterion are met.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0021 – Campbell & McCartney Solicitors on behalf of Mr Stewart McGregor	Concern regarding the lack of provision for sites for gypsy/travellers in the LDP. Consider that an individual site within Renfrewshire would fit with the framework and would provide an opportunity to rectify a serious omission in the LDP for gypsy/travellers.	No suggested alteration or addition.	No change to finalised supplementary guidance.
HSG 0022 – Campbell & McCartney Solicitors on behalf of Mr John Burke	Concern regarding the lack of provision for sites for gypsy/travellers in the LDP. Consider that an individual site within Renfrewshire would fit with the framework and would provide an opportunity to rectify a serious omission in the LDP for gypsy/travellers.	No suggested alteration or addition.	No change to finalised supplementary guidance.

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0023 – Colliers on behalf of Mactaggart and Mickel Homes	<p>Considered that the SG should identify specific sites in the SG and that this would have offered a degree of certainty.</p> <p>Falls short of the required detailed framework.</p> <p>The SG provides little or no guidance for developers looking to invest in Renfrewshire.</p> <p>The SG should indicate the Council's spatial preferences to meet the housing land shortfall, this would provide certainty to where additional development should go.</p> <p>The SG should include a statement as to under what circumstances applications would be considered premature.</p>	No suggested alteration or addition.	<p>No change - It would be contrary to the advice of Circular 6/2013 – Development Planning to require identification or allocation of housing sites without the scrutiny of an examination or extensive consultation and engagement as required by legislation.</p> <p>Agreed - The SG has been altered to provide a more detailed framework.</p> <p>No change - The SG simply follows the recommendations of the Scottish Government Reporter. The Reporter's recommendations do not suggest that the SG should provide spatial preferences or locations.</p> <p>No change - To indicate what circumstances applications will be considered premature, would prejudice applications that require to be discussed in detail with the Planning Authority.</p>
HSG 0024 – Gladman Developments Ltd	The Council requires to comply with the Scottish Government Reporter's recommendation in order to comply fully with SPP.	The SG should set out how processing agreements can be used to ensure that the Council deal with planning applications expeditiously to ensure that delayed decisions do not prevent the	Agreed – changed in SG.

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
	Considered that the SG should identify specific sites in the SG and that this would have offered a degree of certainty.	<p>early delivery of housing developments.</p> <p>The 'main considerations' should make reference to the presumption in favour of sustainable development prescribed in Scottish Planning Policy and the 13 guiding principles set out paragraph 29, wish is a significant material consideration when a local authority is faced with a shortfall in the 5-year effective land supply, as is the case in Renfrewshire.</p> <p>Although the housing shortfall is most apparent in the period up to 2019, it would be more logical for the supplementary guidance to consider delivery in the short term as being up to 2020 (a 5 year period).</p> <p>Bullet point 6 under section 'other considerations' should be changed to: <i>"Proposed housing sites must create or be contained within robust defensible boundaries and must not set a precedent for subsequent future expansion."</i></p> <p>Bullet point 8 under section 'other considerations' should be deleted – Gladman is not aware of any</p>	<p>Agreed – changed in SG.</p> <p>No change - The current LDP was adopted in 2014. A revised LDP should be in place by 2019 with update supplementary guidance for that plan. It is therefore not appropriate to extend the timescales to 2020.</p> <p>Agreed – changed in SG.</p> <p>Agreed – changed in SG.</p>

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Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0025 – Savills on behalf of Glentyan Estate	<p>Considered that the SG should identify specific sites in the SG and that this would have offered a degree of certainty.</p> <p>The result of the SG will be planning by appeal.</p> <p>The Council should assess the sites submitted to the Suggestions for Land Use Change exercise and report it to Board which would allow proper scrutiny.</p>	<p>infrastructure providers who allow infrastructure capacity to be reserved.</p> <p>This Supplementary Guidance as currently formed should be re-presented including recommendations on suitable allocations to meet Renfrewshire's identified shortfall in housing land allocations.</p> <p>If housing proposals are required to be heard at appeal as a result of this Supplementary Guidance being approved as currently formed, there is a likelihood that house builders and developers will seek costs against the Council as a result of any excessive delay or cost to them borne as a result of this Supplementary Guidance.</p>	<p>No change – It would be contrary to the advice of Circular 6/2013 – Development Planning to require identification or allocation of housing sites without the scrutiny of an examination or extensive consultation and engagement as required by legislation.</p> <p>No change – The SG simply follows the recommendations of the Scottish Government Reporter. The Reporter's recommendations do not suggest that the SG should provide spatial preferences or locations.</p>
HSG 0026 – Environplan Consulting	<p>The SG should ensure all tenures of housing is accommodated in particular mid to high end quality developments in low density, high landscape areas rather than just a black and white land use policy framework that promotes mainstream housing.</p>	<p>It is considered advantageous to allow the promotion of more ambitious innovative housing developments to meet an unmet demand for up market lower density high landscaped housing allocations.</p>	<p>No change – The Renfrewshire LDP, New Development Supplementary Guidance and non-statutory supplementary planning guidance 'Renfrewshire's Places' all aim to provide a range and choice of housing, for all tenures, across Renfrewshire. There is no requirement to make any distinction in the SG for mid to high end quality developments in low density, high landscape areas.</p>

Appendix 2 - Modifications for Final Version

Representation	Summary of Representation	Suggested alteration / addition	Planning Authority's Response
HSG 0027 – Bryce Associates on behalf of Elderslie Estates	<p>Considered that the SG should identify specific sites in the SG and that this would have offered a degree of certainty.</p> <p>Such a criteria based approach is not plan-led and does not conform to the spirit of Scottish Planning Policy.</p> <p>It would be more pragmatic for developers to engage with the Council at the early stages of the review of the LDP to bring new housing sites forward.</p>	No suggested alteration or addition.	<p>No change - It would be contrary to the advice of Circular 6/2013 – Development Planning to require identification or allocation of housing sites without the scrutiny of an examination or extensive consultation and engagement as required by legislation.</p> <p>No change - The SG simply follows the recommendations of the Scottish Government Reporter. The Reporter's recommendations do not suggest that the SG should provide spatial preferences or locations.</p> <p>No change - Renfrewshire Council welcome the approach of developers bringing new housing sites through the review of the LDP.</p>



To: Planning and Property Policy Board

On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Service Improvement Plan Monitoring Report

1. Summary

- 1.1 Development and Housing Services' improvement plan for 2015/16 – 2017/18 was approved by the Planning and Property Policy Board in May 2015. The plan sets out how Development and Housing Services will develop services over the next three years and details the specific measures which will be taken to contribute to the implementation of the Community Plan, Single Outcome Agreement and Council Plan. It also sets out the actions which will be taken to deliver Best Value and ensure that continuous improvement occurs across all service areas. Our service scorecard of core performance indicators ensures that the impact of the actions carried out can be measured.
- 1.2 In May 2015 Development and Housing Services provided an outturn report on what was achieved with the implementation of the Service Improvement Plan up to the end of March 2015.
- 1.3 This current report contains details of performance over the period 1 April 2015 to 30 September 2015. The main purpose of this report is to provide:
- details of the key achievements of the service over this period;
 - a progress update on implementing the action plan linked to the service improvement plan for 2015/16 – 2017/18; and
 - an assessment of performance in relation to the service scorecard of core performance indicators.

1.4 Attached as appendix 1 is an update on the progress on each of the strategic improvement actions contained within the Service Improvement Plan. Over the past 6 months, the key achievements for the service have been:

- Following the Council report in June 2015 preparations for a bid for UK City of Culture have been progressed. A Bid Director has been recruited and the first meetings of the Partnership Board and Executive Group have been held. Work is now proceeding to plan the launch event in November, and to develop the workstreams which will support delivery of the bid.
- The Strategic Business Cases for Renfrew Riverside & Clyde Waterfront Project and Glasgow Airport Investment Area Project were approved by the Leadership Board and City Deal Cabinet in June 2015. The Strategic Business Case for the Airport Access Project is currently being prepared and will be brought to the Leadership Board in December 2015.
- Invest in Renfrewshire continued to deliver successful results with youth unemployment now below the Scottish average for the first time at 2.2%, falling from 10.9% in June 2012 when the programme started. For the next three years the employability service will concentrate on new approaches to target some of the key poverty indicators for those looking for work including health issues, debt and money management, housing, energy and childcare.
- June 2015 saw the launch of InCube, the Council's retail incubator to support the growth and development of creative retail businesses. Incube spaces will be available for around 20 businesses each year. The first 13 businesses have moved into InCube and the programme of support via workshops, speakers and a business accelerator programme has commenced.
- The Paisley Town Centre Heritage Asset Strategy picked up two titles at the Placemaking Awards in London in March 2015 - recognising the very best planning and regeneration projects from across the whole of the UK. The refurbishment of the Grand Fountain in Fountain Gardens, Paisley won Best Restoration/ Conservation Award at the Museum and Heritage Awards held in London in May 2015. Judges praised the Renfrewshire-Council-led scheme, saying it 'combined painstaking research with clear community outcomes resulting in the greatest reward of all, civic pride'.
- The events programme continues to develop year on year with visitor numbers growing annually. The Spring/Summer 2015 programme saw the delivery of the first food festival in collaboration with the Camra Beer Festival. The British National Youth Cycle Championship was also held in Paisley in collaboration with local cycle club Johnstone Wheelers. Sma' Shot day saw an expanded themed parade featuring many local community groups and an evening programme including Paisley's first

Poetry Slam, and this year's Spree programme was the biggest and best attended to date.

- In May 2015 we reported on our performance in relation to the SHQS programme. Taking abeyances and exemptions into account, the Council was 100% compliant with SHQS by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance). Over 10,000 homes have received new kitchens, bathrooms and rewiring. Over 6,500 homes have had new heating systems installed. Almost 3,500 tenants have benefitted from external work such as new roofs, rendering, guttering, downpipes, over-cladding and door entry systems.

1.5 Over the next 6 months, the key actions the service will deliver are:

- The City of Culture core team will be established, and a detailed work programme leading to preparation of the bid will be progressed
- The scope and high level options for the City Deal projects will be further defined, leading to a preferred option which will be taken to detailed design stage. This will inform the development of Outline Business Cases for the projects.
- Invest in Renfrewshire will be developed to provide further focus on supporting people who are furthest from the labour market. In addition, new programmes of work will be developed around the issue of childcare (related to employment and poverty).
- The next intake to InCube will be finalised and this will see an additional 20 young companies joining early in the New Year.
- Alongside the traditional fireworks and Christmas Lights Switch on events, the Halloween festival will return for a second year and this year the programme will be spread over two days.
- The new Local Housing Strategy for 2016 to 2021 will be developed with public consultation taking place until the end of March 2016.
- The housing regeneration programme in Johnstone Castle will continue and following the appointment of a development partner, the housing regeneration plans for Paisley West End will be developed and progressed.
- For 2015/16 Council has secured additional investment to contribute to external wall insulation across common blocks and the replacement of redundant district heating. The total combined benefit is approximately £5M enabling work to over 700 council properties in mixed tenure blocks and a similar number of owners.

- A revised Housing Asset Management Strategy will be developed by 2016. As well as setting out proposals to deal with abeyances in the SHQS programme, the strategy will also address the delivery of new Energy initiatives and the impact of proposed regeneration strategies and potential stock reprovisioning on the asset base.

2. Recommendations

It is recommended that the Planning and Property Policy Board:

- 2.1 Approves the recommendations that are within the remit of this Board
- 2.2 Notes the progress that has been made on service performance between April and September 2015.
- 2.3 Notes the progress made on actions and performance in the PI scorecard.
- 2.4 Agrees to review Service Improvement Plan implementation again in spring 2016.

3. Background

- 3.1 One of the main purposes of the Service Improvement Plan is to enable elected members to take stock of what is happening in the service, and to consider and develop policy options which reflect changing circumstances both in terms of customer needs and resource availability in the context of the Council's priorities and the need to deliver Best Value.
- 3.2 The Service Improvement Plan is a comprehensive statement of what the service intends to achieve. It takes account of the themes, actions, outcomes and targets set out in the Council Plan, Single Outcome Agreement and Community Plan. The Single Outcome Agreement and Community Plan detail how the Council and its partners will work together to deliver the vision, outcomes and targets for Renfrewshire.
- 3.3 Service Improvement Planning also provides the Board with a mechanism for evaluating the performance of the service in terms of developing and improving services. The Action Plan lies at the core of the Service Improvement Plan. This lists the priorities being addressed, the key tasks to be implemented over the plan period, the implementation timetable and details performance indicators against which progress can be measured.
- 3.4 Appendix 1 provides details of our achievements over the first six months of the Service Improvement Plan of our main strategic improvement actions. Development and Housing Services has a total of 9 Key Outcomes under which all of our strategic improvements are grouped. Each of these Key

Outcomes is directly aligned to the appropriate outcome in the Council Plan “*A Better Future, A Better Council*”.

- 3.5 Appendix 2 contains the core performance indicators. These are the performance indicators which we use to measure how well we are performing in relation to our service priorities. The appendix shows the performance in relation to each core indicator so far for the year 2015/16.
- 3.6 The next review of progress will be brought before the Board in spring 2016, alongside a revised Service Improvement Plan for the period 2016/17 to 2018/19.
- 3.7 This report is a key part of the Public Performance Reporting framework, and it ensures that progress on core performance indicators is reported to the relevant Policy Board for them to note and to approve targets for future years.

4. Progress of Key Strategic Improvement actions

- 4.1 Development and Housing Services provides the economic development, planning, housing and the regeneration functions of the Council. This includes helping to deliver sustainable economic and physical regeneration in Renfrewshire, managing the Council’s stock of approximately 12,500 houses and leading for the Council on the City Deal programme and the City of Culture bid.
- 4.2 Development and Housing Services have a total of 9 key outcomes and each of our strategic improvement actions contribute to achieving one of these key outcomes. We have grouped our key outcomes against one of three of the Council plan outcomes as shown below, however it should be recognised that we are involved in a range of activities to help deliver the other outcomes detailed within the Council plan.

A Better Future

- Increased, sustainable investment in our economy
- Reduction in the causes and impact of poverty

A Better Council

- People and Organisational Development

A High Performing Council

- Governance and Assurance

- 4.3 A summary of progress against our main strategic improvement actions over the first six months of 2015/16 is attached to this report as Appendix 1.

5. Progress against Performance Indicators scorecard

5.1 A service scorecard of performance indicators (PI's) is given in Appendix 2.

A number of the performance indicators are reported annually and are not measured for quarters. Most of the other indicators are on target or exceeding targets and improving.

For example the average number of days to re-let empty properties, which has improved from 44 days in March 2015 to 39 days at September 2015 against a target of 42 days.

The average time for the completion of duty to homeless people is 18 weeks for Quarter 2 against our target of 21 weeks.

Our figure for the six month period for the percentage of rent lost due to properties being empty up to the end of September 2015 is 1.8%. Our performance against this indicator has improved continuously since 2012/13

New targets for rates of house building will be set out in the new Local Housing Strategy which is currently being developed. These targets will reflect ambitious house building outputs which will meet the housing need and demand in Renfrewshire over the next five years.

The three planning indicators (Average time for processing planning applications) will not be available until mid November as these are provided by the Scottish Government and will not be available to the Council until then.

Implications of the Report

1. **Financial – None.**
2. **HR & Organisational Development – None.**
3. **Community Planning –** The Service Improvement Plan takes account of the themes, actions, outcomes and targets set out in the Community Plan and the Council Plan.
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.

List of Background Papers

(a) Background Paper 1

Report by the Director of Development and Housing Services to the Planning and Property Policy Board entitled, 'Service Improvement Plan 2015/16 to 2017/18', agenda item 3 on 12th May 2015.

The foregoing background papers will be retained within Development and Housing Services 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 Douglas Morrison, Service Review and Development Officer, 0141 618 6263, douglas.morrison@renfrewshire.gov.uk

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Appendix 1. Development and Housing Services - Strategic Improvement Actions

A Better Future – Increased, sustainable investment in our economy			
Key Outcome 1 – We will work to support investment in the sustainable growth of Renfrewshire's communities			
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
1.1 Implement Local Development Plan (LDP)	Jobs and the Economy	2014 - 2019	<p>In recognition of the Scottish Government Reporter's recommendations a draft Renfrewshire Housing Land Supply Supplementary Guidance was produced and approved in May 2015 as a means of providing a framework for assessing planning applications for new housing in Renfrewshire. A six week public consultation was carried out and this will inform the finalised Supplementary Guidance which will be considered by the Planning and Property Board on 10 November 2015. This together with a commitment to review the Local Development Plan should meet the recommendations issued by the Scottish Government's Reporter.</p> <p>In August, the Planning and Property Policy Board approved the Renfrewshire Development Plan Scheme and Participation Statement which sets out the programme for preparing and reviewing the Local Development Plan.</p> <p>Draft town centre strategies have now been prepared for four of Renfrewshire's town centre. These cover:</p> <ul style="list-style-type: none"> • Johnstone • Renfrew • Erskine • Linwood <p>The Planning and Property Policy Board approved the draft town centre strategies and action plans for the four areas outlined above, as a basis for consultation with the local community and key stakeholders.</p> <p>Consultation on the draft Town Centres Strategies is currently taking place over a 12 week period which commenced on Friday 14th August 2015 and runs until 6th November 2015 and representations received during the consultation process will be reported to the Board prior to approval of finalised Plans in late 2015.</p> <p>The THI/CARS is funded from HLF, Historic Scotland, the Council and a contribution from private property owners for 3rd party grants. The scheme is now in its final year. The majority of grant funding has been spent or allocated to projects due for completion by March 2016. The latest summary includes the following:</p> <ul style="list-style-type: none"> • Building Repairs – includes restoration of Paisley Arts Centre (completed), No. 43 Causeyside Street (completed), 41 Causeyside Street (roof repairs – grant awarded), 44 Causeyside Street (upper floors – grant awarded) • Shopfront Restoration – eight shopfronts completed in Causeyside Street, one grant application approved but contractor now withdrawn – options being investigated in relation to appointing another contractor • Bringing Historic Floorspace back into use – restoration of 4-6 Forbes Place into 8 one bed flats (additional grant approved to enable completion of works to proceed – site start in October) • Public Realm Work – works complete on time and within budget • Complementary Initiatives – included delivery of the Activity & Training Plan. Majority of the programme of activities has been delivered in partnerships with Arts & Museums, UWS and West College Scotland
1.2 Develop and adopt Town Centre Strategy and Action Plans	Jobs and the Economy	Nov. 2015	
1.3 Deliver Paisley THI/ CARS project	Jobs and the Economy	March 2016	

1.4 Implement the Paisley Town Centre Heritage Asset Strategy	Jobs and the Economy	2021	<p>During the first half of 2015/16, we have delivered the following:</p> <ul style="list-style-type: none"> • Commencement of the OBC for the Paisley Museum and for Gallery extension and refurbishment; • Commencement of the design process for the relocation of the museum stores; • The launch of the Invest in Renfrewshire Business Incubator, InCube (see action 2.1); • Appointment of the team and start of a second Townscape Heritage development project; • Development of a draft cultural strategy for Renfrewshire; • The third OECD* review visit; • Delivery of the spring/summer events programme (see action 2.2); • Commissioning of fundraising and sponsorship resources to support the museum project and the wider capital and events programme. • Let a contract for the restoration of carved stone work around Dunn Square. <p>*The Organisation for Economic Development (OECD) has been engaged to assist the council to explore best practice in heritage and cultural leg regeneration from across Europe including an examination by an international peer group.</p> <p>Between April and September 2015 the following projects were progressed:</p>
1.5 Deliver Green Networks investment	A Greener Renfrewshire	March 2016	<ul style="list-style-type: none"> • Crosslee Park Improvements – we have secured LAC funding and are currently in the process of appointing contractors • Simple Trail Heritage Project – now in final phase of delivery and will be completed on target in December 2015 • Core Path and Access projects – ad hoc small scale path improvement works • Renfrewshire stalled spaced - we have secured funding from SG and the project is being delivered by community resources • Biomass Renfrewshire Study – funding has been secured through Central Scotland Green Network and a consultant has been appointed to carry out a feasibility study • Air Ambulance Memorial – we have secured LAC and external funding and have appointing contractors who will commence works in spring 2016 • Linwood Community Woodland Project – this project was completed in summer 2015

A Better Future – Increased, sustainable investment in our economy				
Key Outcome 2 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
2.1 Deliver the Invest in Renfrewshire programme	Jobs and the Economy	March 2016	<p>Since April 2015, 109 new paid posts have been created and 49 local businesses have signed up to the Invest in Renfrewshire initiative. In addition, 965 unemployed people have registered and received support from the Invest in Renfrewshire employability service. Between April and September 2015 ;</p> <ul style="list-style-type: none"> • June – Second Year of the Invest in Renfrewshire Celebrating Success Awards was held in Renfrew. • June – The annual Invest in Renfrewshire Partnership Conference was held in Renfrew. • July – The first 13 businesses moved into Incube and the programme of support via workshops, speakers and a business accelerator programme has commenced. • August – The working matters employability programme went live and referrals are now coming through and the Economic Development Team are leading the progression of the Youth Guarantee for the City Region • September - The retail space and training academy opened in October 2015 and InCube will be significantly involved in a new programme of events and workshops planned by Invest in Renfrewshire as part of a pilot “Enterprise Week” in November this year. <p>Since the launch of Invest in Renfrewshire in 2012,966 new paid posts have been created, 820 local businesses have signed up to the Invest in Renfrewshire initiative, £700,000 worth of grant support has been provided through the Retail Improvement Scheme and 11 Social Enterprise Grants worth over £50,000 have been awarded</p>	
2.2 Town Centre and Events Programme	Jobs and the Economy	April 2016	<p>Between April and September 2015, the following events were organised and delivered by Development and Housing Services;</p> <ul style="list-style-type: none"> • APRIL – Paisley Beer and Food Festival • MAY – Street Velodrome • JUNE/ JULY – Mission Discovery • JULY – National Youth Circuit Race Championships • JULY – Paisley Pipe Band Championship • AUGUST – Fire Engine Rally (Johnstone) • SEPTEMBER – Doors Open Day • SEPTEMBER – Bring it all home <p>Our biggest ever winter events programme starts in October 2015, and includes The Spree, Halloween Festival, the Christmas Lights Switch-On events and the Monte Carlo Classic Car Rally and all of these events and activities helps to build momentum for Paisley’s UK City of Culture 2021 bid</p>	

2.3 Deliver Renfrewshire Tourism Framework and Action Plan	Jobs and the Economy	2017	<p>Theme 1 – Leadership and Collaboration</p> <p>Following discussions with key organisations an Industry Strategic Networking Event is being organised for November 2015 to identify key partners for a new Renfrewshire Tourism Leadership Group. Target date for establishment of the Leadership Group - end January 2016. The role of the Leadership Group will be to consult, guide, inform and lead members of a proposed Tourism Alliance in the delivery of key objectives.</p> <p>Theme 2 – Building the Capabilities and Capacity of Our Assets</p> <ul style="list-style-type: none"> • Spring 2015 –Autumn 2015 – Building our knowledge of baseline information and tourism intelligence - Asset Mapping/Market Research/ Visitor Profiling – We Have established with Visit Scotland and members of the SLAED Tourism Group: <ul style="list-style-type: none"> • The best sources of baseline information and tourism intelligence • a database of suitable consultants and sample briefs. <p>Theme 3 – Providing Authentic Experiences</p> <ul style="list-style-type: none"> • Spring 2015 – Events and Festival Development – (See Action 2.2) • Spring 2015 – Autumn 2017 – Tourism Product Development - Development of an Outline Business Case for the Extension to Paisley Museum and Art Galleries – Report will be finalised in October 2015. • We are working with Paisley Threadmill Museum on relocation and improvement- with a target date of Spring 2016. • Spring 2015 - Spring 2016 – Promotion of existing tourism product - Discover Renfrewshire Brochure in draft format – completion targeted for end December 2015 <p>Theme 4 – Marketing and Promotion</p> <ul style="list-style-type: none"> • Discussions are underway towards the development of a Greater Renfrewshire Outdoors Marketing Strategy with Inverclyde and East Renfrewshire Councils. • CRN Heritage Tourism Sub Group meets monthly to develop opportunities to integrate and cross market Tourism Heritage Assets of similar interest. <p>A revised Local Development Strategy and Business Plan have been developed. A local action group has been formed covering the three local authority areas (Renfrewshire, Inverclyde and East Renfrewshire) and an indicative allocation of grant has been confirmed as £2,324,196. It is anticipated that the programme will be launched in the new year.</p> <p>There are four confirmed applications for the 2014-20 programme.</p> <p>BUSINESS DEVELOPMENT - A notional offer of ERDF grant of £706,112 has been offered to Renfrewshire Council to augment the Business Gateway services currently being delivered in Renfrewshire, Inverclyde and East Renfrewshire . A range of business development programmes will be developed for submission to the Scottish Government to ensure that</p>
2.4 LEADER Programme 2014/20	Jobs and the Economy	2020	
2.5 European Structural Fund (ESF) programme 2014/20	Jobs and the Economy	2020	

			<p>the Council's allocation of ERDF is utilised. Operational programmes are currently being submitted to draw down this grant. Further reports to Board will be forthcoming when the notification of funds is confirmed.</p> <p>YOUTH EMPLOYMENT INITIATIVE – An indicative offer of grant of £2.2M ESF has been awarded to Renfrewshire Council to run until March 2018 for the development of youth employability services. Operational programmes are currently being submitted to draw down this grant.</p> <p>SOCIAL INCLUSION AND POVERTY - An indicative offer of grant of £423,500 ESF for poverty and social inclusion programmes linked to employment has been awarded to Renfrewshire Council to run to the end of 2018. A further programme will run between 2018 and 2020. Operational programmes are currently being submitted to draw down this grant.</p> <p>EMPLOYABILITY PIPELINE – An indicative offer of grant of £1,996,773 ESF for all age employability programmes has been awarded to Renfrewshire Council to run to the end of 2018. Operational programmes are currently being submitted to draw down this grant.</p>
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A Better Future – Increased, sustainable investment in our economy				
Key Outcome 3 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
3.1 Deliver actions within Local Housing Strategy (LHS)	Community Care, Health and Wellbeing. Jobs and the Economy	May 2016	<p>The Council and partners are delivering 'regeneration programmes that create stable mixed communities that are attractive places to live' through the affordable housing new build programme. Link and Sanctuary Housing Associations have recently completed new affordable homes in the heart of Paisley town centre and the Shortroods area of Paisley respectively, with the developments delivering a mix of social rent, mid market rent and shared ownership opportunities. Renfrewshire is one of 12 local authorities involved in the Scottish Government's 'Help to Adapt' 2014 initiative delivered by the Link Group, assisting home owners to use the equity in their home to pay for adaptations allowing them to 'live independently in suitable housing', around £7m is being made available in loans across the 12 local authorities until 2018. Housing Options approach has continued to 'prevent homelessness where possible' with a further 15% fall in homeless applications in 2014/15 on the previous year. Housing First Renfrewshire initiative commissioned by Renfrewshire Council and managed by Turning Point Scotland provides resettlement support to 10 people, providing 'services that meet the needs of people who become homeless'. The initiative has been awarded a share of £500,000 in funding from the Big Lottery to roll out the initiative for the next 5 years.</p> <p>The HNDA for the new Local Housing Strategy has been completed in partnership with other local authorities in Glasgow and Clyde Valley and a 'robust and credible' assessment of it has been carried out by the Centre for Housing Market Analysis. Research and development work has also been undertaken and the draft LHS will be presented to the Housing and Community Safety Policy Board in November 2015.</p> <p>Subject to approval by the board, public consultation on the draft LHS will then commence and run until the end of March 2016. Following this, a finalised LHS will be presented to the HACS board for approval.</p>	
3.2 Develop new Local Housing Strategy (LHS)	Community Care, Health and Wellbeing Jobs and the Economy	June 2016	<p>The current SHIP covers the five year period 2015/16 to 2019/20. Two new build projects were completed in the first half of 2015/16;</p> <ul style="list-style-type: none"> • Arnotts, 31 units were completed in July 2015 (Link Housing Association) • Shortroods, 86 units, Development complete early Autumn 2015 (Sanctuary Housing Association) <p>Work is currently on site with a further three new build projects;</p> <ul style="list-style-type: none"> • Thruscraigs, 70 units. Site started January 2015 with estimated completion June 2016 (Link Housing Association) • Braille Crescent (Phase II), 15 units, Site started July 2015 with estimated completion February 2016 (Sanctuary Housing Association) • Cotton Street (Phase II), 38 units, Site started April 2015 with estimated completion late August 2016 (Link Housing Association) 	
3.3 Deliver Strategic Housing Investment Plan (SHIP)	Jobs and the Economy	2019/20		

3.4 Progress housing regeneration programmes	Jobs and the Economy	2017	<p>288 tenement flats will be demolished as part of the regeneration strategy for Johnstone Castle. We are currently in the process of looking to appoint a demolition contractor to take forward the demolition of Johnstone Castle Phase 1 and 2 which includes 60 tenement flats. It is anticipated that these properties will be demolished early in 2016.</p> <p>Officers continue to progress the rehousing of existing tenants on a phased basis, including the acquisition of privately owned properties. It is anticipated that following procurement of the design and construction of the new build Council housing, the first phase of new build Council properties in Johnstone Castle will start on site in 2017.</p> <p>Other regeneration initiatives:</p> <p>Sanctuary Scotland is the housing association partner which will work with the Council to develop and deliver regeneration plans for Paisley West End.</p>
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A Better Future – Increased, sustainable investment in our economy				
Key Outcome 4 – We will deliver improvements to the condition of Renfrewshire's housing stock				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
4.1 Ensure the Council's housing stock meets SHQS.	A Greener Renfrewshire	April 2015	<p>Taking abeyances into account, the Council was 100% compliant with SHQS by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance).</p> <p>Over 10,000 homes have received new kitchens, bathrooms and rewiring. Over 6,500 homes have had new heating systems installed. Almost 3,500 tenants have benefitted from external work such as new roofs, rendering, guttering, downpipes, over-cladding and door entry systems.</p> <p>1,000 owners in common blocks have also benefitted by sharing the cost of major improvements in buildings and blocks of flats where properties are owned by both the council and individual owners.</p>	
4.2 Deliver Private Sector Housing Investment Programme	Community Care, Health and Wellbeing.	March 2016	<p>The Housing and Community Safety Policy Board approved the Private Sector Housing Grant Investment Programme for the period 2015/16 to 2017/18 in March 2015.</p> <p>The existing Care and Repair contract has now been extended to March 2017 and will continue to provide an important service in improving the quality and condition of private sector housing in Renfrewshire with this joint initiative between Renfrewshire Council, East Renfrewshire Council and Bridgewater Housing Association.</p>	
4.3 Implement revised Housing Asset Management Strategy	A Greener Renfrewshire	December 2015	<p>A revised Housing Asset Management Strategy will be developed by 2016. As well as setting out proposals to deal with abeyances in the SHQS programme, the strategy will also address the delivery of new Energy initiatives and the impact of proposed regeneration strategies and potential stock provisioning on the asset base.</p>	
4.4 Implement Housing Capital Investment Plan 2015/16 to 2017/18	A Greener Renfrewshire	2018	<p>The Housing Capital Investment Plan 2015/16 to 2017/18 was approved by the Council in February 2015. This includes continuing with a range of programmes including replacement kitchens and bathrooms, rewiring upgrades, heating replacements and roofing projects.</p> <p>In addition for 2015/16 Council has secured additional investment under the Scottish Government HEEPS:ABS and national ECO carbon reduction programmes to contribute to external wall insulation across common blocks and the replacement of redundant district heating. The total combined benefit is approximately £5M enabling work to over 700 council properties in mixed tenure blocks and a similar number of owners.</p>	

A Better Future – Increased, sustainable investment in our economy				
Key Outcome 5 – We will deliver the Clyde Valley City Deal investment programme				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
5.1 Deliver Glasgow and Clyde Valley City Deal programme	Jobs and the Economy	2034	Development of the City Deal project continues, with the project planning and delivery team for the Renfrewshire projects within the City Deal having been established. The Strategic Business Cases for Renfrew Riverside & Clyde Waterfront Project and Glasgow Airport Investment Area Project were approved by Councillors and City Deal Cabinet in June 2015. The Strategic Business Case for the Airport Access Project is currently being prepared and will be brought to the Leadership Board in December 2015. The working matters employability programme went live on 24th August and referrals are now coming through and the Economic Development Team are leading the progression of the Youth Guarantee for the City Region. Lead consultants were appointed in October for the Riverside & Clyde Waterfront Project and Glasgow Airport Investment Area Project to take forward options appraisal and provide technical support to the project team. Traffic modelling and land use consultants have also been appointed.	
A Better Future – Reduction in the causes and impact of poverty				
Key Outcome 6 – We will give homeless people the support they need and we help people from becoming homeless				
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress	
6.1 Review existing homelessness strategy and incorporate high level outcomes within the new Local Housing Strategy 2015 - 2021.	A Greener Renfrewshire	May 2016	The new Local Housing Strategy, currently under development, will contain a number of high level outcomes specifically relating to homelessness (see action 3.2). The new LHS will also contain an operational action plan with homeless action which will be monitored by the Renfrewshire Homeless Partnership.	

A Better Future – Reduction in the causes and impact of poverty			
Key Outcome 7 – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment			
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
7.1 Contribute to Welfare Reform corporate group	Children and Young People	March 2016	<p>We have continued to support tenants impacted by under occupancy and the benefit cap.</p> <p>In June 2015 the UK Government's roll out of its new benefit, Universal Credit (UC), was extended to Renfrewshire. Although in these early days the number of tenants affected by UC are relatively low, we are using this period to strengthen relationships with tenants, internal colleagues and DWP to make sure that communications are effective and contacts are targeted: to maximise income for customers impacted by the benefit changes, and protect rental income as far as possible as the roll out progresses and numbers of tenants in receipt of the new Universal Credit increases.</p> <p>Housing Services will continue to contribute to the work associated with the Tackling Poverty action plan and related work streams of the corporate Welfare Reform programme; to maximise opportunities that arise to continue external funding in partnership for the benefit of Renfrewshire tenants and residents.</p>

A Better Council – People and organisational Development			
Key Outcome 8 – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery			
Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
8.1 Implement changes to Development & Housing Services structure	Council action with no direct linkage to Community Plan	March 2016	<p>The revised Senior Management Team is now in place. This is made up of</p> <ul style="list-style-type: none"> • Head of Planning and Housing Services • Head of Regeneration • City Deal Project Director • City of Culture Project Director <p>Revised structures to teams below this level have also been implemented, to enable us to better focus on delivering against the council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function.</p>
8.2 Implement	Council action	Subject to	We have informed tenants of the end of the Right to Buy as outlined in the Act through the tenant's newsletter 'The

changes contained in Housing (Scotland) Act 2014	with no direct linkage to Community Plan	Scottish Gov. guidance	Peoples News'. We are still awaiting regulations and guidance from the Scottish Government on the other aspects of the Act which impact on local authorities.
8.3 Implement Sheltered Housing Review recommendations	Community Care, Health and Wellbeing	June 2015	This action has been completed and the revised arrangements were implemented on 1 st August 2015.
8.4 Implement recommendations from external Reviews of Older Persons' Housing in Renfrewshire	Community Care, Health and Wellbeing	March 2016	A number of actions have already been implemented, whilst the remaining actions will be taken forward through the new Local Housing Strategy action plan currently being developed.
8.5 Implement 2013 - 2015 Corporate Workforce and Organisational Strategy Action Plan.	Council action with no direct linkage to Community Plan	March 2016	<p>The Corporate Workforce and Organisational Strategy is currently being reviewed.</p> <p>As well as access to courses through the internal training calendar over the last six months various staff groups have had opportunities for other training, including</p> <ul style="list-style-type: none"> • Risk Management - what risk management means for managers in the local authority context • Better Working Toolkit Taster Sessions - for employees with responsibility for, or interest in, applying change tools and techniques to improve ways of working • Introduction to Governance in Local Government by Head of Corporate Governance - primarily for new employees but the invite is extended to all employees to update on governance, authorisation, delegation etc
8.6 Continue to implement and monitor the impact of policies and activities aimed at reducing staff absence levels.	Council action with no direct linkage to Community Plan	March 2016	An electronic Absence Management System has been introduced to assist managers in supporting attendance.






A High Performing Council – Governance and Assurance

Key Outcome 9 – We deliver Best Value and measure and report on our performance






Strategic Action	Link to Community Plan Theme	Dates Due	Update on Progress
9.1 Implement Risk Management	Council action with no direct linkage to	April 2016	A midyear progress report on the management of the services' risks will be presented to the Housing and Community Safety Policy Board in November 2015. 100% of actions contained within the Risk Management Plan are on target to be completed within timescale.

Plan	Community Plan		
9.2 Submit Annual Return on the Charter to Scottish Housing Regulator (SHR) and report back to stakeholders	Council action with no direct linkage to Community Plan	March 2016	<p>Renfrewshire Council submitted the Annual Return on the Charter (ARC) to the Scottish Housing Regulator in May 2015.</p> <p>In June 2015, the Scottish Housing Regulator published its Risk Assessment Summary Outcome for local authorities, Renfrewshire Council is one of nine local authorities where the Regulator has sufficient assurance about performance and will monitor the delivery of housing and homelessness services through the ARC.</p> <p>A report was presented to the HACS board in August 2015 outlining performance against the Charter indicators, highlighting both improved performance and also areas which require further improvement. The report also outlined arrangements for a new tenant satisfaction survey which will be carried out later in the year.</p> <p>A six monthly update report, outlining performance in the first half of 2015/16 will be presented to the HACS board in November 2015.</p> <p>In October we produced our Tenant Report on the Charter following consultation with tenant representatives.</p> <p>The fourth Renfrewshire Planning Performance Framework was submitted to the Scottish Government on the 31 July 2015.</p>
9.3 Produce Planning Performance Framework (PPF) for 2015	Council action with no direct linkage to Community Plan	August 2015	<p>The PPF requires the Council to demonstrate continuous improvement, providing an explanation in support of our performance. This is evidenced through selected case studies including the introduction of the Hillington Business Park Simplified Planning Zone, the Simplified Planning Zone—Renfrew Town Centre and Development Management Processes.</p> <p>The PPF demonstrates an intention to continually improve the Planning Service, and demonstrates the commitment to investing in Renfrewshire through an 'open for business' approach, encouraging sustainable development and positive engagement with customers and stakeholders.</p> <p>We expect to receive a scorecard from the Scottish Government commenting on the Planning Performance Framework before the end of 2015.</p>
9.4 Deliver revenue efficiency savings in line with agreed targets	Council action with no direct linkage to Community Plan	March 2016	<p>Revenue savings targets agreed for Financial Year 2015/16 are on target to be achieved. Revenue monitoring reports are submitted to each policy board cycle detailing the current budget monitoring position as well as a forecast for the remainder of the financial year.</p>

Appendix 2 – Performance Indicators




PI Status	
	Alert
	Warning
	OK
	Unknown
	Data Only

Name Theme 01: A Better Future											
Key Outcome 1 - We will work to support investment in the sustainable growth of Renfrewshire's communities											
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	Q1 2015/16	Q2 2015/16	2015/16	2016/17	2017/18	
			Value	Value	Value	Value	Value	Target	Target	Target	
SOA13DH.01	Reduction on the level of vacant and derelict land sites.		175	174	168	Not measured for Quarters			Data Only	Data Only	


Name Theme 01: A Better Future										
Key Outcome 2 - We will work with partners to contribute to the economic and social regeneration of Renfrewshire										
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	Q1 2015/16	Q2 2015/16	2015/16	2016/17	2017/18
			Value	Value	Value	Value	Value	Value	Target	Target
DHS.EMP.01	Number of unemployed people being supported through Renfrewshire Employability Programme.		2,001	2,294	1,462	532	834	*		
DHS.EMP.02	Number of people supported into work through Renfrewshire Employability Programme.		376	929	629	123	225	*		
DHS.EMP.03	Number of people supported, sustained in work at 6 Months through Renfrewshire Employability Programme		48	310	475	Not measured for Quarters		*		
DHS.EMP.04	Number of new companies signed up to the 'Invest in Renfrewshire'		266	337	156	Not measured for Quarters		*		
DHS.EMP.05	Number of new companies supported to create new and additional jobs		85	305	111	Not measured for Quarters		*		
DHS.EMP.06	Number of new people employed through wage subsidy support (includes graduates and traineeships)		81	382	394	Not measured for Quarters		*		
DHS.EMP.07	Number of new companies supported to grow their business (through development and training grants and business loans)		48	141	82	Not measured for Quarters		*		
DHS.EMP.08	Number of new businesses start ups in Renfrewshire with Business Gateway Support		343	330	311	Not measured for Quarters		*		

*Targets will be set once the new European Programmes have been agreed.

Name Theme 01: A Better Future												
Key Outcome 3 - We will work with partners to ensure people have access to suitable, affordable housing across all tenures												
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	Q1 2015/16 Value	Q2 2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPSP01	Affordable housing completions		175	196	56	Not measured for Quarters	Not measured for Quarters	150	150	150		
SOA10.10a	Rate of new house building (new private housing supply through new build and conversion)		276	343	467	Not measured for Quarters	Not measured for Quarters	745	632	632		



Name Theme 01: A Better Future												
Key Outcome 4 - We will deliver improvements to the condition of Renfrewshire's housing stock												
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	Q1 2015/16 Value	Q2 2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPBS14b1	Number of PSHG awarded to disabled tenants to adapt private homes		122	123	109	Not measured for Quarters	Not measured for Quarters	Data Only	Data Only	Data Only		
HPCHARTER08	Percentage of properties at or above the appropriate NHER (National Home Energy Rating) or SAP (Standard Assessment Procedure) ratings specified in element 35 of the SHQS, as at 31 March each year.		N/A	85.07%	97.35%	Not measured for Quarters	Not measured for Quarters	100%	100%	100%		
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard		32.3%	62.1%	100%*	Not measured for Quarters	Not measured for Quarters	100%	100%	100%		

*Taking abeyances into account, the Council was 100% compliant with SHQS by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance).











Name Theme 01: A Better Future												
Key Outcome 6 - We will give homeless people the support they need and we help people from becoming homeless												
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13 Value	2013/14 Value	2014/15 Value	Q1 2015/16 Value	Q2 2015/16 Value	2015/16 Target	2016/17 Target	2017/18 Target		
HPCMT05	Average time from client presenting themselves as homeless to completion of duty (number of weeks)		19.8	20.5	18.4	20	18	21	19	19		

Name Theme 01: A Better Future										
Key Outcome 7 - We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment										
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	Q1	Q2	2015/16	2015/16	2017/18
			Value	Value	Value	Value	Value	Value	Target	Target
DHSSIP03	Amount of arrears accrued due to impact of Bedroom Tax		N/A	£105,844.00	£0*	Not measured for Quarters			Data Only	Data Only
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.		100.5%	99.5%	100.2%	97.55%	98.82%	95%	91.5%	91.5%
HPCHARTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.		5.8%	5.6%	6.3%	5.69%	6.27%	8%	10%	12%

* Bedroom tax arrears funded through DHP (823k) or written off (109k)

Name - Theme 02: A Better Council										
Key Outcome 8 - Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery										
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13	2013/14	2014/15	Q1 2015/16	Q2 2015/16	2015/16	2016/17	2017/18
			Value	Value	Value	Value	Value	Value	Target	Target
DHSSIP05	DHS employees having completed IDPs (Percentage)		**	78.1%	81.9%	Not measured for Quarters		95%	95%	95%
DHSSIP06	% of days lost due to sickness absence		**	3.1%	3.6%	N/A	N/A	4.9%	4.9%	4.9%

** 2013/14 Was the first year of the new directorate of Development and Housing Services

Name - Theme 03: A High Performing Council																
Key Outcome 9 - We deliver Best Value and measure and report on our performance																
PI Code	Performance Indicator Description	Traffic Light Icon	2012/13		2013/14		2014/15		Q1 2015/16		Q2 2015/16		2016/17		2017/18	
			Value		Value		Value		Value		Value		Value		Target	
HPCMT07 %	Overall Repairs Completed Within Target		88.1%		93.8%		92.8%		94%		93.7%		95%		95%	
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)		9.2		8.5		8.5		8.3		8		15		15	
DHS.SPSO.03a	Percentage of complaints closed at the frontline resolution stage within 5 working days		N/A		94.9%		98%		96%		96%		Data Only		Data Only	
DHS.SPSO.03a	Percentage of complaints closed at investigation stage within 20 working days		N/A		94.9%		97%		83%		N/A		Data Only		Data Only	
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time		92%		87.8%		87.5%		Not measured for Quarters				91%		92%	
HPCHARTER34	% of rent loss due to voids		3.1%		2.57%		2.03%		1.76%		1.8%		2.0%		1.9%	
HPCHARTER35	Average length of time taken to re-let properties in the last year		63		56		44		42		39		42		40	
PT.DS.PPF.CMT01	Average Time for processing Planning Applications (Householder)		7.8		6.9		7.2		7.6		*		Data Only		Data Only	
PT.DS.PPF.CMT02	Average Time for processing Planning Applications (Non Householder)		11.2		8.7		8.3		7.7		*		Data Only		Data Only	
PT.DS.PPF.CMT03	Average Time for processing Planning Applications (Major)		36.6		12		10.1		0		*		Data Only		Data Only	

* Quarter 2 figures submitted to Scottish Government – summary analysis normally available mid November



To: Planning and Property Policy Board

On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: ePlanning and eBuilding Standards Update

1. Summary

- 1.1 This report provides an update to members on the ePlanning and eBuilding Standards portal.
-

2. Recommendations

- 2.1 That the Board notes the implementation timescales for the new ePlanning and eBuilding Standards portal.
-

3. Background

- 3.1 The eplanning portal is a web based system which receives and stores planning applications submitted online on behalf of all Scottish planning authorities.
- 3.2 The ePlanning portal allows agents and applicants to complete and submit planning applications, notice of reviews, appeals and other permissions required under planning legislation to the Council.
- 3.3 The portal was built by a third party, appointed by the Scottish Government and is managed by the Scottish Government in partnership with all Scottish planning authorities

- 3.4 The portal was launched in April 2009 and has built up a strong reputation and excellent customer base. Take up rates for the service has grown steadily and in 2014/15 of all planning applications submitted across Scotland, 63.5% were submitted through the ePlanning portal, far exceeding business case projections. ePlanning is expected to save applicants £45 million over the first ten years of its implementation whilst saving local authorities 15 million in the same period.
- 3.5 In Renfrewshire, during the same period, 55.5% of planning applications were submitted online through the ePlanning portal.
- 3.6 As the current contract for ePlanning is due to expire in March 2016, the Scottish Government has decided to bring the IT solution for the ePlanning portal in-house. The decision to replace the ePlanning portal has also provided an opportunity to build a corresponding portal for Building Standards. This joint workstream is being progressed under the badge of eDevelopment.
- 3.7 The following timescales have been set by the Scottish Government:-
- Current ePlanning portal – will end on 17 March 2016
- New ePlanning portal – will go live on 13 January 2016
- New eBuilding Standards portal – will go live on 2 June 2016.
- From the dates outlined, there will be a period when both the current ePlanning portal and the new ePlanning will run in parallel. On the current portal the ability to submit a planning application after the 13 January 2016 will be disabled and the user will be redirected to the new portal. The decision to have the two portals operational at the same time allows for those applications submitted prior to the 13 January 2016 to progress through the system within the application lifecycle/timescale i.e. 8 weeks.
- 3.8 The Scottish Government will be changing the overall style and design of the new portal but the layout and functionality of the new portal will remain the same as the current portal.

- 3.9 Although the ePlanning and eBuilding Standards portals will perform separate functions, when eBuilding Standards is launched on 2 June 2016, both portals will come under a single eDevelopment.scot landing page.
- 3.10 Various stakeholder events have been held by the Scottish Government to engage with all the local authorities. To keep agents/applicants informed there have been updates on the current ePlanning portal detailing the implementation dates for the new ePlanning and eBuilding Standards portals.
- 3.11 In Renfrewshire, to keep our users informed we will be updating our planning and building standards webpage, informing our agents and users of the Planning Service either when they visit our offices and/or when we are in contact with them. In addition, a communication plan will be put in place through liaison with the Council's Communication team.
-

Implications of the Report

1. **Financial** – None.
 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; this report 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.
-

List of Background Papers

- (a) Background Papers
 - 1. <http://www.planningportal.gov.uk/general/news/stories/2009/may/2009-05-Week-0/scottishgovernment>
 - 2. RTPi Scotland – Progressing performance: Investing in Scotland's Planning Service

The foregoing background papers will be retained within Development and Housing Services 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 David Bryce, 0141 618 7892, david.bryce@renfrewshire.gov.uk

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

Prospective Planning Application



Renfrewshire
Council

Reference No. 15/0787/NO

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Prospective Applicant

Gladman Developments Ltd
2 Eliburn Office Park
Eliburn, Livingston
West Lothian
EH54 6GR

RECOMMENDATION

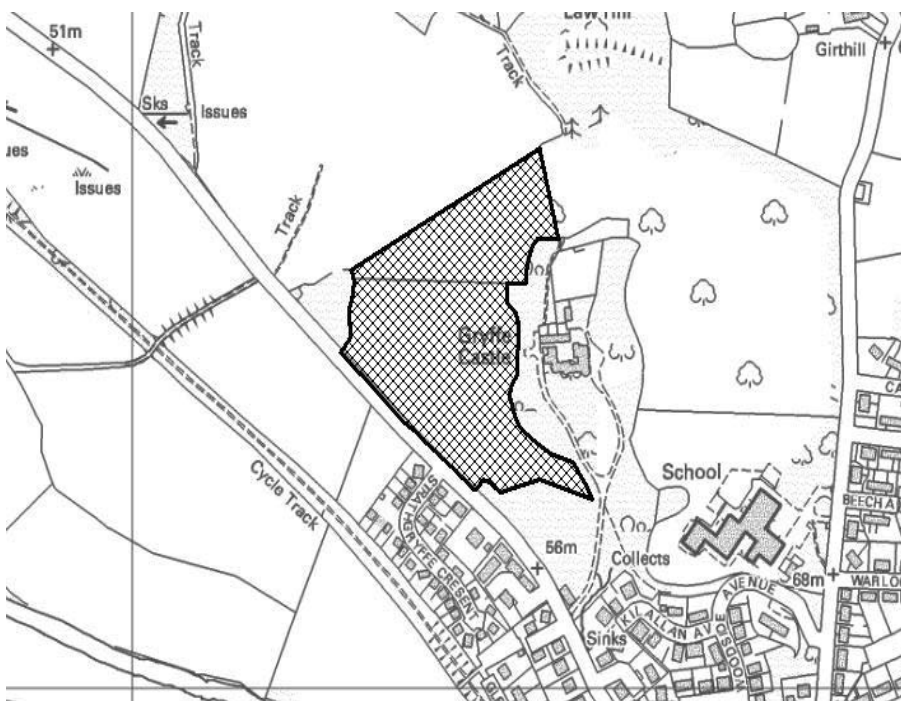
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: LAND TO NORTH OF KILMACOLM ROAD, BRIDGE OF WEIR



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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 undulating open agricultural land, extending to approximately 4.4 hectares, to the north of Bridge of Weir, and within the Green Belt. It is located to the north of Kilmacolm Road, and to the east of Gryffe Castle.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV 1).

Relevant Site History

None.

Community Consultation

The proposal of application notice (15/0787/NO) has specified that a public event is to be held in the Cargill Hall, Lintwhite Crescent, on 2nd December, 2015 between 3.00 p.m. and 7.00 p.m.; and that local members, MSP, MP and Bridge of Weir Community Council have received a copy of the Proposal of Application Notice.

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

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 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



Renfrewshire
Council

Reference No. 15/0797/NO

KEY INFORMATION

Ward

3 Paisley East and Ralston

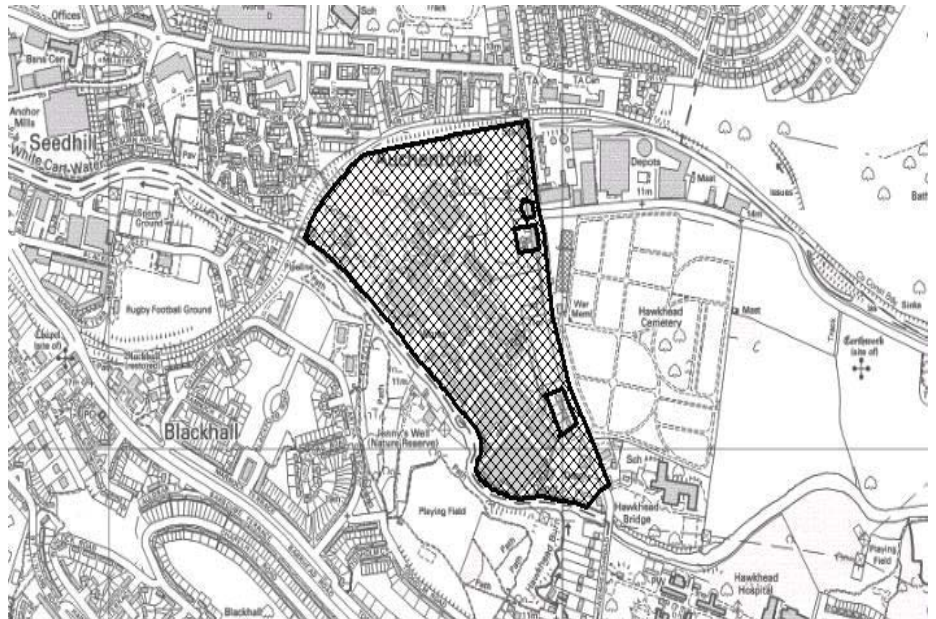
Prospective Applicant

Miller Developments Ltd
c/o GVA James Barr
206 St Vincent Street
Glasgow
G2 5SG

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED REMEDIATION/ENABLING WORKS AND ACCESS

LOCATION: 144 HAWKHEAD ROAD, PAISLEY, PA2 7BG



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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 being predominantly covered by a Policy E1 (Local Industrial Area) land use policy designation; and with the south-easternmost portion being covered by a Policy P1 (Renfrewshire Places) land use policy designation.

Site Description and Proposal

The site comprises an area of generally flat, vacant, former industrial land, extending to approximately 22.8 hectares, and lying to the west of Hawkhead Road. The former BASF site is bounded by the White Cart Water to the south and west; by the Glasgow/Paisley Canal rail line to the north; and Hawkhead Road and Hawkhead Cemetery and Scott's Road industrial area to the east.

The applicants propose to develop the site for residential purposes with associated access, infrastructure and landscaping and with site preparation works in the form of decontamination as a pre-cursor to the site being developed.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan as a Local Industrial Area (Policy E10) with the south-easternmost portion being Renfrewshire's Places (Policy P1).

Relevant Site History

None.

Community Consultation

The proposal of application notice (15/0797/NO) has specified that a public event is to be held in the Accord Hospice, Morton Avenue, on 10th November, 2015 between 2.00 p.m. and 7.00 p.m.; and that local members, and Paisley East and Whitehaugh; Hunterhill; Ralston; and Hawkhead & Lochfield Community Councils have received a copy of the Proposal of Application Notice.

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

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 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 developed 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.

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 10/11/2015

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0044/PP Ward 3: Paisley East & Ralston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle)	A1
RECOMMENDATION:	Note: application has been appealed			
15/0047/PP Ward 3: Paisley East & Ralston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle).	A2
RECOMMENDATION:	Note: application has been appealed			
15/0470/PP Ward 7: Johnstone S, Elderslie & Howwood	Dawn Homes Limited	Site 30 metres South of Nos 2 to 28, Abbey Road, Elderslie, Johnstone	Erection of residential development with associated access, infrastructure and landscaping (in principle).	A3
RECOMMENDATION:	GRANT subject to conditions			
15/0641/PP Ward 4: Paisley North West	Clowes Development (Cart Corridor) Limited	Land adjacent to Inchinnan Road, Fleming Street & Marchfield Avenue, Paisley	Erection of a mixed use development comprising business, general industry/storage or distribution, hotel, food & drink, retail and residential development (Renewal of Planning Permission in Principle ref no.12/0487/PP).	A4
RECOMMENDATION:	GRANT subject to conditions			
15/0643/PP Ward 7: Johnstone S, Elderslie & Howwood	Persimmon Homes Ltd	Former St Cuthbert's School, Hallhill Road, Johnstone	Erection of residential development and associated roads, infrastructure and landscaping.	A5
RECOMMENDATION:	GRANT subject to conditions			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0673/LB Ward 10: Bishopton, BoW, Langbank	Mr & Mrs Serafin	Barnbeth House, Clevans Road, Bridge of Weir, PA11 3RS	Demolition of stables building.	A6
RECOMMENDATION:	GRANT			
15/0688/PP Ward 2: Renfrew South & Gallowhill	Westway LP	Land at Westway Distribution Park, Porterfield Road, Renfrew	Variation of condition 1 (to extend time period of the consent for a further three years); and deletion of condition 2 (relating to commencement of development) of permission 10/0914/PP - Development of a masterplan to include refurbishment of industrial/warehouse units; erection of industrial/business units, including extension of Block M (Classes 4, 5 and 6); erection of bridge; erection of hotel (Class 7); erection of multi-storey car park; erection of residential development (Class 9); erection of restaurant (Class 3); alterations to road layout; and formation of parking.	
RECOMMENDATION:	GRANT subject to a Section 75 Agreement / Direction			

Total Number of Applications to be considered = 7

Planning Application: Supplementary Report

Application No. 15/0044/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 04/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Note that the application has been appealed to the Scottish Ministers as a deemed refusal.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, an application for listed building consent to demolish the three listed buildings occupying the site.
- The Board agreed to continue this application (and 'linked' application 15/0047/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.
- The planning application has been appealed to the Scottish Ministers on the grounds of a 'deemed refusal'. This application is therefore no longer a matter for Renfrewshire Council to determine.

Commentary

These proposals comprised part of a suite of three applications, the second being a similar residential proposal for the adjoining site immediately to the east for some 41 units (15/0047/PP); and the third relating to the demolition of the listed buildings (15/0045/LB).

The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, the application for listed building consent to demolish the three listed buildings occupying the site.

The Board also agreed to continue this application (and 'linked' application 15/0047/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.

The previous assessment considered the principal planning issues that required to be addressed in the context of a recommendation that the listed buildings could be demolished and that the site could be cleared; and, that it would therefore be capable of receiving new development.

The previous assessment noted that "the clearance of the site is a basic pre-requisite to the site being redeveloped for residential purposes in the manner described in this application".

The decision to refuse listed building consent, and as a consequence require that the listed buildings remain on site, renders the redevelopment proposals contained within this application as being mutually incompatible.

The applicants have intimated that they have chosen to exercise their rights of appeal and have lodged an appeal on the basis of a 'deemed refusal' (i.e. non-determination of the application within the statutory timeframe). An appeal has also been lodged in respect of the refusal of listed building consent.

Recommendation

That Members note that this application has been appealed and that it is no longer a matter for Renfrewshire Council to determine; and, that the Head of Legal Services, in consultation with the Head of Planning and Housing, be authorised to respond to any appeal submissions on behalf of the Council.

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.

Planning Application: Supplementary Report

Application No. 15/0047/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 13/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Note that the application has been appealed to the Scottish Ministers as a deemed refusal.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, an application for listed building consent to demolish the three listed buildings occupying the adjacent site.
- The Board agreed to continue this application (and 'linked' application 15/0044/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.
- The planning application has been appealed to the Scottish Ministers on the grounds of a 'deemed refusal'. This application is therefore no longer a matter for Renfrewshire Council to determine.

Commentary

These proposals comprised part of a suite of three applications, the second being a similar residential proposal for the adjoining site immediately to the west for some 40 units (15/0044/PP); and the third relating to the demolition of the listed buildings (15/0045/LB).

The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, the application for listed building consent to demolish the three listed buildings occupying the site.

The Board also agreed to continue this application (and 'linked' application 15/0044/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.

The previous assessment considered the principal planning issues that required to be addressed in the context of a recommendation that the listed buildings on the adjacent site could be demolished and that the adjacent site could be cleared; and, that it would therefore be capable of receiving new development.

The decision to refuse listed building consent, and as a consequence require that the listed buildings remain on the adjacent site, alters the context of the redevelopment proposals contained within this application to the extent that they would now be 'sandwiched' between potentially noise or nuisance generating neighbours.

The applicants have intimated that they have chosen to exercise their rights of appeal and have lodged an appeal on the basis of a 'deemed refusal' (i.e. non-determination of the application within the statutory timeframe).

An appeal has also been lodged with the Scottish Ministers in respect of the Council's decision to refuse listed building consent.

Recommendation

That Members note that this application has been appealed and that it is no longer a matter for Renfrewshire Council to determine; and, that the Head of Legal Services, in consultation with the Head of Planning and Housing, be authorised to respond to any appeal submissions on behalf of the Council.

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.

Planning Application: Report of Handling

Application No. 15/0470/PP



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

Applicant

Dawn Homes Limited
220 West George Street
Glasgow
G2 2PG

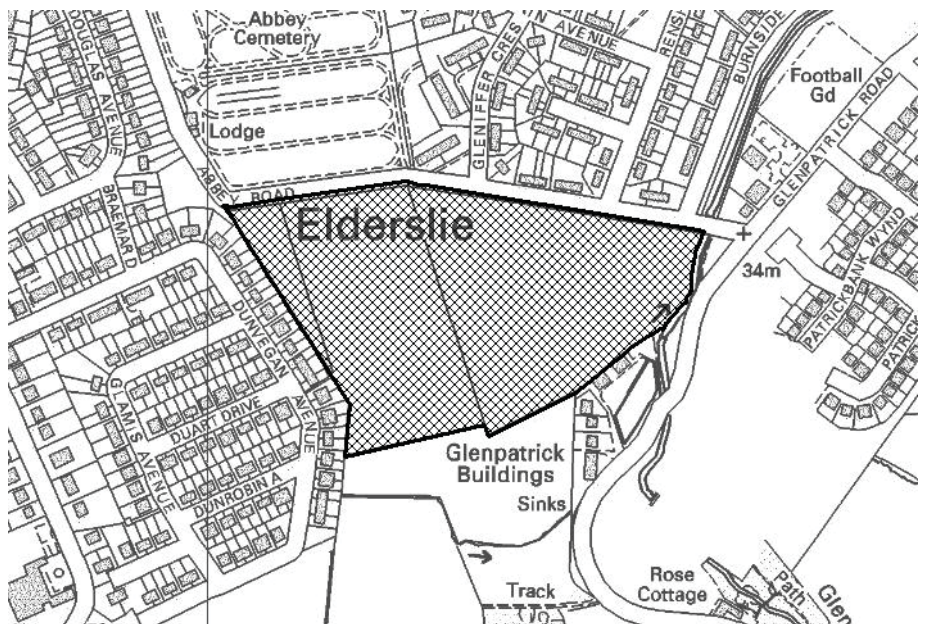
Registered: 30/06/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING (IN PRINCIPLE)

LOCATION: SITE 30 METRES SOUTH OF NOS. 2-28 ABBEY ROAD, ELDERSLIE, JOHNSTONE

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site falls within the Policy P1 'Places' land use designation in the adopted Renfrewshire Local Development Plan where there will be a general presumption in favour of a continuance of the built form. The site is also identified under Policy P3 as an 'Additional Housing Site'. These sites are allocated to meet the identified housing requirements and are therefore included in Renfrewshire's Housing Land Supply.
- There have been nine letters of objection relating to traffic volumes, drainage and flooding; impact on green belt, wildlife and habitats, air quality, lack of amenities, and ground conditions.
- The principle of residential development is considered to be acceptable in respect of all major infrastructure requirements.
- Although the application is in principle at this stage, details are available in terms of siting, design, layout, form, finishing materials and density all of which are acceptable and demonstrate general conformity with the criteria set out in the New Development Supplementary Guidance.

Description

Planning consent is sought in principle for the erection of a residential development on a site bounded by Abbey Road, Glenpatrick Road and Dunvegan Avenue on the southern edge of Elderslie. As part of the application a detailed layout for the site has been submitted which comprises a mix of 151 two storey detached and semi-detached houses. Access will be taken from two points on Abbey Road. The site extends to approximately 6.5 hectares and is currently in agricultural use. The site generally slopes downwards from south west to north east with a drop of approximately 19 metres across the site.

The site is bounded to the north by Abbey Road with Abbey Cemetery and existing housing beyond; to the east by Glenpatrick Road and an enclave of existing housing of varied age, size and style and Old Patrick Water and the housing development of Patrickbank beyond; to the south by open agricultural fields; and, to the west, partially by a woodland area and houses on Dunvegan Avenue.

History

14/0843/NO - Proposal of application notice for erection of residential development in principle. Accepted 27/11/2014.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan 2014

Policy P1 – Renfrewshire’s Places
Policy P3 - Additional Housing Sites
Policy I5 - Flooding and Drainage

New Development Supplementary Guidance 2014

Places Development Criteria
Infrastructure Development Criteria
Trees, Woodland and Forestry
Contaminated Land

Flooding and Drainage

Material considerations - At the national level SPP highlights the need for good design and achieving high quality residential development and Designing Streets gives guidance on and promotes better quality street design. 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.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 22/07/2015.

Objections/ Representations

There have been 9 objections to this application and the substance of the issues raised can be summarised as follows.

1. Any access points to the site from Abbey Road would be dangerous due to the width and heavy usage of the road.
2. The Traffic Assessment does not fully address travel to schools and Glenpatrick Road is not suitable to accommodate those walking, cycling or being bussed.

3. The areas roads are ill equipped to accommodate traffic generated by the development.
4. Schools and nurseries will not be able to accommodate the requirements from further development.
5. The development and associated traffic could adversely affect air quality.
6. The loss of green belt in favour of housing when there are unused brownfield sites within Johnstone and the surrounding area.
7. The pre application meeting was held when most surrounding residents were unavailable and better publicity would have encouraged more feedback.
8. The development will adversely impact on the natural environment, natural habitats and wildlife and fauna.
9. The flood risk assessment is not sufficiently comprehensive.
10. There are mine shafts in the general area.

Consultations

Head of Roads (Roads/Traffic) - No objection.

Head of Roads (Design Services) - No objection subject to compliance with the FRA and Drainage information submitted.

Director of Community Resources - No objection subject to conditions including the submission of a Site Investigation Report, Remediation Strategy, if required, and Verification Reports.

Scottish Water - No response.

West of Scotland Archaeological Service - No objection subject to the implementation of a programme of archaeological works in accordance with a written scheme of investigation.

The Coal Authority- No objection subject to the implementation of the mitigation works outlined within the Coal Mining Risk Assessment.

Elderslie Community Council - Concerned that the site is subject to past mining operations which may affect its stability and that there is an underground spring on the site, which could lead to flooding.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Appropriate Assessment - N/A

Design Statement - States that the development will provide for a variety of housing needs. As a result of the layout proposed, a clear transition will be provided between the traditional road layout of Abbey Road and the domestic scale of the road pattern within the development. states that the boundaries and relationship between the new and proposed residential areas and the settlement edge will be carefully designed and landscape proposals will be informed by and connected to the existing landform and vegetation surrounding the site, including the native tree cover, hedgerows and open pasture.

Access Statement - States that access to the site will be taken via two all user priority T-junctions from Abbey Road, with pedestrian footways also extended along Abbey Road and into the site to ensure a continuous barrier free, safe route to the

existing network for residents and visitors of all abilities.

Other Assessments

Flood Risk Assessment - States that as the site is bounded to the east by the Old Patrick Water it will potentially be at fluvial risk. Estimates indicate that there is no out of bank flooding from the Old Patrick Water within the proposed development site for the 1 in 200 year or 1 in 200 year plus climate change events. A sensitivity analysis showed that blockage of the Abbey Road Bridge would increase water levels in the Old Patrick Water adjacent to the site, although these would still be contained in the channel and would not flood the proposed development site. There is a limited risk of surface water flooding as the land bounding the site is either at lower elevations or sloping away from the site. The site is greenfield and development will increase runoff rates. It suggests that surface runoff is attenuated to greenfield rates and appropriate SUDS measures provided to attenuate flows and to control surface runoff quality.

Planning Statement - States that the site is located within a residential area within the settlement boundary where there is a presumption in favour of development which is in keeping with the surrounding area. The design and layout of the proposed development has been guided by the design principles set out in national and local planning policy and guidance.

Pre Application Consultation Report - Confirms that the level of pre application consultation set out by statute, including a public exhibition, was satisfied. It is stated that overall, the main areas of concern were existing traffic problems on roads surrounding the site as well as the belief that the ground is not suitable for development. Common concerns related to the introduction of more housing and increased traffic. As a result of the issues raised a traffic assessment for the site was undertaken and its conclusions built into

the design. Concerns were raised that there may be an existing mineshaft and old mine workings on the site and that flooding occurs most of the year. In response a coal mine risk assessment was undertaken and a sustainable urban drainage scheme formulated to alleviate any flooding/drainage issues. There was also a common belief that the local primary school is currently running at capacity. The report noted that the Council's Local Plan report for the site - Policy 3 - Additional Housing Sites, Schedule 2 - stated that capacity exists within both existing primary and secondary schools.

Site Investigation Report - States that no chemical contamination was identified, although leaching of some contaminants was recorded in the areas of made ground soils. Testing of surface and groundwater indicated that there was no impact on receptors and consequently, risk is considered to be low; and that gas monitoring has identified no significant ground gas concentrations.

Coal Mining Risk Assessment - States that the site is affected by shallow mining and will require consolidation to remove the potential for surface instability.

Traffic Assessment - States that the report has assessed the issues surrounding the residential development of the site including access, parking, existing road network, traffic generation and distribution and junction analysis. The site is located in close proximity to well established pedestrian and cycle routes and existing bus routes are located within walking distance providing access to a range of services. The development can be satisfactorily accessed via Abbey Road and surrounding junctions are predicted to continue to operate within capacity post development.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprise the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 140 units. The development of these sites requires to comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all

commensurate with the surrounding area which is mixed in terms of age, design, materials and size. In line with Renfrewshire's Places Design Guide, the layout has outward facing properties along Abbey Road and thereafter the orientation of individual properties is mixed respecting the site constraints. House types are varied in their layout, roof form, orientation and finishing materials. The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its location. The internal layout of the site should reduce traffic speeds and enhance road safety. Although there is a change in levels between the application site and existing houses on Glenpatrick Road, with the application site at a higher level, it is considered that the separation distances between the dwellings and their orientation should ensure that the dwellings proposed do not impact unacceptably on privacy or appear over bearing to the extent where an unfavourable recommendation would be warranted. Appropriate separation distances have been achieved and adequate standards of play provision are proposed.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the village. The site benefits from a degree of enclosure provided by wooded boundaries to the sides (east and west) which can be consolidated through landscaping. A SUDs pond is proposed on the eastern side which will be viewed on the approaches to the site along Glenpatrick Road. Further landscaping is proposed along the northern and southern boundaries.

Policy I5, and the Flooding and Drainage SG, set out a series 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. The applicants have through the submission of a Drainage Scheme and Flood Risk Assessment (FRA) demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Head of Roads (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Head of Roads is satisfied that the proposal meets the relevant parking, access and traffic requirements and that no junction improvements are required.

In terms of the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by conditions.

Referring to the points of objection not already addressed I would comment as follows.

At the consultation stage of the Renfrewshire Local Development Plan Main Issues Report (MIR) in 2011 the housing preferred strategy indicated that additional land would require to be identified to provide an effective housing land supply. Brownfield and green belt sites were identified to meet the overall housing land requirement set at that time. It was not considered necessary at this stage to include Abbey Road to meet the overall housing land requirements. However in preparing the Proposed Renfrewshire Local Development Plan in 2012, various changes, alterations and updates to the housing land supply required to be taken into account and this

resulted in the need to identify more sites to meet Renfrewshire's housing needs and demand. The application site was therefore included in the Renfrewshire Local Development Plan as subsequently adopted.

In relation to concerns regarding traffic generation and the existing road network, the Head of Roads is satisfied that the proposal can be acceptably accommodated. In this regard through the Transport Assessment it was demonstrated that the additional traffic movements generated by the development are unlikely to have a detrimental impact on the operation of local junctions or require any physical improvement.

With regard to past mining activity and the stability of the site, the Coal Authority concurs with the recommendations of the Mining Stability Investigation Report submitted in support of the application. It concluded that coal mining legacy poses a risk to the proposed development and that remedial works to treat the areas of shallow mine workings to ensure safety and stability of the proposed development should be conditioned to be undertaken prior to the commencement of development. On that basis the Coal Authority did not object to the proposal. An appropriate condition will be attached to the grant of planning permission.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be 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 a written application and plans in respect of the following matters, shall be submitted to, and approved in writing by, the Planning Authority;

- (a) the provision of equipped play areas and amenity open space;
- (b) the details of, and timetable for, the hard and soft landscaping of the site;
- (c) the design and location of all boundary walls and fences;
- (d) the phasing of the development;

Reason: The approval is in principle only.

3. Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

4. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

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

5. That the application submitted for matters specified in condition 2(b) shall comprise a scheme of landscaping which 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; and
- (c) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

6. That prior to the completion of the last dwelling house, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 2 and 5 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.

7. That the drainage arrangements including SUDS shall be implemented in accordance with the details contained within the Flood Risk Assessment by Kaya Consulting Limited dated 16 June 2015 and as illustrated in the following drawings; 2282-030-0 'Proposed Levels Layout'; 2282-029-0 'Proposed Overland Flow Layout'; 2282-028-0 'Proposed Swale Details'; 2282-02701 Rev A 'Detention Basin Construction Details'; 2282-020-2 Rev B 'Proposed Drainage Layout', and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and fully operational prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

8. 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 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.

9. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved by, the Planning Authority;

Reason: These details have not been submitted.

10. Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

11. That prior to the commencement of development and in line with the Mining Risk Assessment dated July 2015 by Mason Evans, a scheme of mining remedial works shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is or can be made safe and stable for the development proposed.

12. That prior to occupation of any unit within the development, a Verification Report confirming completion of the works for that unit specified within the Mining Risk Assessment, as approved through condition 11 above, shall be submitted to the Planning Authority.

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

13. 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.

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. 15/0641/PP



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

Applicant

Clowes Developments
(Cart Corridor) Ltd
9 Coates Crescent
Edinburgh
EH3 7AL

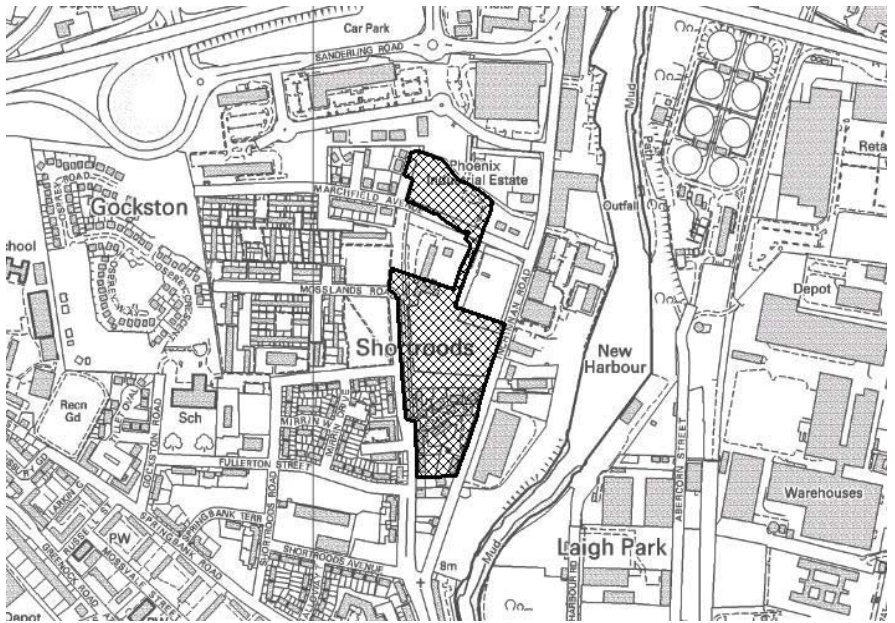
Registered: 08/09/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT COMPRISING BUSINESS, INDUSTRY/STORAGE OR DISTRIBUTION, HOTEL, FOOD & DRINK, RETAIL AND RESIDENTIAL DEVELOPMENT (RENEWAL OF PLANNING PERMISSION IN PRINCIPLE 12/0487/PP)

LOCATION: LAND ADJACENT TO INCHINNAN ROAD, FLEMING ROAD AND MARCHFIELD AVENUE, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals do not strictly accord with the Renfrewshire Local Development Plan, within which the site is included as a Local Industrial Area. The proposals however include a range of uses, some of which are fully compatible with the development plan zoning; but also other uses which could co-exist with the current adjacent and surrounding uses.
- There have been two letters of objections relating to traffic, access and parking arrangements; privacy; vermin; noise; and the loss of previously undeveloped land.
- Consent has previously been granted on this site for a mixed use development comprising the same uses and activities.
- The form, design, density and layout of the development can all be considered at the approval of matters specified in conditions stage; and there are no major infrastructure requirements which prevent the approval of the proposals in principle.

Description

This application seeks to renew planning permission 12/0487/PP for the erection of a mixed use development comprising business, general industry, storage and distribution, hotel, food and drink, retail and residential uses in principle. The application site comprises part of the 'Cart Corridor' which links Paisley Town Centre and Glasgow Airport. It is bound by Inchinnan Road to the east with commercial uses beyond, New Inchinnan Road to the west with residential properties beyond, a residential property to the south and Glasgow Airport Business Park to the north. The site is relatively flat.

For the purposes of the application, the irregular shaped site is divided into three separate development zones.

- Zone A, located in the north of the site between Marchfield Avenue to the south and the Glasgow Airport Business Park to the north, is proposed to incorporate a mix of Class 4 (Business), Class 8 (Residential Institutions), Class 9 (Residential including flatted properties) uses;
- Zone B is positioned centrally within the site, and is bound by Inchinnan Road to the east, New Inchinnan Road to the west and Fleming Street to the south. Zones A and B are linked by Marchfield Drive which forms part of the Westway Business park. Zone B is proposed to incorporate Class 1 (Retail), Class 3 (Food and Drink), Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), and Class 7 (Hotel) uses;
- Zone C, located in the south of the site, is bound by Fleming Street to the north, Inchinnan Road to the east and New Inchinnan Road to the west. It is proposed to incorporate Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), Class 8 (Residential Institutions), and Class 9 (Residential

including flatted properties) uses within this area.

History

15/0422/NO - Erection of mixed use development, comprising business, general industry, storage or distribution, hotel, food and drink, shops and residential development (in principle). Proposal of Application Notice Accepted 09/06/2015.

12/0487/PP - Erection of a mixed use business, general industry/storage or distribution, hotel, food and drink, retail and residential development. Granted subject to conditions 28/08/2012.

12/0211/EO - Mixed use business, general industrial/storage or distribution, hotel/food and drink, retail and residential development. Environmental Assessment not required 12/04/2012

12/0205/NO - Erection of mixed use business, general industry/storage or distribution, hotel, food and drink, retail and residential development. Proposal of Application Notice Accepted 12/04/2012.

04/0562/PP - Outline application for mixed use development containing class 4 business units, class 5 industrial units, office/restaurant and residential development with associated roads, parking and landscaping. Granted subject to conditions 20/10/2004.

Policy and Material Considerations

Glasgow and Clyde Valley Strategic Development Plan May 2012

Diagram 4: Sustainable Location Assessment

Strategy Support Measure 3: Strategic Economic Investment Locations

Strategy Support Measure 11: Network of Strategic Centres

Adopted Renfrewshire Local Development Plan August 2014

Policy E1 - Local Industrial Areas

Policy E2 - Glasgow Airport Investment Zone

Policy E4 - Tourism

Policy C2 - Development Outwith the Network of Centres

Policy I1 - Connecting Places

Policy P8 - Open Space

New Development Supplementary Guidance

Economic Development Criteria

Local Industrial Areas

Airport

Meeting Local Neighbourhood Demand

Hot Food; Public Houses; Licensed Clubs

Connecting Places

Places Development Criteria

Open Space

Material considerations

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 history of the site, the comments of the consultees and any objections received.

Publicity

Neighbour notification has been carried out in accordance with the legislation. In addition, the application was advertised in the Paisley Daily Express, with a deadline for representations of the 30th September, 2015.

Objections/ Representations

Two letters of representation have been received, the substance of which can be summarised as follows:

1 - The land to the north of Fleming Street should be utilised as this is previously developed land;

2 - The land to the south of Fleming Street is used for recreation by local residents, and this previously undeveloped area of land should not be developed;

3 - Areas of open space within the area are already being diminished;

4 - Development in Zone A would overlook neighbouring properties;

5 - The development will generate noise issues;

6 - The development will generate access, parking and traffic issues;

7 - The development will generate issues with vermin;

8 - A home for the elderly would be best suited to Zone A;

9 - Proposed office and business units should reflect the design and scale of the existing units on Marchfield Avenue;

10 - The development should incorporate a suitable scheme of landscaping.

Consultations

Head of Roads (Traffic) - No objection subject to condition regarding the creation of a link from Marchfield Avenue to either Inchinnan Road or New Inchinnan Road. Each new development proposal will require to be considered in its own right in terms of road geometry and parking standards.

Director of Community Resources - No objection subject to conditions in respect of air quality, noise, contaminated land and submission of flue details for proposed hot food uses.

Glasgow Airport Safeguarding - No objection subject to conditions in respect of building height, landscaping, and a bird hazard management plan.

Health and Safety Executive - Do not advise against.

Scottish Water - No response at time of writing.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - Provides a site analysis with respect to history, topography, ground conditions, boundary conditions, vegetation, access

points and archaeology, and an overview of the development proposal.

Pre-Application Consultation Report -

Provides an overview of the consultation undertaken, including the public event held on the 21st August 2015 at the Beechwood Community Centre, Shortroods. The report states that those in attendance at the event were supportive of the development proposal, with most attendees voicing a desire to see the area further regenerated. General comments include the need for further local facilities; job creation and local economic benefits; that the redundant land would no longer be a blight; that the development should not have a negative impact on the local area; and, that the quality of buildings at the Westpoint Business Park should be maintained.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 12/0211/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. For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again considered that an Environmental Impact Assessment is not required.

Planning Assessment

This application relates to the renewal of a permission in principle for development which has previously been approved under application 12/0487/PP. The matters to be considered are whether there has been any change in the physical characteristics or circumstances of the site and surrounding area, or in terms of existing and emerging planning policy, which would have a material bearing on the continued acceptability of the proposals.

Regarding the physical characteristics/circumstances, there are not considered to have been any material changes to the site or surrounding area relevant to the original assessment of the proposals.

In terms of planning policy, the provisions of the Glasgow and Clyde Valley Strategic Development Plan have not changed since the approval of application 12/0487/PP. However the Renfrewshire Local Development Plan was adopted in August 2014. As such, an assessment of the proposals against the relevant policies within the Adopted Local Development Plan and associated New Development Supplementary Guidance is required.

In this instance, the land use policy designation for the application site has changed. Under the former Renfrewshire Local Plan the site had a specific 'Cart Corridor' policy designation which considered the land to be suitable for a mix of uses. The adopted Local Development Plan designates this site as a Local Industrial Area which is suitable for Business, Industrial and Storage and Distribution uses. The Adopted Local Development Plan also designates the site as part of the Glasgow Airport Investment Zone and the Airport to Town Centre Corridor which are both considered to be key locations for airport related businesses and activities. The proposed business, industrial, storage and distribution and hotel uses are considered

to be acceptable uses in principle with respect to these policies.

In relation to the proposed retail and food and drink uses, the policies within the adopted Local Development Plan are reflective of those within the Renfrewshire Local Plan in that these types of uses should primarily be directed to the network of town centres. However these uses have previously been accepted in this location subject to conditions which restrict floorspace and types of goods sold. The relevant Local Development Plan guidance on hot food uses also reiterates the criteria outlined within the Renfrewshire Local Plan. The food and drink proposals therefore also remain acceptable in principle.

The development of residential institutions, residential and flatted uses has previously been considered acceptable in principle as significant residential development already exists to the west of the site. These uses would be considered contrary to the policy designation within the adopted Local Development Plan. However while the land use designation has changed under the provisions of the adopted Local Development Plan, it is not considered to render these uses unacceptable in principle as the physical characteristics of the site have not changed.

Overall it is considered that the policies within the Local Development Plan are reflective of those within the previous Local Plan as they seek to encourage investment, regeneration and job creation within the 'Cart Corridor' area. The proposed uses could be compatible subject to appropriate conditions, and will bring vacant land back into use. Approval of a mix of uses in principle is also considered to be desirable as it will provide flexibility to adapt to changing market conditions. Issues relating to layout, design, finish and density will be assessed as part of any future approval of matters specified in conditions application.

No additional material considerations have been identified through the consultation responses from statutory bodies, or from any representations received. There was no requirement to re-consult the Head of Roads (Design) on this application as conditions relating to the submission of a full Drainage Impact Assessment attached to the previous consent can be re-applied. It is therefore considered acceptable for the original consent in respect of the proposals to be renewed, subject to the same conditions being re-applied.

In response to the points raised in the two letters of objection:

- 1, 2, 3, 8 - These points have been addressed in the above assessment;
- 4, 5, 6, 7, 9, 10, - These points will be considered at the application for approval of matters specified in conditions stage.

Recommendation and Reasons for Decision

It is recommended that planning permission in principle be approved, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal does not fully accord with the provisions of the Development Plan but other material considerations were considered to carry sufficient weight to justify the grant of planning permission.

Conditions

2. That before development commences in any zone (i.e A, B or C), a written application and plans, in respect of the following matters, shall be submitted to, and approved by the Planning Authority;

- (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site;
- (b) the details of; and timetable for, the hard and soft landscaping of the site;
- (c) the design and location of all boundary walls and fences;
- (d) the provision of drainage works;
- (e) the disposal of sewage;
- (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site;
- (g) access and parking arrangements, including the provision of any new roads and junctions; and
- (h) the layout of the site.

Reason: The approval is in principle only.

3. The consent hereby approved shall comprise a maximum development area for Class 8 'Residential Institutions', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, of 0.25 hectares within Zone A and 0.25 hectares within Zone C.

Reason: In the interests of public Health and Safety.

4. The consent hereby approved shall comprise a maximum floor area for Class 1 'Retail', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B, of 2000 square metres, gross 'comparison' floorspace and 1000 square metres of 'convenience' floorspace.

Reason: In the interests of amenity and to protect the vitality and viability of Renfrewshire's Strategic Town Centres.

5. The consent hereby approved shall comprise a maximum of 100 beds within the Class 7 'Hotel' Use as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B.

Reason: In the interests of amenity and health and safety.

6. The consent hereby approved shall comprise a maximum floor area of 1200 square metres for Class 3 'Food and Drink' Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B.

Reason: In the interests of amenity and health and safety.

7. Prior to the commencement of any development on site, a Transport Statement that sets out proposals for reducing dependency on the private car and the provision of pedestrian links within the development site, shall be submitted to and approved in writing by the Planning Authority. The Transport Statement shall identify measures to be implemented prior to the commencement of any use hereby approved in principle.

Reason: In the interests of traffic and pedestrian safety and to ensure sustainable transport measures are employed.

8. That any detailed submission required by Condition 2 above, shall include a scheme for improvements to roads, junctions and footpaths within and including links into the site, which shall be submitted for the written approval of the Planning Authority. The scheme submitted shall be accompanied by a phasing programme for the improvement works and the development shall proceed solely in accordance with this programme. The scheme thereafter approved shall also inform the subsequent submission of applications for approval of matters specified in conditions.

Reason: In the interests of traffic and pedestrian safety.

9. That the detailed submission required by the terms of Condition 2 above shall include a full Drainage Impact Assessment in accordance with the Council's Drainage Impact Assessment guidance notes, to a greenfield release of 5l/s/ha, to the satisfaction of the Planning Authority. The details contained within the Drainage Impact Assessment finally approved, shall thereafter be implemented in accordance with the details approved.

Reason: In order to meet the requirements of the Council as flood prevention authority.

10. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone A for Class 4 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not

exceed the maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

11. That any detailed submission required by Condition 2 above shall include a parking provision within Zone A for Class 8 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed the maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

12. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone A for Class 9 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads, 1986.

Reason: In the interests of traffic and pedestrian safety and amenity.

13. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone B for Classes 1, 3, 4, 5, 6, and 7 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed any maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

14. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone C for Classes 4, 5, 6, and 8 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed any maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

15. That any detailed submission required by Condition 2 above shall include a parking

provision within Zone C for Class 9 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986.

Reason: In the interests of traffic and pedestrian safety and amenity.

16. That any detailed submission required by Condition 2 above shall ensure that no development within any zone or use class, exceeds 50m in height AOD.

Reason: In the interests of amenity and Glasgow Airport safeguarding.

17. That any renewable energy scheme submitted under the terms of Condition 2 above shall be agreed in writing with the Planning Authority, and shall demonstrate that the development shall not endanger the safe movement of aircraft or the operation of Glasgow Airport through interference with navigational aids, communication or surveillance equipment. Thereafter the scheme finally approved shall be implemented prior to the commencement of development works and maintained to the satisfaction of the Planning Authority.

Reason: In the interests of protection of Glasgow Airport's functionality.

18. That any detailed submission required by the terms of Condition 2 above, shall include for each zone, an Air Quality Survey Report which confirms that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. The survey report shall use a method based on the principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(09)" or a method that has been agreed with the Planning Authority. Thereafter local air quality management objectives shall be implemented as approved for each zone in the development of the site.

Reason: In the interests of amenity and health and safety.

19. That any detailed submission required by the terms of Condition 2 above shall include a Noise Survey for each zone, to determine the impact of road traffic noise on the development using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988) or by a method to be agreed by the Planning Authority. The survey shall take cognisance of projected increases in road traffic noise over the fifteen year period following the date of application. The survey shall be submitted to and approved by the Planning Authority and shall identify the Noise Exposure Category within which the development will fall. If it falls within category B or C then a scheme for protecting the proposed dwellings from road traffic noise shall be included as part of the noise survey and the scheme shall ensure that the internal levels with windows closed do not exceed 40 dB daytime and 35 dB night-time and the external levels do not exceed 55 dB daytime in any rear garden areas, when measured as LAeq,T. In addition, the Noise Survey shall determine the impact of noise from adjacent commercial units on the development using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall identify 1) the maximum Rating Level, and 2) the minimum Background Noise Level to which any part of the development will be exposed. If the maximum Rating Level exceeds those set out below* then a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Level cannot be met.

*Site Standard: Rating Level (LAr,Tr) dB Day - 55 Open site/external

*Site Standard: Rating Level (LAr,Tr) dB Night - 45 Open site/external

Reason: In the interests of amenity.

20. That any detailed submission required by the terms of Condition 2 above shall include a Noise Survey, for each zone, which determines the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise

affecting Mixed Residential and Industrial Areas, or by a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall identify the predicted Rating Level* and measured Background Noise Level* at nearby dwellings and noise sensitive premises. If the Rating Level of noise resulting from 1) the use of plant, machinery or equipment installed or operated in connection with the development, or 2) within the completed development, exceeds the existing Background Noise Level* then a scheme for mitigating noise from the proposed development shall be included as part of the noise survey. Such a scheme should ensure that the Rating Level* of noise resulting from 1) & 2) above does not exceed the existing Background Noise Level*. The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should consider the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises. Thereafter the mitigation measures finally approved shall be implemented in accordance with the approved detail prior to any new buildings being brought into use.

* Note :- Rating Level (LAr,Tr) and Background Noise Level (LA90,T) are calculated in accordance with BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas.

Reason: To protect the amenity of neighbouring properties.

21. That all plant and machinery associated with any part of the development shall be operated such that any associated noise does not exceed NR25 between the hours of 2300 and 0700, and NR35 at all other times; when measured within any nearby living apartment.

Reason: In the interests of residential amenity.

22. Prior to any construction works commencing within any zone within the site the following shall be submitted for the written approval of the Planning Authority: 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/method statement identifying the proposed methods for implementing all remedial recommendations

contained with the site investigation report prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN33) and the Council's publication "An Introduction to Land Contamination and Development Management").

Thereafter, the remediation measures identified and agreed with the Planning Authority shall be implemented in accordance with the details finally approved for each zone

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

23. Prior to occupation of each zone within the site, for any use hereby approved, the developer shall provide for the written approval of the Planning Authority, a Verification Report confirming that completion of the works required to make the site suitable for use have been achieved.

Reason: In the interests of health and safety and to demonstrate that works required to make the site suitable for use have been complete.

24. That any detailed submission required by the terms of Condition 2 above shall include details of any equipment required for the control of cooking odours, vapours or fumes. The uses of premises for Class 3 or 11 development will require the following:-

- a) A suitable mechanical extract system shall be provided which includes an adequately sized stainless steel extraction canopy incorporating suitable grease filters located above cooking equipment; and
- b) The canopy shall be ventilated direct to the external air via suitable ducting incorporating an adequately sized extract fan; and
- c) The ventilation system shall terminate via a flue with protective cowl at a minimum height of 1 metre above eaves level of the property; and
- d) The system shall be attached using anti-vibration mountings to prevent the transmission of noise or vibration to dwellings forming part of the building; **OR**
- e) No development shall commence until a scheme detailing the proposed ventilation and filtration systems to be used to disperse cooking fumes emanating from the premises have been submitted to and approved in writing by the planning authority. Any such

scheme shall take cognisance of the Defra Publication "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust – 2005." The premises shall not be occupied unless the ventilation and filtration scheme has been implemented and is fully operational.

Reason: In the interests of amenity.

25. That any detailed submission required by the terms of Condition 2 above, shall include a Bird Hazard Management Plan for each zone. The submitted plan 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 building/buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by Planning Authority.

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.

26. That any detailed submission required by the terms of Condition 2 above, shall include full details of a soft and water landscaping scheme which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS).

The scheme shall be implemented as approved within each respective development zone. No subsequent alterations to the approved landscaping or SUDS scheme are to take place unless submitted to and approved in writing by the Planning Authority.

Reason: 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.

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. 15/0643/PP



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

Applicant

Persimmon Homes Ltd
180 Findochty Street
Glasgow
G33 5EP

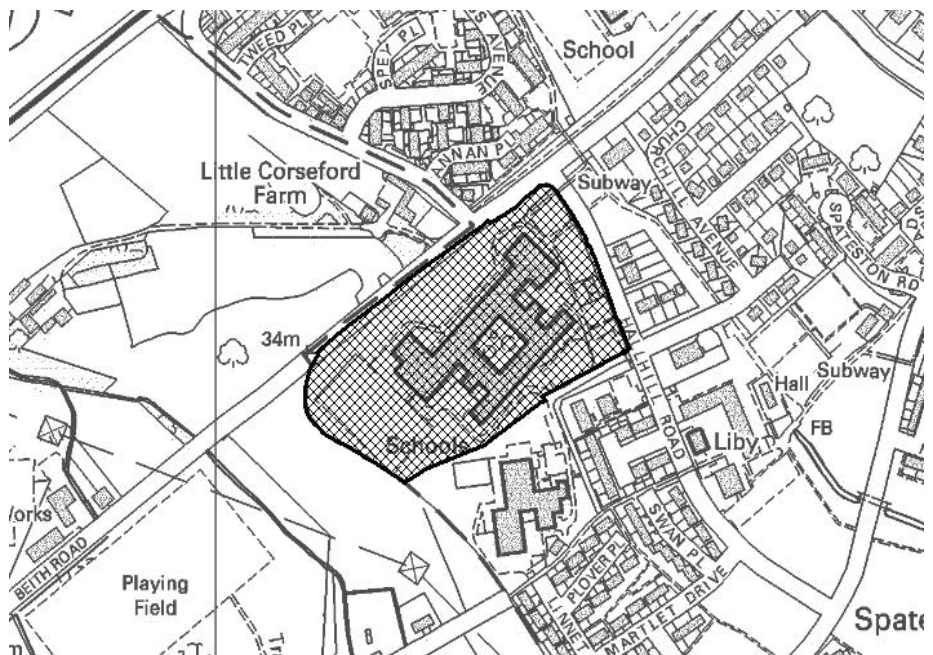
Registered: 31/08/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
AND ASSOCIATED ROADS, INFRASTRUCTURE AND
LANDSCAPING

LOCATION: FORMER ST CUTHBERT'S SCHOOL, HALLHILL
ROAD, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site falls within the Policy P1 'Places' land use designation in the adopted Renfrewshire Local Development Plan where there will be a general presumption in favour of a continuance of the built form. The site is also contained within the Johnstone South West Community Growth Area (CGA) masterplan area.
- There have been two letters of objection relating to the inclusion of flats; lack of play provision and communal open space; and inadequate walking/cycling routes.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Panning consent is sought for the erection of a residential development on a site bounded by Beith Road and Hallhill Road located on the south western edge of Johnstone. The development will comprise one 3 storey block, containing 9 flats and 117, two storey terraced, semi-detached and detached houses. Access to the site will be taken from both Beith Road and Hallhill Road. The development faces outwards onto Beith Road and Hallhill Road and has landscaped boundaries to the north south and west. The western edge of the development accommodates a pumping station and SUDs pond set within a landscaped open space. The site formerly accommodated St Cuthbert's School and is currently vacant land. It extends to approximately 3.8 hectares and has a small change in level from the south towards the north east.

The site is bounded to the north by Beith Road, to the south by St Anthony's Primary School and flatted dwellings, to the east by Hallhill Road and existing dwellings beyond and to the west by open agricultural land.

History

14/0940/NO - Proposal of application notice for erection of residential development with associated access roads, open space and landscaping. Accepted.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Plan
 P1 - Renfrewshire's Places
 I1 - Connection Places
 I5 - Flooding and Drainage
 P8 - Open Space

New Development Supplementary Guidance
 Places Development criteria

Open Space provision Within New developments
 Flooding and Drainage
 Noise
 Contaminated Land

Material considerations - At the national level SPP highlights the need for good design and achieving high quality residential development and Designing Streets gives guidance on and promotes better quality street design. Renfrewshires 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. Johnstone South West Community Growth Area Masterplan covers the application site and sets out a series of design principles for development of the site.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 07/10/2015.

Objections/ Representations

There have been 2 objections to this application and the issues raised can be summarised as follows:-

1. The flatted units will impact unacceptably on adjacent dwellings which currently have an open aspect and form a

gateway to Johnstone. It would be more in keeping with the surrounding area if all dwellings were 2 storey.

2. There is no play area included despite the family housing proposed.

3. There is no direct walking or cycling route to the school or bus stop on Beith Road from the proposed development.

4. There is a lack of communal open space within the development.

Consultations

Coal Authority - No objection. The site is considered to be safe and stable for the proposed development.

Director of Community Resources (Environmental Services) - No response.

Director of Community Resources (Contaminated Land) - No objection subject to conditions including the submission of a Site Investigation report, Remediation Strategy, if required, and Verification Reports.

Head of Roads (Roads/Traffic) - No objection subject to the provision of appropriate visibility splays.

Head of Roads (Design Services) - No objection subject to compliance with the FRA submitted and that a DIA is submitted.

Scottish Water - No response.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Appropriate Assessment - N/A

Design Statement - States that the site design has developed from a desire to create a development which acknowledges the history of Johnstone and embraces the design principles of Designing Streets. It is claimed that the landscaping will enhance the setting of the development and strong sustainable transport links will ensure that the development is in keeping with environment of the surrounding area.

Access Statement - States that the proposal will adopt the principles of accessibility to promote a sustainable and stable community which caters for differing circumstances and physical abilities and disabilities. In line with the aims of inclusive design all public areas will be accessible to people with learning disabilities, physical disabilities and sensory impairments, as well as older people and people with small children.

Other Assessments

Coal Mining Report - The property is not within the zone of likely physical influence on the surface from past underground workings. However it is stated that the site is in an area where the Coal Authority believe there is coal at or close to the surface. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.

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. Only two comment cards were returned and issues raised included impact from the access on Hallhill Road and that children's play facilities should be included. As a result of these comments the layout was amended to provide an additional access point from Beith Road and that an area of open space for play is included within the layout.

Flood Risk Assessment - Considers risk from: Black Cart Water; Swinetrees Burn and tributaries; Spateston Burn; surface water runoff from adjacent land; site drainage systems and groundwater. The assessment also considers risk to the site access. The site is not considered to be at risk of flooding from the Black Cart Water. Only a narrow strip of land along the western boundary of the site is within the 200 year floodplain and therefore areas lying outside the floodplain should be suitable for development. The site is not considered as lying within the 200 year floodplain of Spateston Burn. There is risk of surface water runoff onto the southern edge of the site from a reasonably large catchment from the south of the site and a limited risk of surface water runoff entering the site east from Hallhill Road. A flow pathway will need to be maintained along the southern edge of the site to route any flood waters along the edge of the site towards the Swinetrees Burn. A SUDS pond is proposed towards the north-west corner of the site.

Outline Drainage Impact Assessment - States that the site drainage system should be designed so that flows up to and including the 1 in 200 year event should be taken within the site drainage system and directed to the SuDS pond. Excess surface water runoff from the site, in the case of blockage of the drainage system, or rainfall in excess of design conditions, should be routed through the site to the SuDS pond.

Noise Impact Assessment - Considers the impact of noise from traffic on Beith Road and from the playground associated with St Anthony's Primary School located immediately to the south of the site. In relation to road traffic noise, the internal noise levels were found to be well within the limits usually imposed by the Council, however, to achieve the applicable limits in the gardens, some of the houses will need acoustic barriers. To achieve these standards in relation to playground noise, it will be necessary to construct an

acoustic barrier along the south eastern boundary of the development.

Site Investigation Report - States that investigations have indicated that the site is generally favourable for development from a geo-environmental perspective, although foundation and contamination issues require to be addressed.

Transport Assessment - Considers the impact of the proposed development on the local road network and assesses the potential for minimising private car usage in favour of sustainable transport. The impact of development traffic generation has been established through detailed analysis of the local road network which indicates that the predicted traffic impact would be accommodated by the existing layout of the junctions. The development has a good level of access to non car travel modes. Bus services pass the development site whilst regular train services are available within walking distance.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprises the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P1 'Renfrewshire's Places'. Policy P1 states that there will be a presumption in favour of the continuance of development within these areas which is compatible and complementary to existing uses. The development of these sites requires to

comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking and the provision of open space.

In addition to these policies, the site lies within the Johnstone South West Community Growth Area (CGA). A masterplan for the area was produced in 2012, as part of the Scottish Government's Scottish Sustainable Communities Initiative (SSCI). The developer was therefore required to take cognisance of the CGA masterplan in preparing the development proposals. The masterplan anticipated that buildings would be generally low in height and no more than 2 storeys, although it was recognised that opportunities may exist to exceed this height in defining corner elevations and site gateways. It also considered that any proposal required a strong frontage to both Beith Road and Hallhill Road with associated pedestrian, cycle and vehicular accesses. A new footpath link along the length of the site frontage was also considered to be necessary.

Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all commensurate with the surrounding area which is mixed in terms of age, design, materials and size. There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the surrounding area.

In line with Renfrewshire's Places Design Guide and the CGA masterplan, the layout has outward facing properties along Beith Road and Hallhill Road and thereafter the orientation of individual properties is mixed respecting the site constraints. House types are varied in their layout, roof form, orientation and finishing materials.

The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its location. The internal layout of the site should reduce traffic speeds and enhance road safety. Appropriate separation distances have been achieved and there are adequate areas of open space within the development as a whole.

Although not indicated at this time, play provision will be located within the area of open space on the western boundary of the site and an acceptable level of provision will be ensured by means of a condition. This is also in line with the requirements of Policy P8 and the SG which seek to ensure appropriate provision to meet the needs of the development.

In line with the masterplan, properties fronting Beith Road will be set back behind a landscaped strip and footpath which is reflective of the newly constructed residential development on the opposite side of Beith Road. A 3-storey block is proposed on the western edge of the site on this frontage which creates a gateway feature to the site and a landscape buffer

around the south and western boundaries will assist in assimilating the development into its location on the edge of the built up area.

Policy I5, and the Flooding and Drainage SG, set out a series 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. The applicants have through the submission of a Flood Risk Assessment (FRA) demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Head of Roads (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Head of Roads is satisfied that the proposal meets the relevant parking, access and traffic requirements and that no junction improvements are required.

In terms of the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by conditions.

The SG on noise sets out the criteria against which noise sensitive developments will be assessed. The site is subject to a number of sources which could adversely impact on the residential amenity of occupants of the site including road noise and noise from the adjacent primary school. The submitted supporting information adequately demonstrates that this can be mitigated to an acceptable degree through an acoustic barrier, to achieve an adequate standard of

residential environment. The Director of Community Resources has not commented on this aspect of the proposal, however, the mitigation of noise can be dealt with by means of a condition.

The points of objection have been addressed above.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be 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. Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

- a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
 - b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;
- Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development

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

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

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

4. That before any development of the site commences a scheme of landscaping shall be submitted to and approved 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.

5. That prior to occupation of the last five dwellinghouses 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 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within five 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.

6. 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.

7. 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.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That the development shall be implemented in accordance with the mitigation measures outlined in the Charlie Fleming Associates report titled "Road Traffic and School Playground Noise", dated 24th March 2015, prior to the occupation of any of the houses hereby approved where an acoustic fence is required as illustrated on Drawing No. PI-01 Rev G.

Reason: In the interests of residential amenity and to mitigate internal noise levels in garden ground from external sources.

10. That before development starts, full details of the design and location of the acoustic fences required under condition 9 above to be erected on the site shall be submitted to, and approved by, the planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of the houses on plots 1, 16, 17, 35, 43, 51, 126 and 62 to 78 inclusive, as illustrated on Drawing No. PL-01 Rev G

Reason: In the interests of residential amenity and to mitigate noise levels in garden areas.

11. That within 2 months of the date of this consent a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance , shall be submitted for the approval of the Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason : In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

12. That a visibility splay of 4.5 metres by 60 metres, measured from the road channel, shall be provided on both sides of the vehicular accesses onto Beith Road and Hallhill Road and before the development hereby permitted is completed, or brought into use, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres shall be planted, placed, erected, or allowed to grow, within these sight line areas;

Reason: In the interests of public safety.

13. That prior to the commencement of development, details of the location and design of a children's play area, formulated in line with Renfrewshire's Places Residential Design Guide, shall be submitted for the written approval of the Planning Authority and the play area as approved shall be provided and be operational prior to the occupation of the last 10 dwellinghouses.

Reason: To ensure the provision of appropriate play facilities commensurate with the development hereby approved.

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. 15/0673/LB



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Mr & Mrs Serafin
Barnbeth House
Clevans Road
Bridge of Weir
PA11 3RS

Registered: 11/09/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF STABLES BUILDING

LOCATION: BARNBETH HOUSE, CLEVANS ROAD, BRIDGE OF WEIR, PA11 3RS

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan Policy ENV3 'Built Heritage' and Scottish Historic Environment Policy. Historic Environment Scotland does not consider that the building has any architectural or historic merit.
- There have been two letters of representation relating to the realignment of the boundary wall and visibility.
- Consent has previously been granted on this site for conversion to residential use, including significant re-building and extension.

Description

The proposal involves the demolition of a former stable building, the site of which will then be used to construct a 3 bedroom dwellinghouse. The site forms part of a group of buildings which are located in the grounds of Barnbeth House which is a "B" Listed Building. The larger site also contains a second residential property called Barnbeth Cottage which is located to the north of the application site.

The stable building is not a listed building but because it was built before July 1948 and lies within the curtilage of a listed building, it has the same degree of protection as a listed building.

The extensive grounds of Barnbeth House and extent of mature planting ensure that the stable block has its own setting. The site is bounded to the west by a stone wall and this forms the western boundary of the site separating the existing stable building from the single track road beyond. The footprint of the building measures 5.9m in width by 16.4m in length and the apex of the pitched roof measures 4.6m in height.

This application seeks listed building consent to demolish the stables building, which is within the curtilage of Barnbeth House and Barnbeth Cottage, which are both Category B listed buildings. There is an extensive site history with recent applications having been granted to convert and extend the stables into a dwellinghouse.

Consent is now sought to remove the building and if approved, to construct the dwelling in a similar manner to that previously approved (albeit in new build form) and with some minor alterations to the original design.

History

95/588/PP - Change of use of garage and stables to form 5 dwellings (approved)
95/637/LB - Change of use of garage and stables to form 5 dwellings (approved)

03/120/PP - Conversion of stables associated works (approved 22/04/03)
03/121/LB - Conversion of stables associated works (approved 20/05/03)
08/0320/PP - Renewal of existing planning consent reference 03/0120/PP (approved 04/06/08)
12/0004/PP - Conversion and extension of disused stable buildings to form one single storey dwelling & garage (approved 8/5/12)
12/0005/LB - Conversion and extension of disused stables to form a single dwelling and detached garage (approved 19/6/12).
14/0424/LB - Internal alterations to dwellinghouse (approved 6/8/14)
14/0892/PP - Erection of single storey building and walls to side of dwellinghouse (approved 12/3/15)
14/0874/LB - Alteration and extension of disused stable block (including erection of gable chimneys) and conversion to dwellinghouse (approved 14/04/15)
14/0875/PP - Alteration and extension of disused stable block. (including erection of gable chimneys) and conversion to dwellinghouse (approved 23/03/15)
14/0922/PP- Erection of single storey boathouse and jetty (approved 20/05/15)
15/0178/LB - Erection of single storey building, walls and hardstanding to side of dwellinghouse (approved 02/06/15)
15/0289/PP - Reinstatement of external access stair and creation of hardstanding to side of property (approved 29/06/15)
15/0290/LB - Internal alterations to basement, reinstatement of external access stair, installation of new window on east elevation and associated works (approved 05/08/15)
15/0639/PP - Erection of dwellinghouse (decision 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 proposed demolition requires to be assessed in terms of the above policies, an assessment of its structural condition and viability for re-use, and any other material considerations including the Scottish Historic Environment Policy (SHEP) and the accompanying guidance note Managing Change in the Historic Environment – Demolition.

Publicity

The application was advertised in the Edinburgh Gazette on 25/09/15, with a deadline for representations of 16/10/15 and the Paisley Daily Express on 23/09/15 with a deadline for representations of 14/10/15.

Objections/ Representations

Two letters of representation have been received in connection with the proposal, the issues raised relate to realignment of the stone boundary wall, to improve visibility at the vehicular access to the site.

Consultations

Historic Environment Scotland - Consider that the building does not have any architectural or historic merit and does not contribute to the listing as a whole. Therefore there are no objections to its demolition.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design & Access Statement - A design statement has been submitted, which seeks to justify the removal of the existing stables building, in terms of the cost and practicality of redeveloping the existing building, against its demolition and a new building being constructed on the site.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposed demolition requires to be considered in terms of the applicable policies which indicate that the Council should not grant listed building consent for demolition unless it has been demonstrated that all practical ways of retaining the building have been examined.

Both the Scottish Historic Environment Policy (SHEP) and Managing Change in the Historic Environment - Demolition, requires that applications for the demolition of listed buildings be justified against one or more of four tests. These four tests are re-stated in the New Development SG (Built Heritage: Demolition). The SHEP and the New Development SG requires that only one of the four tests be satisfied.

Each of the SHEP tests are considered as follows:

The buildings are not of special interest

- The stables building was not constructed at the time the main house and the adjacent cottage were built. However, as it was constructed before July 1948 and is within the curtilage of listed buildings, it is afforded the same level of protection. Historic Environment Scotland were consulted on the proposals and commented that the building is of no architectural or historic value to the site, or setting of the listed buildings and have no objections to its demolition. Given the poor condition of the building and the significant alterations to convert it to a dwelling the demolition is not considered to be harmful to the setting or character of the site.

The condition of the buildings are beyond repair

- The applicants have submitted a supporting statement which details the costs involved with using the existing structure of the building for

conversion into a dwelling. These are significant, given works which would be required to the existing and proposed foundations, digging through bedrock, and also to strengthen/upgrade the existing walls and roof, which are in poor condition and not built to a standard which would comply with modern building regulations for a habitable dwelling. Therefore, it is accepted that the condition of the building is beyond repair.

Economic Viability - Historic Environment Scotland's 'Managing Change Guidance Note' acknowledges that consent may also be granted for demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. The applicants have demonstrated that the costs involved in the works required to renovate the existing structure would render the proposals as unviable.

Wider public benefits - The building is a former stables, on private land, which is not readily visible from any public vantage point. Given the poor condition of the building, its demolition would not give rise to any detrimental impact on public amenity and its retention does not have any measurable public benefit.

In terms of the issue raised by the objectors, this relates to safe vehicular access to and from the site, which will be considered in the application for planning permission to erect the new dwelling.

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 test in the SHEP has been satisfied and it is therefore recommended that the Board be disposed to grant listed building consent for demolition.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. The proposal accords with the Scottish Historic Environment Policy and the provisions of the adopted Renfrewshire Local 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.

Planning Application: Report of Handling

Application No. 15/0688/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South and
Gallowhill

Applicant

Westway LP
c/o Moorfield Group Ltd
65 Curzon Street
London
W1J 8PE

Registered: 16/09/2015

Report by Director of Development and Housing Services

PROPOSAL: VARIATION OF CONDITION 1 (TO EXTEND TIME PERIOD OF THE CONSENT FOR A FURTHER THREE YEARS); AND DELETION OF CONDITION 2 (RELATING TO COMMENCEMENT OF DEVELOPMENT) OF PERMISSION 10/0914/PP - DEVELOPMENT OF A MASTERPLAN TO INCLUDE REFURBISHMENT OF INDUSTRIAL/WAREHOUSE UNITS; ERECTION OF INDUSTRIAL/BUSINESS UNITS, INCLUDING EXTENSION OF BLOCK M (CLASSES 4, 5 AND 6); ERECTION OF BRIDGE; ERECTION OF HOTEL (CLASS 7); ERECTION OF MULTI-STOREY CAR PARK; ERECTION OF RESIDENTIAL DEVELOPMENT (CLASS 9); ERECTION OF RESTAURANT (CLASS 3); ALTERATIONS TO ROAD LAYOUT; AND FORMATION OF PARKING.

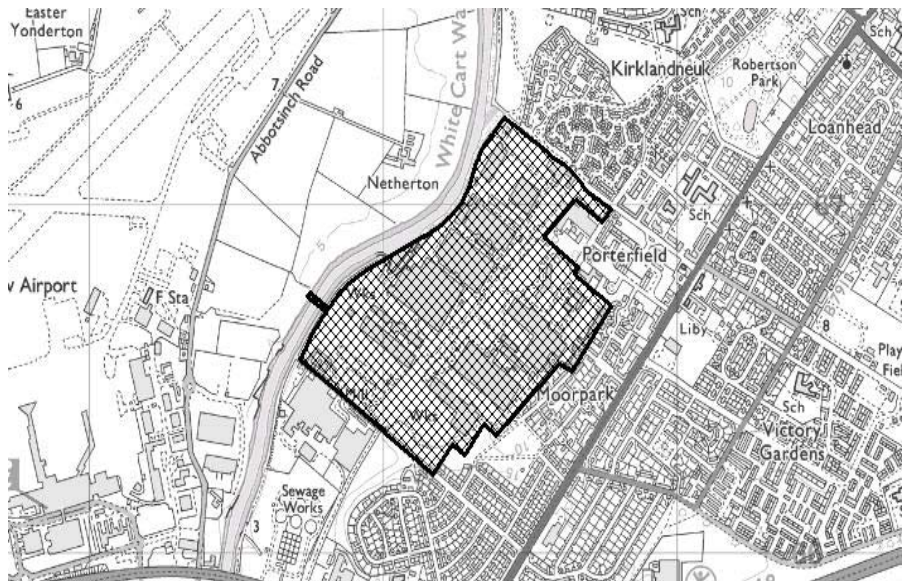
LOCATION: LAND AT WESTWAY DISTRIBUTION PARK, PORTERFIELD ROAD, RENFREW

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE

RECOMMENDATION

Grant subject to conditions/Section 75 Agreement/Direction.

Fraser Carlin
Head of Planning and
Housing



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SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and relate to the 'renewal' of a suite of works previously granted permission in principle.
- There has been one letter of objection relating to impact on views, noise and lack of awareness of the previous permission when purchasing property.

Description

This is a Section 42 application which seeks to vary condition 1 and delete condition 2 attached to planning application 10/0914/PP for the development of a masterplan at the Westway Business Park in Renfrew. The masterplan divides the business park into eight development zones which are detailed as follows:

- Development Zone 1: Restaurant;
- Development Zone 2: Extension of Block M and associated parking and formation of lorry park;
- Development Zone 3: Residential;
- Development Zone 4: Block D refurbishment;
- Development Zone 5: Industrial / Distribution uses within Blocks P, Q and R;
- Development Zone 6: Industrial / Distribution use within Blocks S and T;
- Development Zone 7: Hotel, Multi-storey car park and bridge link;
- Development Zone 8: Business uses within Block W, X and Y.

Condition 1 of application 10/0914/PP requires applications for the approval of matters specified in Conditions 3 and 4 to be submitted within 3 years of the date of the permission, and for matters specified in conditions 6 - 14 to be submitted within 7 years of the date of the permission. It is proposed to vary this condition to provide a further 3 years to submit details in respect of conditions 3 and 4.

Condition 2 of application 10/0914/PP requires development to be started within 2 years of the date on which approval is given for the matters specified in condition 4.

This application seeks to vary condition 1 to provide a further 3 years for the submission of details in respect of conditions 3 and 4. Varying condition 1 in this way would effectively renew the planning permission. The deletion of condition 2 is sought on the grounds that it

would contradict condition 1 (as amended) and would therefore no longer be necessary.

Planning application 10/0914/PP was also subject to a Section 75 legal agreement requiring the developer to make a financial contribution to mitigation works required along the M8 corridor.

The application site is bound by the White Cart Water to the west with Glasgow Airport beyond, Porterfield Road to the north with residential development beyond, further residential development to the east, and Wright Street to the south with a mix of residential and commercial uses beyond. Westway is currently occupied by a range of industrial and business uses.

History

10/0914/PP - Development of a masterplan to include refurbishment of existing industrial/warehousing units; erection of new build industrial/warehousing/business units, including the extension of Block M (Classes 4, 5 and 6); erection of a road bridge over the White Cart water; erection of a hotel (Class 7); erection of a multi-storey car park; erection of residential development (Class 9); erection of restaurant facility (Class 3); alterations to internal road layout; and formation of car and lorry parking. Granted subject to conditions and a section 75 agreement 12/03/2015.

10/0393/NO - Development as set out in a masterplan to include (i) refurbishment of industrial/warehousing units; erection of new build industrial/warehousing/business units including extension of Block M; (ii) erection of a road bridge over the White Cart Water; (iii) erection of a hotel; (iv) erection of multi-storey car park; (v) erection of residential development; (vi) erection of cafe; (vii) alterations to internal road layout and (viii) formation of car & lorry parking. Proposal of Application Notice Accepted 01/06/2010.

06/0043/PP - Development as set out within a masterplan to include: (i) Refurbishment of existing industrial/warehouse units; (ii) erection of new build industrial/business/warehouse units; (iii) erection of a road bridge over the White Cart Water; (iv) erection of class 4 business units; (v) erection of a hotel; (vi) erection of a multi-storey car park; (vii) erection of residential development; and (viii) alterations to road layout and formation of parking. Granted subject to conditions 24/07/2007.

Policy and Material Considerations

Glasgow and Clyde Valley Strategic Development Plan May 2012
Schedule 2 - Strategic Economic Investment Locations
Strategy Support Measure 3 - Strategic Economic Investment Locations

Adopted Renfrewshire Local Development Plan August 2014

Policy E1 - Strategic Economic Investment Location
Policy E2 - Glasgow Airport Investment Zone
Policy E4 - Tourism
Policy C2 - Development Outwith the Network of Centres
Policy I1 - Connecting Places
Policy ENV2 - Natural Heritage

New Development Supplementary Guidance

Economic Development Criteria
Strategic Economic Investment Locations
Airport
Tourism
Meeting Local Neighbourhood Demand
Hot Food; Public Houses; Licensed Clubs
Infrastructure Development Criteria
Connecting Places
Places Development Criteria
Environment Development Criteria
Local Designations: Sites of Importance for Nature Conservation (SINCs) / Local Nature Reserves (LNR)

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Neighbour notification has been carried out in accordance with the legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations of the 14th October, 2015.

Objections/ Representations

One letter of representation have been received, the substance of which can be summarised as follows:

1. The proposed development will block views;
2. The proposed development will raise noise issues
3. Those purchasing houses on land adjacent to Westway were not made aware of the previous planning permission.

Consultations

Head of Roads (Traffic) - No objection.

Director of Community Resources - No objection subject to conditions in respect of air quality, noise and contaminated land.

Glasgow Airport Safeguarding - No objection.

SEPA - No objection.

Transport Scotland - Do not propose to advise against the granting of permission on the basis that the infrastructure conditions and section 75 agreement attached to the previous application are retained.

West of Scotland Water - No response at time of writing.

SNH - No objection. Recommend that site is re-surveyed for protected species prior to works commencing.

Summary of Main Issues

Environmental Statement - N/A
Appropriate Assessment - N/A

Design and Access Statement - N/A
Pre-Application Consultation Report - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Environmental Impact Assessment

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 10/0914/PP in order to establish whether the development would require an Environmental Impact Assessment. On assessment, it was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However, as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again not considered that an Environmental Impact Assessment is required.

Planning Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing and proposed conditions, and is not entitled to re-consider the merits of the development proposal and whether or not it is acceptable in principle.

In this instance, the proposed deletion of conditions 1 and 2 is a mechanism to renew the application as it will extend the period during which applications for the approval of matters specified in conditions require to be submitted. In this respect, a new permission would be issued should the application be approved. This will have

the effect of extending the lifespan of the original permission.

The proposed masterplan development is welcomed as it constitutes significant improvement works to what is a strategically important business park within the Renfrewshire area. The development will also assist in supporting the key objectives of sustainable economic growth and employment creation without resulting in any significant adverse impacts. The development is compliant with the relevant Strategic and Local Development Plan policies. Extending the time period will allow the applicant to take advantage of more favourable market conditions and increased occupier confidence which is driving further investment into Westway. In view of the above, the deletion of conditions 1 and 2 and the principle of renewing the application is considered to be acceptable. The main consideration thereafter is the time limit which should be attached to the new permission.

Circular 3/2012 'Development Management Procedures' states that Planning Authorities should give careful consideration as to the appropriate duration of a planning permission in principle where it relates to development intended to take place in phases. The Circular goes on to state that authorities will wish to allow reasonable flexibility for developers. Section 59 (2)(a)(i) of the Town and Country Planning (Scotland) Act 1997 provides that applications for approval of matters specified in condition(s) attached to planning permission in principle must be made within 3 years of the date of the grant of permission. However, section 59(5) enables the planning authority when granting permission, to substitute through direction, an alternative time period.

Conditions 1 and 2 related to the submission of matters specified in conditions 3 and 4 which refer to the phasing of the development and advanced

works including sustainable urban drainage and sewerage, ground investigations, on site and off site roads, footways and infrastructure, landscaping, riverside walkway, nature conservation measures and air quality which are required in advance of work commencing within each of the development zones. In this instance, it is considered that a direction should be issued to require the submission of these details within seven years of the date on which the application is approved. Seven years is considered to constitute a reasonable and realistic timetable for the submission of these details, and provides for further flexibility when measured against the shorter statutory period as set out in section 59 (2)(a)(i). Further approval of matters specified in conditions applications in respect of the eight development zones would then be submitted in accordance with the agreed upon phasing.

The remainder of the conditions (numbers 5-19) attached to application 10/0914/PP relate to the eight individual development zones. These conditions will be retained and updated accordingly in line with the consultation response from the Director of Community Resources.

The request from Transport Scotland to retain the section 75 agreement is also noted. As the agreement relates solely to the previous application, a new agreement will require to be concluded as the approval of the current application will result in the issue of an entirely new permission.

The response from SNH is also noted, and the submission of a habitat compensation/mitigation plan in respect of the SINC is now required via condition 3.

In response to the points raised in the letter of objection:

1, 3 - These are not material planning considerations;

2 - Issues relating to noise will be considered fully at the application for approval of matters specified in condition stage.

In conclusion, it is considered acceptable to delete conditions 1 and 2. The remainder of the conditions attached to the previous application 10/0914/PP will be re-applied to this consent, with the time period for the submission of details in respect of conditions 3 and 4 being subject to a direction. It is therefore recommended that the application is approved subject to the conclusion of a Section 75 agreement.

Recommendation and Reasons for Decision

It is recommended that the application is approved subject to conditions; that a direction is issued that the permission be extended to seven years; and subject to the conclusion of a Section 75 agreement.

Recommendation

GRANT SUBJECT TO
CONDITIONS/SECTION 75
AGREEMENT/DIRECTION

Other Action

1. A Section 75 Agreement requires to be concluded which requires the developer to provide an agreed financial contribution to fund identified network improvements to the M8 between Junctions 25 and 29.

2. That a direction be issued with the permission to the effect that the time period of consent for this planning permission in principle be extended in respect of the submission of applications for approval of matters specified in conditions.

Conditions & Reasons

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.

1. Within 3 years of the date of this permission, applications for approval of the matters specified in Conditions 2 and 3 shall be made to the Planning Authority. Thereafter, applications for all other matters specified in Conditions 6 -14 (identified as Development Zones) on the approved phasing plan G941-P 02 Rev F - Development Zones) shall be made within 7 years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997 and to allow the development to proceed in a phased manner.

2. Phasing and Advance Works

Prior to the submission of any of the matters specified below, the developer shall agree in writing with the Planning Authority the following:-

(a) proposals for the phased submission of Applications for Matters specified by Conditions for each of the proposed developments, hereafter referred to as Development Zones and;

(b) proposals for the phased development of the site.

Thereafter the development shall proceed solely in accordance with the approved phasing proposals unless first agreed in writing with the Planning Authority.

Reason: To enable a framework for the development of the site to be approved

3. Submission of 1st Phase of Matters Specified as Conditions

For the avoidance of doubt, the details submitted under the terms of Condition 2a shall provide that the first phase in the submission of specified matters shall include all of the following:-

3.1 Sustainable Urban Drainage and Sewerage System

Details of a site-wide drainage scheme and proposals for the phased implementation of the scheme. The scheme shall comprise of a

detailed drainage design developed in accordance with the principles set down in the approved Drainage Impact Assessment by Weetwood dated July 2011.

3.2 Ground Investigation Works

A site investigation report, characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report.

3.3 On Site Roads, Footways, and Cycle Infrastructure

Details of the phasing of on-site roads and infrastructure works, accompanied by proposals for the phased implementation of the approved works.

3.4 Off Site Roads and Infrastructure

Details of the phasing of off-site roads and infrastructure works, accompanied by proposals for the phased implementation of the approved works.

3.5 Landscaping

Details of a site-wide landscaping scheme including the number, size and species of all planting proposals.

3.6 Riverside Walkway

The submission of a report which examines the potential for a riverside walkway besides the eastern bank of the White Cart Water, including a phasing plan for the implementation of any proposals

3.7 Nature Conservation Measures

The submission of a habitat compensation/mitigation plan in respect of the SINC.

3.8 Air Quality

The submission of a survey and report which demonstrates that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where relevant exposure is liable to occur. The survey and the report shall use a method based on the principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance

LAQM.TG(09) or a method that has been agreed with the Planning Authority.

Reasons: To enable that:-

- the development can be carried out in a phased manner;
- the site can be safely developed for the end use;
- the infrastructure is provided to serve the development prior to the construction of buildings;
- the landscaping schemes do not endanger the safe passage of aircraft;
- the site can be developed safely;
- the site can be developed in an environmentally sensitive manner; and
- the development accords with current Environmental Protection Legislation.

4. Phasing of Development Zones

For the avoidance of doubt, the details submitted under the terms of condition 2a shall provide that specified matters for each of the Development Zones defined by the approval of Condition 2a, shall be submitted and approved in writing by the Planning Authority prior to the commencement of development in respect of that Development Zone.

Reason: To enable the development to be carried out in phased manner.

5. Phasing of Development

For the avoidance of doubt, the details submitted under the terms of condition 2b above shall ensure that the first phase in the development of the application site comprises the following works.

5.1 All drainage infrastructure works as detailed and approved under condition 3.1 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.1.

5.2 All of the works for the treatment of ground contamination arising from site investigation works. The phased implementation of these works may be acceptable if agreed in writing with the Planning Authority under the terms of condition 3.2 above.

5.3 All on site road infrastructure works, footpaths and cycle ways, as detailed and

approved as a reserved matter under condition 3.3 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.3.

5.4 All off site road infrastructure works, as detailed and approved under condition 3.4 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.4.

5.5 All works to provide the landscaping as detailed and approved under condition 3.5 above. The phased implementation of these works may be acceptable if approved in writing under the terms of condition 3.5.

5.6 Any proposals for the formation of the riverside walk as agreed under condition 3.6 above. The phased implementation of any such works may be acceptable if approved in writing under the terms of condition 3.6.

5.7 The implementation of compensatory nature conservation measures agreed in relation to condition 3.7. The phased implementation of these works be acceptable if approved in writing under the terms of condition 3.7.

Reason: To enable the development to be carried out in phased manner.

6. Development Zone 1: Restaurant

This area shall be developed as a restaurant of up to 450 sqm gross in one building principally serving the needs of Westway tenants and visitors. The use of the building is restricted to Class 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 1, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- | | |
|-----|--|
| 6.1 | Details of the design, height and external appearance of the building; |
| 6.2 | Details of all external finishing materials; |
| 6.3 | Details of all ventilation proposals including the means of dealing with cooking odours; |
| 6.4 | Details of means of access to the site and links to the internal road, |

- pedestrian and cycle network and to adjoining Development Zones;
- 6.5 The provision of parking and servicing;
- 6.6 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 6.7 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 6.8 Details of refuse collection, storage and serving arrangements;
- 6.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 6.10 Details of the design and location of all boundary walls and fences;
- 6.11 Details of any proposed renewable energy schemes;
- 6.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

7. Development Zone 2: Extension of Block M and associated parking and formation of Lorry Park

This area shall be developed to create an extension of Block M of up 3,600 sqm gross with associated car parking. The use of the building is restricted to Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 2, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 7.1 Details of the design, height and external appearance of the building;
- 7.2 Details of all external finishing materials;
- 7.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 7.4 The provision of parking and servicing;
- 7.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 7.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 7.7 Details of refuse collection, storage and serving arrangements;
- 7.8 Details of external lighting required during construction and following completion, such Details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 7.9 Details of the design and location of all boundary walls and fences;
- 7.10 Details of any proposed renewable energy schemes;
- 7.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phase.

8. Development Zone 3: Residential

This area shall be developed to create no more than 125 residential units with associated amenity space. Prior to the commencement of development within Development Zone 3, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 8.1 Details of the design, height and external appearance of the proposed dwellings;
- 8.2 Details of all external finishing materials;
- 8.3 Details of the glazing specification and ventilation details (in accordance with the recommendations in the approved Noise Impact Assessment produced by New Acoustics dated 21st April 2011).
- 8.3 Details of means of vehicular access to the site and links to the surrounding road, pedestrian and cycle network;
- 8.4 The provision of parking areas;
- 8.5 Details of all hard and soft landscaping to accord with Condition 3.5, including public open space and the introduction of a landscaping bund or close board fence to be located between the site and Block L;
- 8.6 Details of the provision of equipped play areas;
- 8.7 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above.
- 8.8 Details of refuse collection, storage and serving arrangements;
- 8.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 8.10 Details of the design and location of all boundary walls and fences;
- 8.11 Details of any proposed renewable energy schemes.
- 8.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

9. Development Zone 4: Block D Refurbishment

This area shall be developed to refurbish the existing Block D comprising up to no more than 9,754 sqm gross. The use of the building should be restricted to Classes 5 and 6 with ancillary Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 4, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:-

- 9.1 Details of the design, height and external appearance of the building;
- 9.2 Details of all external finishing materials;
- 9.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 9.4 The provision of parking and servicing;
- 9.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of Condition 3.5 above;
- 9.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 9.7 Details of refuse collection, storage and serving arrangements;
- 9.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 9.9 Details of the design and location of all boundary walls and fences;
- 9.10 Details of any proposed renewable energy schemes.
- 9.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

10. Development Zone 5: Industrial / Distribution uses within Blocks P, Q & R

The area shall be developed for no more than 7,342 sqm gross industrial / distribution uses within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 5, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 10.1 Details of the size, design, height and external appearance of the buildings;
- 10.2 Details of all external finishing materials;
- 10.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 10.4 The provision of parking and servicing;
- 10.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 10.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 10.7 Details of refuse collection, storage and serving arrangements;
- 10.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 10.9 Details of the design and location of all boundary walls and fences;
- 10.10 Details of a close boarded fence or suitable acoustic barrier to be located at an agreed location between Block P and Wright Street;
- 10.11 Details of any proposed renewable energy schemes;

- 10.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

11. Development Zone 6: Industrial / Distribution use within Blocks S & T

The area shall be developed for no more than 20,438 sqm gross industrial / distribution uses within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 6, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 11.1 Details of the design, height and external appearance of the buildings;
- 11.2 Details of all external finishing materials;
- 11.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 11.4 The provision of parking and servicing;
- 11.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 11.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 11.7 Details of refuse collection, storage and serving arrangements;;
- 11.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

- 11.9 Details of the design and location of all boundary walls and fences;
11.10 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

12. Development Zone 7: Hotel, Multi-Storey Car Park and Bridge Link

The area shall be developed for a Hotel of up to 150 beds within Class 7 of the Town and Country Planning (Use Classes)(Scotland) Order 1997; a multi-storey car park providing no more than 900 spaces; and the provision of a bridge link over the White Cart Water. Prior to the commencement of development within Development Zone 7, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 12.1 Details of the design, height and external appearance of the buildings;
12.2 Details of all external finishing materials;
12.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
12.4 The provision of parking and servicing;
12.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above. ;
12.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
12.7 Details of refuse collection, storage and serving arrangements;
12.8 Details of external lighting required during construction and following completion, such details

- to comply with Advice Note 2 'Lighting Near Aerodromes'
12.9 Details of the design and location of all boundary walls and fences;
12.10 Details of the design of the bridge and the means of controlling access to the application site. For the avoidance of doubt the bridge shall include provision for pedestrians and cyclists.
12.11 An Otter Survey, carried out in respect of the area of land on the west side of the White Cart Water where the proposed bridge will land;
12.12 A breeding bird survey of the area concerned, undertaken by a qualified ornithologist, shall be carried out which identifies whether the proposed works will affect nesting birds;
12.13 Details of any proposed renewable energy schemes.
12.14 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The Hotel and Multi-Storey car park hereby permitted shall not be occupied until vehicular, cycle and pedestrian access routes have been agreed with the Planning Authority in consultation with Transport Scotland, to include the provision of the bridge crossing of the White Cart Water.

The development of this area shall be implemented in accordance with the approved details and any mitigation measures identified in the otter survey and bird breeding survey.

Reason: To enable the development to be carried out in phased manner.

13. Development Zone 8: Business uses within Blocks W, X and Y

The area shall be developed for up to no more than 2,787 sqm gross for uses within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 8, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 13.1 Details of the design, height and external appearance of the buildings;
- 13.2 Details of all external finishing materials;
- 13.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 13.4 The provision of parking and servicing;
- 13.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 13.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 13.7 Details of refuse collection, storage and serving arrangements;
- 13.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 13.9 Details of the design and location of all boundary walls and fences;
- 13.10 Details of any proposed renewable energy schemes;
- 13.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

14. The height of buildings, structures and cranes shall be restricted to the Obstacle Limitation Surfaces as detailed in Advice Note 1 Safeguarding an Overview.

Reason: In the interests of the safe navigation of aircraft.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as

amended) the permitted change of use from Class 5 or 6 to Class 4 is hereby removed in respect of the new build Class 5 and 6 buildings.

Reason: To define the consent and to prevent an unregulated potential increase in the level of traffic.

16. No part of the development shall be occupied until a Green Travel Plan (GTP), to encourage more sustainable means of travel, has been submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland. The GTP will identify modal targets, the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the Plan, and it shall incorporate measures designed to encourage, in particular, modes other than the private car.

Reason: To encourage the use of sustainable modes of transport.

17. No development, other than the following:-

-The erection of 125 residential units;

-The erection/extension of up to a combined total of 10,000 sqm of Class 5 and Class 6 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The erection/extension of 3600 sqm of Class 4 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The refurbishment of Block D (providing no additional floor space created or change of use takes place)

-The erection of Class 3 Restaurant as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997 and

-Works associated with the above development

shall take place until the infrastructure modifications, generally in accordance with diagram 7.1 "Proposed Network Improvements" of the Dougall Baillie Associates Transport Assessment dated 19th November 2010 and with Dougall Baillie Associates drawing No. 10035-SK-05 dated

6th June 2011 which incorporates a Queue Detection Loop System on the M8 Junction 27 Westbound Off Slip, have been completed to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason: In the interests of traffic safety and to minimise impact on the trunk road network.

18. Details of the following infrastructure improvements shall be submitted for the written approval of the Planning Authority simultaneous with the submission of the first of the matters specified in Condition 3:-

- The provision of two through lanes on the Paisley Road southbound approach to the roundabout junction with Arkleston Road.
- The reinstatement of 2 through lanes from Paisley Road onto the southbound M8 over-bridge and the replacement of the dedicated left turn exit lane with a merge left turn lane.
- The reinstatement of 2 lanes on the Paisley Road M8 overbridge with the dedicated left turn from the westbound off-ramp being removed.
- The signalisation of the Paisley Road / Junction 27 westbound off ramp with 2 lanes reinstated on the ramp and the re-opening of the central reserve on Paisley Road.

The above details shall generally accord with Dougall Baillie Associates Transport Assessment dated 19th November 2010 and as shown in Dougall Baillie Associates drawing No. 10035-SK-05 dated 6th June 2011 (Diagram 7.1). Thereafter the approved details shall be implemented in accordance with the development thresholds identified in Condition 21 above.

Reason: To accord with the assessed impact of the development and in the interests of 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.

