

Notice of Meeting and Agenda

Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 21 May 2019	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

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

Councillor Marie McGurk (Convener): Councillor John McNaughtan (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 <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please either email

democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

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.

Apologies

Apologies from members.

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.

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| 1 | Minute of meeting of the Police Fire and Rescue Scrutiny Sub-committee | 1 - 4 |
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Minute of meeting of the Police Fire and Rescue Scrutiny Sub-committee held on 12 March 2019.

FINANCE

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| 2 | Revenue Budget Monitoring to 1 March 2019 | 5 - 12 |
| | Joint report by the Director of Finance & Resources and the Director of Communities, Housing and Planning Services. | |
| 3 | Capital Budget Monitoring Report | 13 - 18 |
| | Joint report by the Director of Finance and Resources and the Director of Communities, Housing and Planning Services. | |

HOUSING

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| 4 | Regulation of Social Housing in Scotland | 19 - 24 |
| | Report by the Director of Communities, Housing and Planning Services. | |
| 5 | Tannahill Area -- Update on the Housing Investment Strategy | 25 - 28 |
| | Report by the Director of Communities, Housing and Planning Services. | |
| 6 | Scottish Enterprise Can Do Innovation Challenge Fund: Award of Funding | 29 - 32 |
| | Report by the Director of Communities, Housing and Planning Services. | |

SERVICE IMPROVEMENT PLANS

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| 7 | Communities, Housing and Planning Service Improvement Plan - Overview of Performance 2018/19 | 33 - 64 |
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Report by the Director of Communities, Housing and Planning Services.

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| 8 | Children's Services Service Improvement Plan - Overview of Performance 2018/19 | 65 - 102 |
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Report by the Acting Director of Children's Services.

COMMUNITY SAFETY AND PROTECTION

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| 9 | Community Protection Annual Update | 103 - 122 |
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Report by the Director of Communities, Housing and Planning Services.

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| 10 | Street Stuff Annual Report 2018/19 | 123 - 134 |
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Report by the Director of Communities, Housing and Planning Services.

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| 11 | School Parking Initiative | 135 - 142 |
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Report by Director of Communities, Housing and Planning Services.

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Reports by Director of Communities, Housing and Planning Services.

EXCLUSION OF THE PRESS AND PUBLIC

EXCLUSION OF PRESS AND PUBLIC

The Board may by resolution exclude the press and public from the meeting during consideration of the following items of business as it is likely, in view of the nature of the business to be transacted, that if members of the press and public are present, there could be disclosure to them of exempt information as defined in paragraphs 2 and 3 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.

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|-----------|---|
| 13 | Aquisition of Properties at Christie Street, Paisley |
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- Information which is likely to reveal the identify of an individual;

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 12 March 2019	15:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillors Hood, McGurk, J MacLaren and Strang.

Chair

Councillor McGurk, Convener, presided

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; O Reid, Head of Communities & Public Protection and C Dalrymple, Communities and Regulatory Manager (both Communities, Housing and Planning Services); and K O'Neill, Assistant Democratic Services Officer (Finance & Resources).

Also in Attendance

S Wright, Chief Inspector, H Scott, Chief Inspector (both Police Scotland); and M Gallacher, Group Manager and I Campbell, Watch Manager (both Scottish Fire & Rescue Service).

Apoogy

Councillor Nicolson.

Declarations of Interest

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

1 Police Scotland - Scrutiny Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area.

The report summarised the key performance indicators and provided statistics for the period 1 April to 31 December 2018, relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2017/21, together with comparative data.

The report also provided, in an infographics format, local updates in relation to the Police Scotland priorities of violence and anti-social behaviour; acquisitive crime; public protection; major crime & terrorism and road safety & road crime.

DECIDED: That the information be noted.

2 Scottish Fire & Rescue Service - Scrutiny Report

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period Quarter 3 - 1 October - 31 December 2018.

The report had been developed to compliment key partnership activity embedded across Renfrewshire Community Plan and associated Delivery and Thematic plans. The report also provided updates in relation to Accidental Dwelling Fires and Casualties, Unintentional Injury and Harm, Deliberate Fire Setting, Non Domestic Fire Safety and Unwanted Fire Alarm Signals.

DECIDED: That the report be noted.

3 Spotlight - Police Scotland, Acquisitive Crime Trends/Preventative Work

There was submitted a report relative to Group 3 crime which incorporated a range of acquisitive crimes/crimes of dishonesty from theft by housebreaking, theft of motor vehicle, theft by shoplifting, common theft and fraud relative to statistical data for the period April 2018 to January 2019. A National Acquisitive Group was established with all divisions of Police Scotland and other agencies working together to address this trend.

The sub-committee was informed of the increasing trend which had been observed in relation to the volume of recorded acquisitive crimes in Renfrewshire. Motor vehicle crime had been a significant contributor to the overall increase.

The detection of housebreaking offenders remained a local priority in Renfrewshire, Police Scotland worked closely with the Warden Service and used social media to inform and alert on local issues, this focus had contributed to a sustained decreasing trend in housebreaking crimes.

Police Scotland continued to tackle doorstep crime within all local communities under the auspices of Operation Monarda, which brought together organisations to help minimise risk and prevent harm to vulnerable and older people from criminals who commit bogus crime.

Fraud continued to follow an increasing trend and was partly driven by society's increasing digitalisation, internet and developing technologies provided criminals with expanding opportunities to commit cyber-enabled fraud.

DECIDED: That the information provided be noted.

4 Local Issue Update

Chief Inspector Wright advised that 21 officers from K Division would be ready to be deployed to assist on any Brexit issues, if required, and re-assured the sub-committee there would be no impact on services provided by Police Scotland locally.

The sub-committee was advised that in view of recent issues during football matches, which had been highlighted in national press recently, St Mirren Football Club in conjunction with local fans groups and Police Scotland had implemented stewarding and policing plans to ensure that their football ground was a safe environment.

The Chief Inspector also advised that following recent news items regarding drones there had been no issues reported relative to Glasgow Airport and that all Scottish Airports would be analysed to assess any potential impact of drones.

DECIDED: That the information provided be noted.



To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Finance and Resources, Director of Communities, Housing and Planning Services and Director of Children's Services

Heading: Revenue Budget Monitoring to 1 March 2019

1. Summary

1.1 Gross expenditure is £33,000 (0.1%) under budget and income is £33,000 (0.1%) under-recovered which results in a net breakeven position for the services reporting to this Policy Board. This summary position, for services reporting to this Policy Board, has been detailed in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	Breakeven	-
Other Housing	Breakeven	-	Breakeven	-
Planning Services	Breakeven	-	Breakeven	-
Communities and Public Protection (excluding Regulatory Services)	Breakeven	-	Breakeven	-
Criminal Justice	Breakeven	-	Breakeven	-

2. **Recommendations**

- 2.1 Members are requested to note the budget position.
-

3. **Budget Adjustments**

- 3.1 Members are requested to note that since the last Board report, the following budget adjustments have been made:-

- £911k has been transferred from CHaPS to Environment and Infrastructure to reflect internal recharging arrangements
 - £120k additional resources to fund DHPs (Discretionary Housing Payments) to support Renfrewshire residents impacted by welfare reform and the roll out of Universal Credit.
 - £100k transfer from Miscellaneous Services to Criminal Justice reflecting a drawdown of funding for transitional arrangements to the new Criminal Justice operating model, and
 - £3k of the £43k Scottish Government funding to prepare the Council Rapid Rehousing Transition Plan has been drawn down in 2018/19.
-

4. **Housing Revenue Account**

Current Position:	Breakeven
<i>Previously Reported:</i>	Breakeven

- 4.1 The HRA report highlights underspends delivered through continuing improvements in performance regarding rent collection and void rent losses. Savings on Council tax for void properties have also been realised as a result of progress being made with the regeneration of the Tannahill area in Ferguslie Park.

- 4.2 These underspends are being utilised to fund additional investment in property maintenance costs. The balance of the HRA underspend will be used to fund the early repayment of debt in line with the current policy, allowing the Council to prudently manage the HRA debt portfolio.

4.3 **Projected Year End Position**

At this stage in the financial year, it is projected that the HRA will achieve a breakeven position at the year end.

5. **Communities, Housing and Planning Services (excl HRA)**

Current Position:	Breakeven
<i>Previously Reported:</i>	Breakeven

At this stage in the financial year, a breakeven position is being reported for those services reporting to the Communities, Housing and Planning Policy Board.

5.1 **Projected Year End Position**

It is also projected that a breakeven position will be achieved at the year end for these services

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
- 12. **Cosla Policy Position** - none

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 Lisa Dickie, Ext 7384

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 1 March 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES			ALL DIVISIONS OF SERVICE			
Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Housing Revenue Account (HRA)	0	(23,446)	(23,446)	0	0.0%	breakeven
Other Housing	4,894	5,106	5,106	0	0.0%	breakeven
Planning Services	2,134	691	691	0	0.0%	breakeven
Communities and Public Protection (excluding Regulatory Services)	3,821	3,184	3,184	0	0.0%	breakeven
Criminal Justice	3,492	2,859	2,859	0	0.0%	breakeven
NET EXPENDITURE	14,341	(11,606)	(11,606)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 1 March 2019 is breakeven	0	0.0%
Anticipated Year End Budget Position is breakeven	0	0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 1 March 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

ALL DIVISIONS OF SERVICE

Description (1)	Revised Annual Budget (2) £000's	Revised Period Budget (3) £000's	Revised Actual (4) £000's	Budget Variance (5)		
				£000's	%	
Employee Costs	17,758	14,945	14,692	253	1.7%	underspend
Property Costs	15,206	13,662	13,859	(197)	-1.4%	overspend
Supplies & Services	2,952	1,353	1,429	(76)	-5.6%	overspend
Transport & Plant Costs	297	248	254	(6)	-2.4%	overspend
Support Services	6,173	244	239	5	2.0%	underspend
Third Party Payments	466	444	450	(6)	-1.4%	overspend
Transfer Payments	69,206	60,274	59,490	784	1.3%	underspend
Capital Charges	22,677	57	781	(724)		overspend
GROSS EXPENDITURE	134,735	91,227	91,194	33	0.0%	underspend
Income	(120,394)	(102,833)	(102,800)	(33)	0.0%	under-recovery
NET EXPENDITURE	14,341	(11,606)	(11,606)	0	0.0%	breakeven

Bottom Line Position to 1 March 2019 is breakeven

Anticipated Year End Budget Position is breakeven

£000's

0

0.0%

0

0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 1 March 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

HOUSING REVENUE ACCOUNT (HRA)

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Employee Costs	7,689	6,381	6,280	101	1.6%	underspend
Property Costs	13,784	12,485	12,605	(120)	-1.0%	overspend
Supplies & Services	700	553	493	60	10.8%	underspend
Transport & Plant Costs	90	77	70	7	9.1%	underspend
Support Services	2,740	198	189	9	4.5%	underspend
Third Party Payments	0	0	0	0	0.0%	breakeven
Transfer Payments	3,618	2,285	1,521	764	33.4%	underspend
Capital Charges	21,852	0	724	(724)		overspend
GROSS EXPENDITURE	50,473	21,979	21,882	97	0.4%	underspend
Income	(50,473)	(45,425)	(45,328)	(97)	-0.2%	under-recovery
NET EXPENDITURE	0	(23,446)	(23,446)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 1 March 2019 is breakeven	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven	<u>0</u>	<u>0.0%</u>



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 21 MAY 2019

Report by: Director of Finance and Resources & Director of Communities, Housing and Planning Services

Heading: Capital Budget Monitoring Report

1. Summary

1.1 Capital expenditure to 1st March 2019 totals £11.318m compared to anticipated expenditure of £11.321m for this time of year. This results in an underspend of £0.003m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.003m <i>u/spend</i>	0% <i>o/spend</i>	£0.002m <i>u/spend</i>	0% <i>o/spend</i>
Housing (PSHG)	£0.002m <i>u/even</i>	0% <i>u/spend</i>	£0.000m <i>b/even</i>	0% <i>u/spend</i>
Development & Housing Services	£0.002m <i>o/spend</i>	0% <i>o/spend</i>	£0.003m <i>u/spend</i>	0% <i>o/spend</i>
Total	£0.003m <i>u/spend</i>	0% <i>u/spend</i>	£0.005m <i>u/spend</i>	0% <i>u/spend</i>

1.2 The expenditure total of £11.318m represents 70% 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.
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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 Communities, Housing & Planning.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 1st March 2019, and is based on the Housing Capital Investment Plan and the Private Sector Housing Investment Programme approved by the board on 2nd March 2018, adjusted for movements since its approval.
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4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £0.819m have arisen which reflects the following:-

Budget carried forward from 2019/20 into 2018/19 (£1.427m) reflecting updated cashflows for the following:

- **HRA**
Improvements to existing properties (£1.128m);
Regeneration (£0.187m);
Other Assets (£0.072m);
Non-Property Expenditure (£0.040m).

Budget reprofiled from 2018/19 into 2019/20 (£0.608m):

- **HRA**
Council House New Build (£0.291m);
Professional Fees (£0.067m).
- **PSHG**
Private Sector Housing Grant (£0.185m).
- **Development & Housing Services**
Townscape Heritage CARS 2 (£0.032m);
Local Green Area Networks (£0.033m).

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** –

Creating a sustainable Renfrewshire for all to enjoy – Capital investment in new and existing assets will ensure Renfrewshire is 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 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.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **Cosla Policy Position** – none.

List of Background Papers

- (a). Non-Housing Capital Investment Programme 2018/19 to 2020/21 – Council, 2nd March 2018.
- (b). Housing Revenue Account Budget and Rent Levels 2018/19 and Housing Capital Investment Plan 2018/19 to 2020/21 – Council, 2nd March 2018.

The contact officers within the service are:

- Geoff Borland, Extension 4786
- Louise Feely, Extension 6049
- Ian MacKinnon, Extension 5842
- Fraser Carlin, Extension 7933

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

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Approved Programme @02/03/18 £000	Current Programme MR 12 £000	Year To Date Budget to 01-Mar-19 £000	Cash Spent to 01-Mar-19 £000	Variance to 01-Mar-19 £000	% Variance	Cash to be Spent by 31-Mar-19 £000	% Cash Spent
HOUSING(HRA)								
Improvements To Existing Properties	5,191	6,288	4,797	4,790	7	0%	1,498	76%
Regeneration	805	792	495	498	-3	-1%	294	63%
Other Assets	2,880	2,335	2,122	2,120	2	0%	215	91%
Non Property Expenditure	10	75	50	50	0	0%	25	67%
Council House New Build	4,735	4,309	1,960	1,963	-3	0%	2,346	46%
Professional Fees	1,818	983	745	745	0	0%	238	76%
Total Housing(HRA) Programme	15,439	14,782	10,169	10,166	3	0%	4,616	69%
HOUSING(PSHG)								
Private Sector Housing Grant Programme	1,320	981	875	873	2	0%	108	89%
Total Housing(PSHG) Programme	1,320	981	875	873	2	0%	108	89%
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage CARS 2	1,255	356	275	277	-2	-1%	79	78%
Local Green Area Networks Projects	0	2	2	2	0	0%	0	100%
Total Development & Housing(THI/LGAN)	1,255	358	277	279	-2	-1%	79	78%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	18,014	16,121	11,321	11,318	3	0%	4,803	70%



To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Regulation of Social Housing in Scotland

1. Summary

1.1 Following consultation in 2018, the Scottish Housing Regulator published its new framework for the regulation of social housing on 28 February 2019. Along with the statutory guidance also published at the end of February, this new framework applies to all local authorities and housing associations in Scotland from 1 April 2019.

1.2 The main changes for local authorities are:

- a small number of changes to the indicators used to report and compare performance against the Scottish Social Housing Charter
- the requirement to prepare an Annual Assurance Statement and submit this to the Scottish Housing Regulator by the end of October each year
- publication of an Engagement Plan for each social landlord by the Scottish Housing Regulator by the end of October each year

1.3 Further information is available on the Scottish Housing Regulator's website at <https://www.scottishhousingregulator.gov.uk/news>.

2. Recommendations

2.1 It is recommended that the Policy Board:

- (i) notes the changes to the regulation of social housing as outlined in this report.
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3. Background

- 3.1 The Scottish Housing Regulator consulted on changes to the framework for regulation of social landlords in 2018. The consultation response from Renfrewshire Council was approved by the Policy Board in January 2019. The new framework was published in February and implemented from April this year.

4. Charter Indicators

- 4.1 All social landlords are required to submit an Annual Return by May each year on performance against the Scottish Social Housing Charter. As part of the new regulatory framework, there are some changes to the Charter Indicators.
- 4.2 The Charter report for 2018/19 will remain unchanged. But from 2019/20 onwards, social landlords will report on a smaller number of indicators (32 performance indicators rather than 37 and 13 contextual indicators rather than 32). There are also several new indicators and changes to the definition of some indicators. As in previous years, a report will be presented to the Policy Board in August 2019 on performance against the Charter in 2018/19.

5. Annual Assurance Statement

- 5.1 As part of the new framework for regulation, all social landlords will be required to prepare an Annual Assurance Statement confirming:
- that they meet the Standards and Requirements, or
 - what they are doing to fix any instances of material non-compliance
- 5.2 The Statement should be reported to, and approved by, a relevant committee of the local authority and signed by the Convener of the committee before submission to the Scottish Housing Regulator. It should also be made available to tenants and other service users.
- 5.3 Statutory guidance on the Annual Assurance Statement was published by the Scottish Housing Regulator in February 2019. This makes clear that each landlord should determine the most appropriate way of getting the necessary assurance on compliance with the regulatory standards. Feedback from tenants and other service users should be considered as part of this process.
- 5.4 Taking account of this guidance, work will be progressed by officers in Communities, Housing and Planning and a report will be presented to the Policy Board later in 2019 on the first Annual Assurance Statement.

6. Engagement Plan

- 6.1 Each year the Scottish Housing Regulator will carry out risk assessment work, taking account of the Annual Assurance Statement as well as other information. Following this, an Engagement Plan will be published on its website for each local authority and housing association. This will set out: any information required from the landlord; what it needs to do; the form and reason for any engagement.
- 6.2 The Scottish Housing Regulator published an Engagement Plan which describes the level of engagement planned for every social landlord on 1 April 2019. Renfrewshire Council is one of only 6 local authorities where there is no planned engagement.
- 6.3 The Engagement Plan for Renfrewshire Council indicates that the Scottish Housing Regulator '*... don't at this point require any further assurance from Renfrewshire Council ... other than the annual regulatory returns required from all local authority landlords.*'. A copy of the Engagement Plan is attached to this report and will be made available for tenants and other service users on the Council's website.
- 6.3 The Engagement Plan also indicates that, when the Scottish Government's national homelessness statistics for 2018/19 and the Annual Return on the Charter are available, the Scottish Housing Regulator will review Renfrewshire's services for people who are homeless. In particular, this will focus on outcomes for people who are homeless and the percentage of lets made to people who are unintentionally homeless.
- 6.4 The annual regulatory returns which all social landlords are required to submit to the Scottish Housing Regulator are:
 - Annual Assurance Statement
 - Annual Return on the Charter
 - the return on the Energy Efficiency Standard for Social Housing.

Implications of the Report

1. **Financial** – The proposed Annual Assurance Statement will be reviewed by Internal Audit before it is reported to the Policy Board for approval.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –
 - Building strong, safe and resilient communities – improving and maintaining housing and neighbourhoods
 - Working together to improve outcomes – using the regulatory processes to support service improvement
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 for example 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
 12. **COSLA Policy Position** not applicable.
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List of Background Papers

- (a) Report to the Communities, Housing and Planning Policy Board on 15 January 2019, 'Regulation of Social Housing – Response to Consultation by the Scottish Social Housing Regulator'
-

FC/LM
30 April 2019

*Author: Lesley Muirhead, Planning and Housing Manager, 0141 618 6259,
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Renfrewshire Council

We don't at this point require any further assurance from Renfrewshire Council (Renfrewshire) other than the annual regulatory returns required from all local authority landlords.

What we will do

We will review Renfrewshire's services for people who are homeless with a particular focus on the following area when we receive the Scottish Government's 2018/19 national homelessness statistics and the Annual Returns on the Charter:

- outcomes for people who are homeless: the percentage of its lets Renfrewshire makes to people who are unintentionally homeless.

Regulatory returns

Renfrewshire must provide us with the following annual regulatory returns:

- Annual Assurance Statement
- Annual Return on the Charter; and
- the return on the Energy Efficiency Standard for Social Housing.

It should also notify us of any material changes to its Annual Assurance Statement, and any tenant and resident safety matter which has been reported to or is being investigated by the Health and Safety Executive or reports from regulatory or statutory authorities or insurance providers, relating to safety concerns



[Read more about Renfrewshire Council >](#)

Our lead officer for Renfrewshire is:

Name: John Jellema, Regulation Manager
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To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Tannahill Area - Update on the Housing Investment Strategy

1. Summary

- 1.1 The Communities, Housing and Planning Policy Board approved an investment strategy for the Tannahill Area in October 2018. This report provides an update on progress over the last six months.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board
- (i) notes progress over the last 6 months with respect to the housing investment strategy for the Tannahill area;
 - (iii) notes that the long-term empty properties at 220 Ferguslie Park Avenue will be retained by the Council and that improvement work will be carried out to bring them up to the Council's letting standard
-

3. Background and Update

- 3.1 The housing investment strategy for the Tannahill area, approved by the Policy Board in October 2018, involves the construction of around 100 new Council homes on vacant land adjacent to existing housing and the demolition of 253 properties (223 Council and 30 private), informed by a development framework in consultation with the local community.
- 3.2 Work has been progressing well over the last 6 months to take this forward and feedback from the local community has been very positive.

Engagement with Tenants and Residents

- 3.3 Officers have contacted all tenants, residents and owners through letters, newsletters, and door to door visits. Information has been collected about tenants' and residents' housing needs and preferences, and this is being used to inform plans for the newbuild housing.
- 3.4 Officers from the Planning and Housing team are based within the Ferguslie Park Library on a Monday and Thursday morning each week, to be available locally for tenants and residents who want to drop in for information and assistance. Staff also do weekly 'walk-rounds' to ensure they are visible and accessible to tenants and residents in the area.
- 3.5 A Tannahill Area Liaison Group has been established and is meeting 6-weekly. The liaison group includes officers from the Council, two representatives from Ferguslie Community Council and tenants and residents from the Tannahill area. A newsletter is being circulated by officers from Communities, Housing and Planning after each meeting to ensure that all tenants and residents are kept updated on progress.

Newbuild Council Housing

- 3.6 Site investigations and feasibility work has been carried out on the two vacant sites adjacent to the Tannahill area. Taking account of capacity and constraints affecting each site, the former St Fergus Primary School site has been identified as the most suitable for the development of around 100 new Council dwellings.
- 3.7 A two-stage exercise is underway to procure a design-and-build construction contract for the newbuild housing. A short-list of five contractors have been invited to submit tenders by the end of April. It is anticipated that the outcome of the procurement exercise will be reported to the Finance, Resources and Customer Services Policy Board in June 2019 for approval to award the contract following evaluation of the tenders.
- 3.8 Following the design and statutory approval stages, it is expected that construction work will start on site in Spring 2020, with completion in Autumn 2021. The housing mix (type and size) for the newbuild housing is based on an assessment of the needs of current tenants and residents who wish to remain in the area as well as future need and demand. Around 64 properties will be houses (terraced/ semi-detached/ bungalows) and 36 will be four-in-a-block own door flats.

Privately-owned Properties

- 3.9 The District Valuer (DV) has been appointed by the Council's Assets and Estates team to value the privately-owned properties for acquisition by the Council. The DV has now started to contact owners to arrange valuations and negotiations with owners will begin shortly.

4. Void Properties & Empty Blocks

- 4.1 Of the 223 Council-owned dwellings in the Tannahill area, 109 are now void (an increase of 11 from October 2018) and 114 are occupied by Council tenants. There are nine Council-owned blocks which are completely empty.
- 4.2 Empty properties have been raised through community consultation as a cause for concern to tenants and residents. As such it is proposed that further consideration will be given to this matter via the newsletter and ongoing engagement with tenants and residents in the Tannahill Area. The outcome of this will be reported through a future meeting of the Community, Housing & Planning Board.

5. Long-term Empty Properties at 220 Ferguslie Park Avenue

- 5.1 Outwith the Tannahill area, a number of long-term empty Council properties are being improved to bring them up to the letting standard. This includes four long term empty properties at 220 Ferguslie Park Avenue. The Housing and Community Safety Policy Board agreed in November 2015 that these empty properties should be transferred to Ferguslie Park Housing Association. It was intended that the properties would then be improved using the association's own resources. However, his transfer of ownership has not taken place and the Council has since invested in improvement works to nearby Council-owned properties.
- 5.2 Following discussion with Ferguslie Park Housing Association, it has been agreed that the properties at 220 Ferguslie Park Avenue will be retained by the Council and that investment will be carried out to bring these properties back into the Council's pool of stock available for let.

6 Wider Tannahill Area

- 6.1 The Policy Board agreed in October 2018 that a Development Framework for the wider area should be developed in full consultation with the local community. Work is underway to identify suitable consultants who will develop and deliver a comprehensive and creative programme of community and stakeholder engagement to inform the development of this framework and action plan. It is anticipated that this work will be undertaken in Summer 2019 and an update will be provided to the Policy Board later in 2019.

Implications of the Report

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

4. **Legal** - None.
5. **Property/Assets:** None
6. **Information Technology** – None
7. **Equality & Human**
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
12. **COSLA Policy Position** – N/A

List of Background Papers

1. Report to the Communities, Housing and Planning Policy Board on 30 October 2018, 'Housing Investment Strategy for the Tannahill Area, Ferguslie Park'.

The foregoing background papers will be retained 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 Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk

FC/LM/MC
13 May 2019



To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Scottish Enterprise Can Do Innovation Challenge Fund – Award of Funding

1. Summary

- 1.1 This report advises members that the council has been awarded £150,000 grant funding from the Scottish Enterprise Can Do Innovation Challenge Fund, which will be supplemented by £150,000 from Housing Revenue Account (HRA) resources to deliver an innovative project to measure internal environmental conditions within council houses to seek to reduce future maintenance costs and to help identify tenants who may require energy advice.
-

2. Recommendations

2.1 It is recommended that the Policy Board:

- (i) note and approve the acceptance of grant funding of £150,000 from Scottish Enterprise Can Do Innovation Challenge Fund and authorise the Director of Communities, Housing and Planning Services to oversee delivery and operational management of the programme;
 - (ii) note and approve the use of resources from the Housing Revenue Account (HRA) Capital Programme to supplement the funding as set out in paragraph 3.7 of this report; and
 - (iii) note a further report will be brought to a future meeting of this Board at the end of the programme.
-

3. Scottish Enterprise Can Do Innovation Challenge Fund

- 3.1 The council has been awarded £150,000 from Scottish Enterprise's Can Do Innovation Challenge Fund for a project which will measure internal environmental conditions within our housing stock using innovative sensor technology. This project will be delivered over a two year period to approximately 1,000 properties, with data analytics tools developed to measure the outputs and benefits over this period of time.
- 3.2 This follows a recent small-scale pilot project undertaken by the Housing Investment team to measure internal environmental conditions following the installation of external wall insulation, in order to assess the impact of these works. This piloted the use of sensor technology to measure temperature, humidity and carbon dioxide (CO2) emissions within 60 council houses whose residents had opted into the programme.
- 3.3 The data generated from this pilot project allowed the council to measure the impact of the energy efficiency improvement works as well as highlight cases where further action may be required to help tenants fully realise the benefits from the improvement works.
- 3.4 The insights gained from this small-scale pilot project have indicated there are potential benefits for both the council and our tenants from making use of this sensor technology to gather data on environmental conditions within our housing stock generally and is not confined to only those properties which have had external improvement works completed. The data gathered can potentially reduce future maintenance costs by highlighting properties which may require some form of intervention to prevent conditions such as condensation and mould growth developing where poor ventilation and irregular heating is identified.
- 3.5 In addition to the maintenance aspect, the council wants to offer support to tenants who may require assistance in ensuring their home is heated and ventilated adequately. The council is committed to promoting affordable warmth and tackling fuel poverty and it is anticipated that the use of this technology will help identify tenants who may require energy advice and who can then be signposted to our Energy Advocacy service.
- 3.7 The two year project will also be supported with £150,000 allocated from existing resources within our Housing Revenue Account (HRA) Capital Programme. The project will be delivered and managed by the Housing Investment team and a report on the outputs will be brought to a future meeting of this Board at the end of the project.

Implications of the Report

1. **Financial** – Grant funding of £150,000 from Scottish Enterprise to deliver a pilot project.
2. **HR & Organisational Development** – None

3. **Community/Council Planning –**

- **Our Renfrewshire is well** – Tackling inequality and improving housing conditions benefitting tenants. Addressing fuel poverty.
- **Reshaping our place, our economy and our future** – investment in the refurbishment of housing stock will create jobs and contribute to the economy

4. **Legal** - None

5. **Property/Assets** – Identifying and resolving potential maintenance issues to improve council houses.

6. **Information Technology** – Use of technology to measure internal environmental conditions.

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** – Open tender process will be followed to procure supplier.

10. **Risk** - None.

11. **Privacy Impact** - None.

12. **COSLA Policy Position** – N/A

List of Background Papers - None

FC/LF
2 May 2019

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To: **Communities, Housing and Planning Policy Board**

On: **21 May 2019**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Communities, Housing and Planning Service Improvement Plan – Overview of Performance 2018/19**

1. Summary

- 1.1. The purpose of this report is to provide an update on the performance of Communities, Housing and Planning for the 12-month period to 31 March 2019 in relation to the Service Improvement Plan which was approved in March 2018.
- 1.2. This report provides a summary of performance of Communities, Housing and Planning Services for the 2018/19 period, with a detailed explanation on all relevant actions and performance indicators.
- 1.3. The Service Improvement Plan sits beneath the Council Plan and Community Plan, and along with the service's risk register and workforce plan forms a suite of documents which provide the strategic direction for the service. Service Improvement Plans are aligned to the priorities set out in the Council Plan 2017-2022 and include those areas of the Council Plan for which Communities, Housing and Planning Services is the lead.
- 1.4. In March 2018, the service identified key actions it aimed to achieve over the next three years, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan.
- 1.5. At the April 2018 Leadership Board meeting, new management arrangements were agreed for the Council which created the new Communities, Housing and Planning Service. The reporting on the 2018/19 Service Improvement Plan reflects this new structure and includes actions which previously sat within Children's Services and the former Environment and Communities Service. Actions and performance indicators previously in the former Development and Housing Service Improvement Plan but related to Regeneration and City Deal are now reported in the Chief Executive's Service Improvement Plan. All new Service Improvement Plans as approved in the March 2019 Board cycle, reflect the new structures.

- 1.6. The action plan is the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the measures of success. The service scorecard sets out a range of key indicators against which aspects of performance are measured.
- 1.7. Communities, Housing and Planning has continued to progress an ambitious programme of service development and improvement over 2018/19. We have continued to support the physical regeneration of Renfrewshire through regeneration plans for targeted areas as well as through the overall development planning for Renfrewshire, ensuring high quality, sustainable communities that meet the needs of our population now and in the future. The approach to delivering cultural regeneration in Renfrewshire has showed steady progress across a range of workstreams and won the COSLA Award for Strong and Sustainable Communities in October 2018. 2018/19 also saw the successful appointment of a Paisley Partnership Strategic Lead and her team, and new and innovative partnerships established.
- 1.8. Within Communities and Public Protection, our partnership approach to safeguarding and supporting our communities continues to be held up as an example of best practice and shows excellent results, including significant reductions in youth disorder, the ongoing expansion of the popular Team Up to Clean Up Campaign, and celebrating a successful and largest ever Reclaim the Night and White Ribbon Campaign to tackle gender-based violence.
- 1.9. Overall, the restructure of the service in summer 2018 with Community Learning and Development moving to the heart of the service, has created new opportunities to develop the capacity of individuals and communities, highlighted synergies across service areas and renewed our focus on working closely with our communities to deliver better outcomes for Renfrewshire. Most recently the very strong voter turnout in the MSYP elections has demonstrated the success of the ongoing work to ensure that young people in Renfrewshire have a voice and are active and fulfilled members of our community. This builds on the vital work being taken forward to develop young peoples' literacy and numeracy skills through the Pizza Learning approach which was highlighted as best practice, having demonstrably improved attainment, in the recent audit of the Attainment Challenge in Renfrewshire by HMIE.
- 1.10. Local government continues to operate in a challenging financial environment. Communities, Housing and Planning Services, in common with other services across the Council, experiences a range of demand and financial pressures. As part of our landlord role, this includes managing and investing in the existing Council housing stock while keeping rents affordable. The implementation of Universal Credit is also being managed to support tenants to sustain their tenancies and to protect the service's largest income stream.

- 1.11. The UK is in the process of leaving the European Union and given the uncertainty which remains around this process, the Council and partners have developed a full range of contingency measures to respond to a variety of outcomes. This work has been led by the Civil Contingences Services working through a Brexit Readiness Steering Group chaired by the Chief Executive. The situation requires continued close monitoring as identified risks include potential impacts on contractual and procurement arrangements with third parties, on legislation impacting on food standards and trading standards and on the workload and service expectations of these teams among others. It is likely that there may be implications for Communities, Housing and Planning Services particularly around our public protection duties and work with Glasgow International Airport as well as our business continuity arrangements and support for local communities.
- 1.12. Following the tragic fire at Grenfell Tower, there has been a renewed national focus on fire prevention and safety measures in high rise tower blocks. Communities, Housing and Planning Services owns and manages 14 high rise tower blocks and has robust measures in place to ensure the safety of our tenants. We will continue to closely monitor emerging policy and practice in this area.
- 1.13. The Energy Efficiency Standard for Social Housing (EESH) aims to improve the efficiency of social housing in Scotland. Communities, Housing and Planning Services has made significant progress working to ensure our properties meet this standard. New targets are being developed up to 2032 and senior officers from Communities, Housing and Planning Services are involved in the national stakeholder working group influencing this work. The expectation is that the new targets will be challenging and the service is preparing for work to address this.
- 1.14. Considering these challenges, the service has reviewed the Service Improvement Plan for the period 2019-2022 and identified a range of actions that will be undertaken by officers in partnership with all stakeholders, to improve and develop service provision. This updated plan was approved by Communities, Housing and Planning Policy Board in March 2019.
- 1.15. The Communities, Housing and Planning Services management team reviews progress against all performance indicators and service improvement actions on a quarterly basis. Six monthly reports on the service improvement plan are reported to this policy board and to the Infrastructure, Land and Environment Policy Board, with the next updates scheduled for November 2019.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) note the content of this report;
 - (ii) note the progress that has been made on areas of service performance which fall under the remit of this board in 2018/19;
 - (iii) note the progress made on actions and performance in the action plan; and
 - (iv) note that this outturn report will also be provided to the Infrastructure, Land and Environment Policy Board.

3. Background

- 3.1. Communities, Housing and Planning Services was established on 1 July 2018 following a review of senior management arrangements in the Council. The service plays a key role in the creation, development, support, protection and empowerment of Renfrewshire's communities.
- 3.2. The service has a key strategic role in the development of the Local Development Plan and Local Housing Strategy, which set out the strategic frameworks for development and regeneration of Renfrewshire, including facilitating major regeneration and investment zones such as the City Deal projects and Community Growth Areas.
- 3.3. The service is responsible for planning and placemaking; for driving forward the cultural regeneration ambitions of the Council and its partners following the UK City of Culture bid; for managing and investing in approximately 12,200 council houses; delivering housing regeneration and new build programmes; providing support to tenants and prospective tenants; providing housing advice and assistance to residents, including vulnerable and homeless people.
- 3.4. The service is responsible for working with partners to ensure that communities are safe, and that public health, the environment, individual consumers, and local communities are safeguarded, and robust civil contingency and public protection arrangements are in place.
- 3.5. The service also plays a key role in reducing inequalities, encouraging people to fulfil their potential and ensuring they have access to a range of learning and development opportunities, working with schools to support achievement and attainment.
- 3.6. The service plays key role in ensuring our spaces are there to be enjoyed by all - helping to create healthy places particularly through enforcement and monitoring air quality, but also by supporting the creation of attractive places, through Renfrewshire's Team Up to Clean Up campaign – our call to arms to communities to do their bit and tackle littering and fly tipping. Team Up to Clean Up is an important strand in the work being undertaken to support the development of communities, increasing their involvement in the development and delivery of services and facilities in their local area. The success of this approach is evident in the fact that a number of the groups that have been involved in Team Up to Clean Up have now progressed to developing funding bids and applications for projects to enhance their local environment or assets, including play parks, through the Green Spaces, Play Parks and Villages Investment Fund. Some of these groups are now also being supported to access significant additional external funding to finance their ambitious projects.
- 3.7. The Service Improvement Plan is one of the ways in which elected members can scrutinise the work of Communities, Housing and Planning Services and to consider and decide upon policy options as necessary. Refreshing Service Improvement Plans annually allows each service to consider the context in which they operate and revise plans where appropriate.

- 3.8. The Service Improvement Plan also links Community Plan and Council Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives.
 - 3.9. The action plan details the progress of specific areas of work which, during 2018/19, enabled the service to support the Council's priorities and help deliver improved outcomes for Renfrewshire residents.
 - 3.10. The service also measures progress by reporting on performance indicators. The scorecard, included as Appendix 1 provides details of the progress of these indicators throughout 2018/19 against set targets.
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4. Overview of performance and key achievements

- 4.1. One of the 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 that 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.
- 4.2. Appendix 1 provides an update on the progress made by the service during 2018/19 in terms of implementing the Service Improvement Plan. It includes an update on the Service's action plan and performance scorecard of indicators as at 31 March 2019.
- 4.3. Many actions relate to longer term projects and therefore the progress indicates the progress made against 2018/19's expected outcomes, not whether the project itself is complete. Essentially this shows whether the service achieved what it expected to in 2018/19 and gives an explanation of why (or why not, where it has fallen short).
- 4.4. Key achievements of the service during 2018/19:
 - Developing the new Local Development Plan which provides the framework for the Council's ambitious economic growth and physical development plans for Renfrewshire, including the City Deal projects and major housing development locations. A significant milestone was reached in March 2019 when the CHAPS board approved the plan for consultation.
 - Our placemaking team has worked closely and engaged positively with communities and a range of stakeholders across Renfrewshire, including through the development of the Foxbar Place Plan and Town Centre Strategies.
 - Leading and coordinating the Local Biodiversity Action Plan Steering Group and Growing Grounds Forum, supporting partners to deliver a range of biodiversity actions, and the Local Access Forum supporting partners and local communities to deliver recreational access and active travel improvements.

- Progressing new build housing projects across Renfrewshire including in Johnstone Castle and the large-scale development at Dargavel Village, Bishopton. In consultation with the local community, revised plans have been developed which will deliver around 100 new homes in Ferguslie Park, and plans are progressing for a wider development framework for the area. Progress is also being made with the redevelopment of the Paisley West End, where Sanctuary Scotland are development partners. All council tenants have been rehoused, and purchases of both residential and commercial properties are progressing, to facilitate the redevelopment.
- Developing plans for future affordable housing provision and working with housing association partners to deliver the Strategic Housing Investment Programme and delivering 127 affordable homes by the end of March 2019. We have worked closely with colleagues on the Health and Social Care Partnership on housing, adaptations, and support needs for elderly and vulnerable members of the community and ensuring that there is strategic alignment between the Local Housing Strategy and HSCP's Strategic Plan.
- An award of £145,720 was secured from the Scottish Government's Decarbonisation Fund to support a project to specify, install and monitor a decarbonised heating solution to be installed in flatted accommodation and to assess whether this could be rolled out on a larger scale. An additional award of £224,250 was secured from the Scottish Government's Home Energy Efficiency Initiative for Scotland: Area Based Schemes (HEEPS: ABS) in October 2018 following on from previous allocations totalling £1.6million. Funds were used to extend the wall insulation programme within the Lochfield area to more owners within mixed tenure blocks.
- In September 2018 full digital Universal Credit was rolled out in Renfrewshire and we have worked to support tenants making the transition onto the benefits system.
- Advice, assistance and accommodation was provided to more than 800 homeless people, and we developed a Rapid Rehousing Transition Plan which sets out our proposals to ensure that homeless people are provided with settled accommodation more quickly, spend reduced time in temporary accommodation and have access to up-scaled support.
- Delivering a digital participation programme for tenants through a range of workstreams including sheltered and amenity housing complex training sessions and group and individual sessions at the George Street service.
- Building on the momentum of the bid for UK City of Culture 2021 we have worked with partners to develop a Future Paisley Partnership action plan to deliver cultural regeneration in Renfrewshire. Significant progress is already evident. The CHEF fund has continued to support new cultural projects, and a new organisational development fund was established. A research centre with the University of the West of Scotland (UWS) has been established, the partnership with Glasgow School of Art and Castlehead High is continuing, and a creative sector business support programme has been developed.

- In Communities and Public Protection, the Community Safety Hub has expanded and now has the wardens based at the hub, significantly improving partnership working. The Renfrewshire approach to tackling domestic abuse has been recognised as best practice nationally at Holyrood and at Westminster and is now receiving international interest. This has championed the White Ribbon Campaign, the 16 Days of Action and Reclaim the Night to increase awareness and improve the response of all partners.
- Street Stuff is now celebrating its 10th year and a programme of celebrations has been kicked off and will continue over the summer. The Street Stuff programme of diversionary activities had over 6,000 recorded attendances during the summer at core evening activities and summer camps and provided more than 3,000 healthy meals to children and young people in Renfrewshire. During the recent spring school holiday there were over 1,200 recorded attendances demonstrating its enduring appeal to local communities. Many of the participants continue to volunteer with the programme, a number now with over 200 hours of volunteering delivered.
- The Team Up to Clean Up campaign, delivered in partnership with Environment and Infrastructure, has been hugely successful with community clean ups increasing by over 474%. The Big Spring Clean and Spotless September Challenge were each very successful and demonstrated a real appetite for this type of engagement in our communities with over 50 community clean ups carried out in this year's Big Spring Clean.
- The Renfrewshire Air Quality Action Plan covering the three air quality management areas in Renfrewshire is now complete and being delivered. The action plan was subject to consultation with the Scottish Government, SEPA, neighbouring local authorities and the public. The plan was approved by the Infrastructure, Land and Environment Policy Board in March 2019. Most action measures identified within the plan for improving air quality are already underway with the remainder due to be implemented shortly.
- A vibrant and engaging 'Celebrating Youth' programme was designed by and for young people as part of the Year of Young People 2018. The Year of Young People calendar of events was delivered and engaged with young people throughout the year. The Youth Voice programme developed a Youth Symposium focused on 'Mental Health and Young People' and aimed to raise this issue as the key driver for youth voice initiatives within Renfrewshire. The Annual Positive About Youth Awards took place in November 2018 – celebrating the achievements of young people – and received its highest ever number of nominations and attendance.
- In community learning, community education officers delivered the successful pizza reading programme in schools playing a key part in the excellent improvements in attainment in literacy and numeracy highlighted by the HMIE in their recent audit of the Attainment Challenge.

- The service has been closely involved in preparing for the impact of Brexit, closely monitoring the potential for impact on food standards or trading standards legislation and the potential for additional workload pressures on these teams, particularly in regard to community protection duties and work with Glasgow International Airport.

Delayed or cancelled actions

- 4.5. A programme of self-assessment has been developed at a corporate level but has now been paused while the focus is on engaging the workforce in the Council's Values project.
- 4.6. The possibility of working with the public space Wi-Fi project to use their infrastructure for public space CCTV cameras was explored, but due to the need for secure encryption of camera signals and restrictions on the available bandwidth it has been assessed that this will not be a viable option at this time. Progress has therefore been made in using wireless technology to expand the public space CCTV network. So far CCTV cameras are successfully operating at 3 Household Waste Recycling Centre amenity sites using wireless technology and this approach will be continued where technically feasible.

Service scorecard

- 4.7. The service scorecard (attached as appendix 1) contains 31 indicators including the 5 CMT indicators for Communities, Housing and Planning Services. In terms of frequency of these indicators, 15 are annual and 16 are quarterly. The scorecard is reported to the Communities, Housing and Planning Policy Board on a six-monthly basis, and within the service, to the SMT and 3rd tier managers regularly to scrutinise performance.
- 4.8. Of the 31 indicators, 3 are data only and have no target set. Of the indicators with targets, 17 are performing well, 5 require monitoring and 6 are below target. For those below target, more details are given below.

Areas of strong performance

- 4.9. Housing completions, both affordable and private, are showing good results for 2018/19. Affordable housing completions were 127, in line with our planned programme to deliver 1,000 new affordable homes by 2021 as detailed in our Local Housing Strategy. Private housing completions of 783 in 2018/19 have now reached a level that we have not seen in Renfrewshire in over 20 years and links closely to a range of measures to ensure we have a good supply of new homes and Renfrewshire is seen as a great place to live and invest.
- 4.10. The number of incidents of reported anti-social behaviour has seen a drop from 2017/18's 1,939 figure to 1,711 for 2018/19 and is below the target of 1,800 (aim to minimise). Current performance is approximately 65% below 2009 levels, a very significant achievement and the result of a range of activities across the Community Safety Partnership. Hot spot areas are actively targeted with close working with communities to develop action plans to tackle any emerging issues.

Areas requiring monitoring

- 4.11. The Vacant and Derelict Land Audit is undertaken annually and the 2018/19 audit saw 16 hectares brought back into use. While this figure is slightly lower than the target of 20 hectares, good progress continues to be made with over a 70% reduction in the level of vacant and derelict land in the last ten years. The amount of vacant land that has been brought back into use in recent years has been strongly influenced by new housing development. While the amount of vacant land developed appears to have fallen during the last year, over 80 hectares of vacant land has been brought back into use in the last two years and as outlined above, housing completions have reached their highest level in Renfrewshire in over 20 years.
- 4.12. The number of adults participating in literacy and numeracy classes has fallen short of the 450 target with 165 learners participating in literacy and numeracy classes over the course of the year. This indicator has been reviewed as it was identified that there are a range of other adult learning opportunities where learners participate in literacy learning for example ESOL, Family Learning and Work Clubs which were not captured in this indicator. As such, a new indicator has been developed for the new Service Improvement Plan 2019 - 2020. This new indicator will ensure that the full range of learning opportunities are reflected and recorded in the future and will monitor the 'Number of adults participating in Adult Learning and Literacy courses within our local communities'.
- 4.13. The number of opportunities for young people to achieve through accredited awards was 899 against a target of 1,130 for 2018/19, which is a reduction from 1,193 in 2017/18. This service area has undergone significant change over the past year and the original target was set prior to this. There has been an impact on capacity to deliver to the same level as previously. Part of the fall in figures also relates to a reduction in enrolments for the Duke of Edinburgh Awards. A review of the service delivery, focus and capacity is planned and following this, the target will be re assessed to reflect the change going forward. Any adjustment to targets following the review will be included in the mid-term monitoring report.
- 4.14. The three indicators relating to building standards are short of target. The time to issue a building warrant has reduced from 87.4 days in 2017/18 to 82.4 days for 2018/19. As part of our performance scrutiny over the past year, this figure has been examined further, particularly as this measure calculates the combined response times of both the local authority verifier *and* the agent/architect. Investigation of our quarter 3 figure has shown that within that average 80.7 days for quarter 3, building warrants spent on average 41.3 days with Building Standards and 39.4 days with agents/architects.
- 4.15. The percentage of first reports issued within 20 days has shown a significant improvement from 29.6% in 2017/18 to 48.4% in 2018/19. Our third indicator, percentage of all warrants and amendments issued within 10 days, has also shown an improvement from 48.1% in 2017/18 to 59.7% in 2018/19.
- 4.16. Within the team, a new senior appointment has been made and a further graduate level post is being recruited; it is hoped these appointments will result in further improvements. We hope the performance will also be aided by the investment we are making in our ICT equipment for staff.

5. Reporting progress

- 5.1. Progress on the implementation of the Service Improvement Plan is regularly monitored by Communities, Housing and Planning Services' management team and will be reported to the Communities, Housing and Planning Policy Board on a six-monthly basis.
- 5.2. A review of progress throughout 2019-20 will be brought to this Board in November 2019.

Implications of this report

1. **Financial** - the report highlights resourcing pressures arising from increasing demand for services and the current financial environment.
2. **HR and Organisational Development** - none
3. **Community/Council Planning** - the report details a range of activities which reflect local community planning themes.
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.
8. **Health and Safety** - none
9. **Procurement** - none
10. **Risk** - none
11. **Privacy Impact** - none
12. **COSLA Policy Position** - none

List of Background Papers

None

PM
15 May 2019

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Appendix 1




Communities, Housing and Planning Service Improvement Plan 2018-2021



Council Priority 1: Reshaping our place, our economy and our future



Status	Action Code	Action	Due Date	Progress	Latest status update
	DHS.SIP18 - 1.01	To develop and deliver a Bid Legacy Action Plan	31-Mar-2021		We are developing a Future Paisley Partnership action plan to deliver cultural regeneration in Renfrewshire. Significant progress is already evident, particularly around building new partnerships, establishing two funding programmes for projects and organisations (CHEF and CODF), the establishment of a research centre with the University of the West of Scotland and the development of a creative sector business support programme and innovative partnerships like Glasgow School of Art and Castlehead High School. To lead on this workstream a post of Paisley Partnership Strategic Lead, reporting to the Director of Communities, Housing and Planning Services was successfully recruited and took up post in October 2018 along with a Cultural Regeneration Officer.
	DHS.SIP18 - 1.04	Deliver the Economic Strategy within the current Local Development Plan (LDP)	31-Mar-2019		Implementation of this ambitious economic inclusive framework proceeds at pace with the planning approvals in place for City Deal Projects at the Advanced Manufacturing Innovation District beside Glasgow Airport along with the Clyde Waterfront Regeneration area in Renfrew as well as approvals for new active travel routes and connections between the two City Deal projects and surrounding economic hubs. Development and enhancement proposals also continue to be delivered at various Renfrewshire Economic Investment Locations such as Hillington, Westway, Phoenix, Murray Street and other important local economic and industrial areas through Renfrewshire's towns and villages. The Local Development Plan also provides the framework for the emerging Economic Regeneration Strategy.
	DHS.SIP18 - 1.05	Deliver the Centres Strategy within the current Local Development Plan (LDP)	31-Mar-2019		Renfrewshire's Centres are continually monitored, reviewed and analysed to ensure that they are fit for purpose and able to respond to changing demands and trends. Many of Renfrewshire's Centres have low and, in some centres, no vacancies, in commercial units.





Status	Action Code	Action	Due Date	Progress	Latest status update
					<p>Work continues to look at the offer provided by both Renfrewshire's Strategic Centres of Paisley and Braehead. Proposals to bring a new learning and cultural hub into the centre of Paisley's High Street has been approved with work already progressing to enliven this section of the High Street. Ambitious plans for Paisley's Town Hall and Museum will be complemented by various residential proposals for town centre living in gap sites in and around this centre.</p> <p>A refresh of Centre Strategies has been prepared and these will be presented to the Communities, Housing and Planning Policy Boards throughout 2019. The refreshed strategies will be in line with the Local Development Plan framework, with the ambitious vision and actions set with full consultation and engagement with communities, businesses and stakeholders.</p> <p>Proposals to deliver a new village centre at Dargavel Village are being progressed with the development currently on site.</p>
	DHS.SIP18 - 1.06	Deliver the Infrastructure Strategy within the current Local Development Plan (LDP)	31-Mar-2019		<p>Delivering the strategy set out for infrastructure is central to all development proposals and enhancements for Renfrewshire. Investment in Renfrewshire requires to be in the right locations and the Renfrewshire Local Development Plans sets out a framework to guide development to the locations where infrastructure is either in place and available or can be put in place and made available.</p> <p>The Planning Authority has resisted development proposals which are not supported by the Infrastructure Strategy. This consistent approach has meant that Renfrewshire has seen an increase in development on brownfield or previously used land, preserving Renfrewshire Green Belt where appropriate.</p> <p>The infrastructure to deliver the ambitious Advanced Manufacturing Innovation District at Glasgow Airport is progressing well with works underway.</p>
	DHS.SIP18 - 1.07	Develop and adopt new LDP 2	31-Aug-2019		<p>An important milestone was reached in the preparation of the next Renfrewshire Local Development Plan with the presentation of the Proposed Renfrewshire Local Development Plan to the Communities, Housing and Planning Policy Board on the 12 March 2019.</p> <p>Following extensive consultation and engagement with a range of stakeholders, taking into account all of the feedback from Renfrewshire's communities, businesses and investors at the Main Issues Report stage, the Proposed Renfrewshire Local Development Plan was approved for consultation by the Board.</p> <p>The Proposed Renfrewshire Local Development Plan will go out for a 12 week extensive consultation period, trying to reach as many people as possible by various consultation methods.</p> <p>The outcome of this consultation with Renfrewshire's stakeholders will be presented back to the Board before being sent to the Scottish Ministers for consideration.</p>







Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
DHS.VD L.01	Amount of vacant and derelict land brought back in to use (hectares)				New indicator		65	20	16	20	<p>What is going wrong or impacting on performance? The Vacant and Derelict Land Audit is undertaken annually - the 2018/19 audit saw 16 hectares brought back into use. While this figure is slightly lower than the target of 20 hectares, good progress continues to be made with over a 70% reduction in the level of vacant and derelict land in the last ten years The amount of vacant land that has been brought back into use in recent years has been strongly influenced by new housing development. While the amount of vacant land developed appears to have fallen during the last year, over 80 hectares of vacant land has been brought back into use in the last two years and housing completions have reached their highest level in Renfrewshire in over 20 years.</p> <p>Has any corrective action already been undertaken? Actions within the Renfrewshire Vacant and Derelict Land Strategy are closely monitored by officers from Planning and Housing to monitor progress and to establish any requirement for updated or revised actions. Renfrewshire's Vacant and Derelict Land Strategy is currently being refreshed and will be reported to the Communities, Housing and Planning Policy Board in 2019. The Local Development Plan Proposed Plan includes a new policy which will support the temporary enhancement of vacant sites that are currently awaiting development. Officers will continue to work with partners to consider potential innovative delivery mechanisms that can bring stalled sites back into productive use.</p>











Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
											When does the service expect to be back on track? In the coming years it is anticipated that the target will be achieved with City Deal investment helping to unlock vacant, stalled and underutilised development land and a number of new housing developments expected to go on site developing vacant land in Johnstone, Ferguslie, Glenburn and Paisley West End.






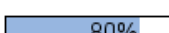


Council Priority 2: Building strong, safe and resilient communities







Status	Action Code	Action	Due Date	Progress	Latest status update
	DHS.SIP18 - 2.01	Implement revised Housing Asset Management Strategy	31-Mar-2021	<div><div>100%</div></div>	We are on target for completion of the revised Housing Asset Management Strategy within the due date of March 2021. The Strategic Asset Management System (SAMS) outputs are currently being reviewed and these will contribute to the development of the revised strategy
	DHS.SIP18 - 2.03	Along with our key partners, we will monitor and review the impact of the range of services provided to homeless people, and those threatened with homelessness.	31-Mar-2021	<div><div>100%</div></div>	The Renfrewshire Homelessness Partnership continues to meet quarterly, and allows Council services and a broad range of partners to review annual performance figures for homelessness and homeless prevention, as well as consider various new initiatives which have a positive impact on those who are homeless, such as Housing First (delivered in partnership with Turning Point Scotland), the Community Connectors project (RAMH and Linstone H.A), and the resettlement assistance provided by George Street service. Presentations have been given to local and national Registered Social Landlords who sit on the Housing Providers Forum, the HSCP, ADP and Community Justice Renfrewshire Steering Group on the new Scottish Government 'Rapid Rehousing' proposals and the services that will be required within this new programme to support those who are homeless, and a proposed investment plan to deliver RRTP for Renfrewshire was submitted to the Scottish Government by the 31 December 2018 deadline, and is currently being evaluated. The approved plan will be reported to Board in 2019.







	DHS.SIP18 - 2.04	We will deliver key outcome 1 from the Local Housing Strategy (LHS) - The supply of homes is increased.	31-Mar-2021	 100%	<p>Significant success has been achieved in increasing the supply of new homes across Renfrewshire. That success is down to good partnership working between various Services in the Council as well as positive working relationships with Housing Associations and various other sectors of the house building industry.</p> <p>During the period of the current LHS (2016-2021), a total of 312 affordable homes and 2028 private sector homes have been completed to date.</p> <p>Completions for 2018/19 are: 2018/19 completions: 127 affordable and 783 private sector.</p> <p>A further 413 affordable homes are due to complete in 2019/20.</p> <p>The refresh to Strategic Housing Investment Plan was approved by the Communities, Housing and Planning Policy Board on the 30 October 2018. Delivering on the priorities set out in the SHIP continues with proposals being prepared for key vacant sites within Renfrewshire including Millarston and Glenburn. New Council housing is also being delivered in Johnstone and Dargavel Village.</p> <p>Innovative mechanisms for delivering different types of new housing across Renfrewshire are being considered such as Self Build, Shared Equity and other new rental schemes.</p> <p>Over the last year, 13 properties which were long-term empty, have been brought back into use with the assistance of the Empty Homes Officer.</p>
	DHS.SIP18 - 2.05	We will deliver key outcome 2 from the Local Housing Strategy (LHS) - Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.	31-Mar-2021	 100%	<p>Excellent progress has been made with the delivery of replacement Council houses at Johnstone Castle with many of the house plots taking shape, well on the way to implementing the 96 homes by Spring 2020.</p> <p>Tannahill Regeneration: The Communities, Housing and Planning Policy Board approved Housing Investment proposals for the Tannahill area of Ferguslie Park on 30 October 2018. Officers continue to work with tenants and residents regarding the newbuild development and will be working in partnership with the wider community to develop plans for the wider Tannahill area.</p> <p>Paisley West End: Tri-partite discussions continue between the Council, Scottish Government and Sanctuary Housing Association to progress the Regeneration Masterplan for Paisley West End. Sanctuary have completed the newbuild development of the former Co-op site on Wellmeadow Street and are now developing newbuild proposals for the Sutherland Street site within the Masterplan Boundary.</p> <p>Good progress has been made within Paisley Town Centre encouraging more people to live and use the town centre. The Link Group are currently on the third phase of redevelopment of the former Arnott's store site in Paisley providing 26 affordable flats. This project alongside the other 211 residential units that have been completed since 2016 adds to the tenure mix and increased residential provision within this key central location.</p>













	DHS.SIP18 - 2.06	We will deliver key outcome 3 from the Local Housing Strategy (LHS) - People live in high quality, well managed homes.	31-Mar-2021	 100%	<p>The "Missing Share" pilot scheme was launched in January 2019, and subject to qualifying criteria, will provide financial assistance to help owners in tenemental property to progress essential common repairs when other owners fail to pay.</p> <p>The Council have been working in partnership with Shelter Scotland delivering awareness raising events in March 2019 providing information to private sector tenants/people thinking about private renting on the new Private Residential Tenancy and their rights and responsibilities under this agreement.</p> <p>Work is ongoing to progress the Orchard Street Housing Renewal Area, in close partnership with Paisley Housing Association and the Scottish Government. Engagement with owners in the area is ongoing, with a drop-in session held during March 2019.</p>
	DHS.SIP18 - 2.07	We will deliver key outcome 6 from the Local Housing Strategy (LHS) - People are able to live independently for as long as possible in their own home.	31-Mar-2021	 100%	<p>Discussions continue with Linstone Housing Association and partners including the Health and Social Care Partnership to develop Extra Care Housing in Paisley.</p> <p>Two joint planning groups continue to discuss cross cutting strategic and operational Housing and Health and Social Care related issues. Officers participated in Health and Social Care Partnership's review of Older Peoples' Services in Renfrewshire. Final recommendations are expected later in 2019.</p> <p>Officers contributed to the development of the Health and Social Care Partnership's new Strategic Plan 2019-2022. This sets out the vision and future direction of community health and adult social care services in Renfrewshire including services and support to help people stay independently for as long as possible in their own home.</p>
	DHS.SIP18 - 2.08	Deliver the Places Strategy within the current Local Development Plan (LDP)	31-Mar-2019	 100%	<p>The various elements required in delivering the Place Strategy continues to be a key focus. A range and choice of new homes are being implemented in Renfrewshire's existing places. The high quality of the design and layouts is integral to ensuring the new homes fit well ensuring that they connect into Renfrewshire's assets such as walking and cycling networks, parks, open space as well as facilities and amenities.</p> <p>The Community Growth Areas of Dargavel and South West Johnstone continue to promote a high quality of Place and community.</p> <p>A refresh of the Renfrewshire Places Residential Design Guide is currently underway which looks to learn from the successes and challenges of what makes a good place and what adds to existing communities. This refresh will not only look at guidance for residential development but will include a comprehensive design guide for all development in Renfrewshire to promote a high quality consistent approach to design across Renfrewshire. The first Place Plan for Renfrewshire was presented by Foxbar and Brediland Community Council in early in 2019, the result of successful partnership working between the community, the Council and Community Planning Partners and other stakeholders. An Action Plan forms part of the Place Plan for Foxbar. An action has already secured funding and likely to be implemented in the near future.</p> <p>The Council has prepared a 'How to Guide' as a learning experience from preparing the first pilot Place Plan for Foxbar with the aim to assisting others that may want to produce a Place Plan for their area.</p>




	DHS.SIP18 - 2.09	Lead on the development of an Empowering Communities model for the Council	31-Mar-2021	 100%	Visits to East Ayrshire Council and Wigan Council took place with the Chief Executive, senior elected members and key officers to learn more about the approaches to community engagement in these organisations. Learning has led to development of expanded enabling approach with a number of strategic workstreams. Work is ongoing to support the delivery of the £1.87m funding programme for communities for green spaces, parks, play areas and villages and a cross service group has been established to review and allocate funding.
	DHS.SIP18 - 2.10	Lead on the public protection agenda incorporating requirements from national legislation	31-Mar-2021	 100%	The Communities and Public Protection structure is currently under review to continue to develop and drive the Public Protection agenda. This includes driving the agenda on Prevent, Serious Organised Crime, Community Empowerment and Community Safety/Support. The Community Safety and Public Protection Steering Group is also under review to ensure that key issues are being covered by partner. Officers, including the SPOC (Single Point of Contact) attend national meetings to ensure local agenda is feeding into the national picture.
	DHS.SIP18 - 2.11	Develop and deliver phase 2 of the Renfrewshire Community Safety Partnership hub	31-Mar-2021	 100%	Work continues to develop the Renfrewshire Community Safety Partnership Hub. This has recently been a focus for a Collaborative Working Group involving Renfrewshire Council, Police Scotland and Scottish Fire and Rescue. The Groups reviewed the current work being undertaken with outcomes due to be delivered in the early Summer of 2019. To continue to grow the partnership, the CCTV operators have been realigned onto the Council terms and conditions from their previous contract under the Town Centre partnership. This has included ensuring that at CCTV operators are permanent to ensure 24 hour coverage is maintained.
	DHS.SIP18 - 2.12	Develop community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities	31-Mar-2021	 100%	The Daily Tasking meeting with relevant partners continues to take place every weekday morning at 9.30am to review any incidents and deliver an early intervention approach through intelligence sharing to reduce harm and improve safety and the Community Safety Partnership continues to lead on the MARAC process and the development of strategies to combat domestic abuse. Intelligence sharing and partnership working is critical in delivering outcomes across Renfrewshire in reducing victims of harm. The Communities and Public Protection review is critical in building community capacity and resilience whilst providing a focus on reducing harm through the Prevent agenda.
	DHS.SIP18 - 2.13	Develop and deliver strategies for how the Council will respond locally to the risks posed by serious organised crime and terrorism	31-Mar-2021	 100%	The Council's single point of contact (SPOC) chairs a multi-agency CONTEST / Serious Organised Crime group which now operates across Police K division Renfrewshire and Inverclyde. This group has good representation from all key partners (Scottish Prison Service, Police Scotland, Scottish Ambulance Service, local universities and colleges etc). The Integrity Group is currently being reviewed to ensure that internal issues are reviewed and monitored and in future will be chaired by the Chief Auditor.

	DHS.SIP18 - 2.14	Develop the Renfrewshire Multi Agency Risk Assessment Conference (MARAC) to support high risk victims of domestic abuse and raise awareness of the issue in Renfrewshire	31-Mar-2021		The Renfrewshire MARAC is now fully operational and seen as a model of best practice across Scotland. The MARAC Strategic Lead continues to deliver training with Safe Lives to partners to assist them in understanding and awareness of high risk victims of domestic abuse
	DHS.SIP18 - 2.17	Work with key partners to develop a multi-agency counter terrorism strategy	31-Mar-2021		The CONTEST / Serious Organised Crime group is currently updating its local Counter Terrorism Strategy, to align with the National 2018 CONTEST Strategy. This will include the establishment of a Renfrewshire Prevent Divert local group to direct activities aimed at ensuring vulnerable people are not drawn into terrorism or serious organised crime.
	DHS.SIP18 - 2.15	Expand the use of wireless technology across public space CCTV	31-Mar-2021		The possibility of working with the public space Wi-Fi project to use their infrastructure for Public Space CCTV cameras has been explored. Due to the need for secure encryption of camera signals and restrictions on the available bandwidth, it has been assessed that this will not be a viable option at this time. Progress has been made in using wireless technology to expand the public space CCTV network. So far CCTV cameras are successfully operating at 3 Household Waste Recycling Centre amenity sites using wireless technology and this approach will be continued where technically feasible.
	DHS.SIP18 - 2.16	We will deliver key outcome 5 from the Local Housing Strategy (LHS) - Homelessness is prevented and vulnerable people get the advice and support they need.	31-Mar-2021		In December 2018 a draft of Renfrewshire's Rapid Rehousing Transition Plan was submitted to the Scottish Government, who in turn have provided feedback on this draft. Work is ongoing to develop a final plan which will set out how homeless households can be provided with settled accommodation more quickly with intensive housing support provided.







Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CR.PP.07	Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service				1,916	1,700	1,939	1,750	1,711	1,800	Performance is positive in this area, meeting challenging targets. Our current levels are approximately 65% below 2009 levels. Using data to identify emerging areas of concern, action plans are developed through working with all key stakeholders including the local communities.
SOA08.090	Percentage of adults who agree that Renfrewshire is a safe place to live.				82%	84%	84.6%	84%	*	85%	This is an annual indicator from the Council's Public Services Panel survey. This is a snapshot survey which takes place once a year. In the most recent survey there were 839 respondents (43% response rate).











Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
											<p>The percentage of adults who agree that Renfrewshire is a safe place to live has increased from 82% in 2016/17 to 84.6% in 2017/18 meeting the annual target of 84%.</p> <p>Over the last five years performance for this indicator has fluctuated but overall performance has improved for this indicator since 2014/15.</p> <p>*new figures not available as Public Services Panel has not yet been carried out for this year.</p>
SOA09.1 218a	% of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".				81%	86%	83.5%	87%	*	88%	<p>As with above, this is an annual indicator from the Council's Public Services Panel survey. The percentage of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live" has increased from 81% in 2016/17 to 83.5% in 2017/18 but was below the target of 87%.</p> <p>Over the last five years performance for this indicator has also fluctuated but overall performance has improved since 2014/15. Within Housing Services a biennial tenants survey is conducted using telephone interviews by a research consultancy. Over 1,300 council tenants participated in the 2018 survey. They were also asked this question - 91% of tenants said they were very satisfied or satisfied compared to 7% who were very dissatisfied or dissatisfied. This is a marginal increase compared to 2015 when 88% stated that they were satisfied with their neighbourhood as a place to live.</p> <p>*new figures not available as Public Services Panel has not yet been carried out for this year.</p>
CR.PP.3 2	Number of complaints regarding youth disorder				747	750	358	740	284	740	<p>The Q4 total for Youth Disorder was 78, making an overall total of 284 for the FY period 2018/19. This represents a reduction of around 21% in comparison to the overall total of 358 incidents for the previous Financial Year period 2017/18. These notable reductions continue to be attributed to the ongoing good work by all partners.</p>





Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CR.PP.06c	Number of recorded attendances at Street Stuff activities				43,758	50,000	31,278	32,000	27,767	25,000	It has been business as usual with the programme delivering core activities and tackling poverty programme during the school holiday periods. The Festive programme with the provision of a healthy meal attracted the most recorded attendances to date at 643 which is an increase of around 50 on the previous year.
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard				91.4%	100%	93.51%	100%	94.49%	100%	The service brought a further 128 properties up to SHQS. At the end of 2018/19, 11,319 of the Council's stock of 12,002 properties met the SHQS. The Council has properties in abeyance where the current tenant has refused internal works/ the Council has been unable to secure owner participation to allow external works to be carried out to comply with SHQS.
HPCMT05	Average time from household presenting themselves as homeless to completion of duty (number of weeks)				23.02	21	23.78	23	23.97	23	We continue to be considerably below the Scottish average of 36 weeks. Our draft Rapid Rehousing Transition Plan which has been submitted to the Scottish Government for evaluation includes proposals which if funded, would result in this figure reducing further.
HPSIP01	Affordable housing completions				108	200	77	144	127	127	<p>The Local Housing Strategy sets out Renfrewshire's Housing Supply Target for 1,000 new affordable homes over the five-year period 2016-2021. This target equates to an annual indicative target of 200 completions. However, we would not expect to see completions evenly distributed across the 5-year period in practice and targets are set based on our programme.</p> <p>The affordable newbuild housing programme involves both Council and housing association developments across a range of sites in Renfrewshire. By the end of March 2019, 312 new affordable homes were completed in the first three years of the five-year programme (108 in 2016/17, 77 in 2017/18 and 127 in 2018/19). Five sites across Renfrewshire are currently under construction, providing over 370 completed units</p>







Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
											by the end of 2019/20. This will be further complimented by another two sites that are due to start on site in the near future, providing 43 new affordable homes. This takes the anticipated affordable housing completions to over 400 for 2019/20. In addition, preliminary work has commenced on several other sites which are expected to complete in 2020/21, providing in approximately 300 new affordable homes.
SOA10.1 0a	Private housing completions				643	500	601	500	783	500	Private completions remain high with 783 private homes completed in the last year. Private sector completions have now reached a level that we have not seen in Renfrewshire in over 20 years.

Council Priority 3: Tackling inequality, ensuring opportunities for all





Status	Action Code	Action	Due Date	Progress	Latest status update
	DHS.SIP18 - 3.01	Monitor the impact of our Refugee resettlement programme.	31-Mar-2019		An Officer's Strategy Group was established in March 2018 to formally monitor and review the impact of the resettlement programme across a range of services and agencies. The Group consider and review the number of refugees, the suitability of the temporary and settled accommodation, location of resettled families etc.
	DHS.SIP18 - 3.02	We will deliver key outcome 7 from the Local Housing Strategy (LHS) - Affordable housing is accessible to people who need it.	31-Mar-2021		The Renfrewshire Common Housing Allocation Policy for Renfrewshire Council and four local Registered Social Landlords was approved by the Communities, Housing and Planning Policy Board in January 2019 for implementation in May 2019. 19 households were assisted through the Deposit Guarantee scheme to access privately rented accommodation in 2018/19.
	DHS.SIP18 - 3.03	Development and Housing Services will review our approach to developing EQIAs	31-Mar-2019		Work was undertaken on an EQIA for the Paisley Library Project including meeting with Renfrewshire Access Panel and reviewing examples of best practice EQIAs. This project has now moved over to Chief Executive's Services as part of our restructure.







	DHS.SIP18 - 3.04	Establish and deliver a digital participation programme for tenants	31-Mar-2020	 100%	A Digital Participation Officer post was established in March 2018, and 233 awareness and training sessions have been held for tenants at sheltered and amenity housing complexes, as well as delivering a digital skills course for members of the Tenants Scrutiny Panel. Group and 1-2-1 sessions are being held at the George Street service for tenants referred by Housing Officers etc., and scoping work on extension of free wi-fi to accommodation for those who are homeless, and the provision I.T. solutions at our offices to assist service users with the transfer to Universal Credit is underway. A draft programme for 2019/20 has been produced which will see this postholder working with Syrian families and providing support with the development of the Neilston Rd high rise blocks proposals for telecare etc.
	DHS.SIP18 - 3.05	Deliver the Street Stuff programme including activities and meals	31-Mar-2021	 100%	The Street Stuff programme continues to be delivered in communities across Renfrewshire. Statistically analysis is used to target communities that require diversionary activities to tackle perceived issues. During the school holidays, an expanded programme is delivered to provide a healthy meal for participants. During the spring break, there were over 1200 recorded attendances at Street Stuff. Throughout 2019, Street Stuff will deliver activities celebrating 10 years in the Renfrewshire communities.
	DHS.SIP18 - 3.06	Provide employment and training opportunities for identified groups of young people in Renfrewshire	31-Mar-2021	 100%	Communities and Public Protection continue to offer employment opportunities for young people in Renfrewshire, including both permanent positions and sessional work in Street Stuff. Through Invest in Renfrewshire, it is anticipated that a further 5 trainee Community Safety Officer will be taken on in 2019. This will include young people being given the opportunity to get back into work.
	DHS.SIP18 - 3.07	Deliver enhanced enforcement activity in the private rented sector	31-Mar-2021	 100%	An enhanced enforcement activity remains in place for landlords within the private rented sector. Officers continue to liaise with landlords and tenants to ensure that legal requirements are met including landlord registration and properties meeting the repairing standard. Registration and compliance remains a priority as poorer communities are more likely to be affected by issues within the private rented sector.
	DHS.SIP18 - 3.08	Take forward a 'Celebrating Youth' programme, offering young people the chance to get involved and participate in various social, cultural, digital and sport activities	31-Mar-2021	 100%	The Year of Young People (YoYP) concluded and a report on all the outcomes and achievements by young people and their efforts to celebrate youth throughout the year, culminating in a Positive About Youth Awards (PAY) ceremony run by Renfrewshire Youth Voice (RYV), and the Deck the Halls Event at Christmas delivered by the Renfrewshire Youth Commission, has been compiled. The report includes actions to take forward as part of the legacy of YOYP and will include continued support to Youth Voice initiatives in 2019-20. The PAY Awards Ceremony will be celebrating its 10th year in November and will include a celebration of youth work and youth empowerment. RYV were shortlisted for a National YouthLink Award for Youth Participation. More young people are getting involved in creating digital content on the Young Scot portal raising awareness of youth activity across the authority including on-line consultations, case studies and signposting to local services and activities.







	DHS.SIP18 - 3.09	Introduce a youth and equalities forum as a key element of local engagement	31-Mar-2021	 100%	Youth Services continues to support the development of Youth Voice initiatives - Renfrewshire Youth Voice (RYV), including the Youth Events Panel, Youth Commission on Mental Health, newly elected Members of Scottish Youth Parliament, and Senior members from Community Youth Clubs . Youth Services and RYV have jointly run a Youth Leadership training day and a Youth Voice Residential where they have planned a year of Youth Voice activity; this will include roadshows and youth participation events across the authority. Partnership working with Children's Services, will see RYV involved in the forthcoming PSHE review in schools, youth perspective on developing Council Values, links to Local Partnership Forums, and Participative Budgeting process for the Youth Challenge Fund.
	DHS.SIP18 - 3.10	Provide children and young people with opportunities to participate in activities which provide a vehicle for wider achievement.	31-Mar-2021	 100%	<p>Youth Services continue to provide targeted youth work programmes in schools and communities-based settings in support of the action. (e.g. Personal and Social Development, Family Learning, Forest Schools, Community Youth Clubs, Holiday Programmes). Youth Work activities linked to wider achievement help young people work towards accreditation through Youth Achievement Awards, Saltire Award, Junior Award Scheme for Schools (JASS), John Muir, Go Mountain Bike, Heart Start, and the Duke of Edinburgh (D of E) Award Programme. Effort is also being made to accredit youth leadership training to SQA recognised awards (e.g. D of E Leaders Programme, Certificate in Participative Democracy). Support given to partners through training and networking to promote wider achievement opportunities.</p> <p>Youth Voice programme continues to develop a Youth Symposium focussed on 'Mental Health and Young People' and aimed to raise this issue as the key driver for youth voice initiatives within Renfrewshire.</p> <p>Youth Services is leading on Year of Young People and promotion of youth empowerment activities across council services and partners in authority. In addition, providing flexible work placements and volunteering opportunities and increasing awareness of wider achievement. Awards are open to all participants and significant support is provided to targeted groups who may experience disadvantage, barriers or access to learning opportunities.</p>







Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/AT T/04	No. of opportunities for young people to achieve through accredited awards				1,004	1,030	1,193	1,130	899	1,130	<p>What is going wrong or impacting on performance? This service area has undergone significant change over the past year and the original target was set prior to this. There has been an impact on capacity to deliver to the same level as previously. Part of the fall in figures also relates to a reduction in enrolments for the Duke of Edinburgh Awards.</p> <p>Has any corrective action already been undertaken? A review of the service delivery, focus and capacity is planned, following this, the target will be reassessed to reflect the change going forward.</p> <p>When does the service estimate performance to be back on track? The service performance should be back on track by 2019/20, any adjustment to targets following the review will be included in the mid-term monitoring report.</p>
CHS/CL D/01	Number of adults participating in literacy and numeracy classes				408	315	340	450	165	450	<p>There are other adult learning opportunities where learners participate in literacy learning for example ESOL, Family Learning and Work clubs and to reflect this, a new indicator has been developed for the new CHAPs SIP.</p> <p>This new indicator will ensure that the full range of learning opportunities are reflected and recorded in the future – <i>“Number of adults participating in Adult Learning and Literacy courses within our local communities”</i></p>

Council Priority 4: Creating a sustainable Renfrewshire for all to enjoy



Status	Action Code	Action	Due Date	Progress	Latest status update
	DHS.SIP18 - 4.01	Deliver the Environment Strategy within the current Local Development Plan (LDP)	31-Mar-2019		<p>A strong Environmental Strategy of guiding development to the right places has meant that 73% of Renfrewshire remains in Green Belt. Renfrewshire has many important assets including green corridors and networks that link Renfrewshire's Green Belt and open space assets. The Planning Authority will continue to be protect and where possible enhance these assets. Inappropriate development will continue to be rejected in line with the Local Development Plan which is supported by a strong, up to date evidence base.</p> <p>A consistent approach to protecting and enhancing Renfrewshire's built and natural heritage has seen high quality development in many of Renfrewshire's Towns and Villages, assisting with the implementation of Paisley Town Centre Heritage Asset Strategy and Shopfront Improvement Schemes in Conservation Areas.</p> <p>Work is progressing to prepare a Green Network Strategy for Renfrewshire focusing on the protection of Renfrewshire's diverse environment and ensuring good links from all of Renfrewshire's Places.</p> <p>Implementation of Renfrewshire's Biodiversity Action Plan continues to be delivered in partnership with a range of bodies and groups.</p> <p>The refresh and update of Renfrewshire's Core Path Plan is progressing well with analysis and review of each of the current Core Paths with consideration of potential new Core Paths suggested by a variety of stakeholders. The updated Core Path Plan will be presented to the Communities, Housing and Planning Policy Board later in the year.</p>
	DHS.SIP18 - 4.02	We will deliver key outcome 4 from the Local Housing Strategy (LHS) - Homes are Energy Efficient and Fuel Poverty is minimised.	31-Mar-2021		<p>An award of £145,720 was secured from the Scottish Government's Energy Efficient Scotland Decarbonisation Fund which will be used to support a pilot project that will specify, install and monitor the performance of a decarbonised heating solution that can be installed in flatted accommodation and assess whether this is a viable option to be rolled out on a larger scale.</p> <p>An additional award of £224,250 was secured from the Scottish Government's Home Energy Efficiency Initiative for Scotland: Area Based Schemes (HEEPs: ABS) in October 2018, following on from previous allocation of just over £1.6million. Funds were used to extend the wall insulation programme within the Lochfield area to more owners within mixed tenure blocks.</p> <p>Work is also progressing to prepare an Energy Strategy for Renfrewshire which will help support a reduction in Fuel Poverty.</p>







	DHS.SIP18 - 4.03	Deliver the Team Up, To Clean Up campaign throughout Renfrewshire, involving local communities	31-Mar-2021		The Team Up to Clean Up campaign continues to go from strength to strength. A 474% increase in community clean ups and over 500 members of the Facebook group have led to communities cleaning up across Renfrewshire. The Big Spring Clean was run throughout April with over 50 community clean ups. Renfrewshire Council continues to provide and assistance in carrying out core duties and ensuring waste is removed by StreetScene in a timely manner.
	DHS.SIP18 - 4.04	Ensure that the Council's integrated enforcement policy is adhered to, ensuring businesses and communities are treated fairly and consistently	31-Mar-2021		The Council's Integrated Enforcement Policy continues to align with the principles of Better Regulation and is monitored to ensure it is consistently applied across Communities and Public Protection. With Communities and Public Protection relocating to Communities, Housing and Planning Services, consideration is being given to establishing a Regulatory Officers meeting to ensure appropriate legislation is being used and any enforcement action taken aligns to the Integrated Enforcement Policy.
	DHS.SIP18 - 4.05	Deliver a refreshed Air Quality Action Plan to improve air quality for Renfrewshire	31-Mar-2021		The draft Renfrewshire Air Quality Action plan has been completed for the 3 Air Quality Management Areas in Paisley, Johnstone and Renfrew. This has been passed to the Scottish Government and SEPA for review as per requirements under legislation and once returned with comments, will go out to wider consultation in due course. The Action Plan details actions to reduce air pollutants within these areas.





Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CR.PP.01	Air Quality - Annual average PM10 value across all continuous monitoring sites				13.7	18	13.1	18	*	18	*2018/19 figures not available yet. This performance indicator measures air quality across Renfrewshire's 4 automatic monitoring sites. It does this by measuring the average level of particulate matter (fine dust particles) which are 10 micro-meters or less in diameter (PM10). It is measured in micrograms per cubic meter (µg/m3). In 2017/18 the average of the PM10 values across the 3 automatic monitors in Renfrewshire at 13.1 was within the 2017/18 target value of 18.
CR.PP.01b	Air quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits				0	45	41.6	44	*	43	*2018/19 figures not available yet. This performance indicator measures air quality across monitoring sites in Renfrewshire. It does this by measuring the average level of nitrogen dioxide (NO2) and is measured in micrograms per cubic meter (µg/m3).










Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
											The 2017/18 target of 44µg/m3 will be reduced to 40µg/m3 by 2020 to meet the Scottish Government's target for this pollutant. During 2017/18, 2 monitoring sites within Air Quality Management Areas exceeded average nitrogen dioxide limits. Air quality is affected by a number of factors including weather conditions. Monitoring takes place at 27 sites in the 3 Air Quality Management Areas in Renfrewshire.
CR.PP.03a	Food Hygiene Information Scheme - % of premises which currently achieve a Pass rating				96%	97%	98%	97%	98%	97%	There are 1,060 premises within the Food Hygiene Information Scheme, of which 98% have a Pass or Pass with Eatsafe. This reflects a very high level of performance where food premises meet or exceed compliance standards at any given inspection. All premises are ultimately required to make the improvements necessary to achieve the Pass rating.
HPCHARTER08	Percentage of council dwellings that are energy efficient				98.0%	100.0%	100.0%	100.0%	*	100%	*This is a charter indicator and 2018/19 year end figures are not available. As of 2017/18, all 12,220 council housing stock met the NHER or SAP ratings.
























Council Priority 5: Working together to improve outcomes










Status	Action Code	Action	Due Date	Progress	Latest status update
	DHS.SIP18 - 5.01	We will use the Annual Return on the Charter (ARC) to Scottish Housing regulator (SHR) process to drive improvements across housing services.	31-Mar-2021		A detailed report outlining our performance in relation to the Annual Return on the Charter was presented to the Communities, Housing & Planning Policy Board in August 2018, with an Annual Housing Performance Benchmarking Report which compares our performance against other social landlords in Scotland and highlights some areas of further input presented to the Board on 30th October 2018. Performance against the charter and the results of the 2018 Tenant Satisfaction Survey were discussed with tenant representatives as part of the preparation of a report issued to all Council tenants in October 2018 (within the Peoples News newsletter).




	DHS.SIP18 - 5.02	We will use the Planning Performance Framework (PPF) process to drive improvements in the planning services we provide.	31-Mar-2021	 100%	The Scottish Government's Scorecard for Renfrewshire's Planning Performance Framework was received in January 2019. Overall the Feedback Report for Renfrewshire was positive with 9 out of the 15 performance markers indicating green, only 4 amber ratings and no red ratings. Two performance markers are not applicable to Renfrewshire due to the advanced stage the Planning Authority is with the preparation of the next Renfrewshire Local Development Plan. Preparation of the eighth Renfrewshire Planning Performance Framework has commenced. This Planning Performance Report for 2018/19 will be presented to the Communities, Housing and Planning Policy Board in August 2019.
	DHS.SIP18 - 5.03	Promote development and safeguards through the delivery of regulatory services (within Development Standards).	31-Mar-2021	 100%	Renfrewshire Council continues to perform well in relation to the processing of planning applications with over 734 planning applications being determined by the Development Management Section over the year. 98% of the applications were approved with small/household planning application being considered in just over 7 weeks and major applications also being dealt with well within the statutory timeframes. This efficient decision timeframe is due to the amount of pre-application discussions that take place before a planning application is submitted for determination as well as the clear advice and guidance given to applicants and developers over the phone, in emails and by face to face meetings by the Planning staff.
	DHS.SIP18 - 5.04	Implement Development and Housing Services' workforce plan	31-Mar-2020	 100%	Progress is on target for this year, with all elements of our Workforce Action Plan moving forward. The Director of Communities, Housing and Planning Services gave a progress update at the Corporate Management Team in February 2019, outlining completed actions and future plans. Our new service structure is now well-embedded and the Staff Conference in December 2018 was well attended and well received. Work is ongoing in areas of the service to proactively target recruitment for harder to fill posts. There is ongoing work developing more generic job roles as part of the Community Safety Review. The workforce are well represented across the corporate leadership training programmes and IDP completion rates are high. A range of methods continue to be deployed to engage with our workforce including our staff magazine, staff panel, annual director's tour and regular workshops.
On hold	DHS.SIP18 - 5.05	Develop and implement a programme of self-assessment	31-Mar-2019	On hold	A new Council self-assessment model has been developed and was approved by the Corporate Management Team in 2018. The roll out of the programme is currently on hold as the corporate focus is on engaging with staff through the Council's Values project and there are many areas of crossover which could potentially confuse or dilute the programmes and the messages. We continue to engage at a national level with other local authorities and the Improvement Service to support, learn from and help influence the national direction for self-assessment.

	DHS.SIP18 - 5.06	Improve Tenant Participation by delivering the Customer Engagement Action Plan 2017/18.	31-Mar-2019		Work is ongoing on the review of the Customer Engagement Strategy to reflect current and future priorities. We continue to involve, consult and support tenant groups as well as taking account of the Services' statutory responsibilities, regulatory guidance and good practice to improve tenant participation opportunities in Renfrewshire.
	DHS.SIP18 - 5.07	Ensure robust and up to date business continuity arrangements are in place	31-Mar-2019		All services have current, up to date business continuity plans in place. Updating of the arrangements falls under the remit of the Council Resilience Management Team which has it as a standing item on its agenda. This group meets on a quarterly basis with members confirming the status of their arrangements at each meeting. These documents/arrangements are regarded as live and will continue to be updated whenever necessary, based on the adoption of best practice and learning from any exercises or incidents.

Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)				7.4 days	15.0 days	7.1 days	15.0 days	6.9 days	15.0 days	The average time to complete non-emergency repairs has improved on last year, showing continuous improvement year on year and continues to be well above our target. The target remains at 15 days as this reflects our target timescales across a range of non-emergency repairs.
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time				94.8%	91.0%	90.2%	92.0%	*	93.0%	*This is a charter indicator and 2018/19 year end figures are not yet available. Based on 2017/18 figures, more than 31,500 reactive repairs were completed 'right first time' last year. This represents 9 out of 10 repairs (90.17%) and shows very good performance in efficiently and effectively diagnosing repair problems and in planning for work to be completed.
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.				100.1%	95.0%	100.1%	95.0%	100.0%	98.0%	At the end of 2018/19 we had collected around £45.2m in rental income. Our performance for 2018/19 is the same as 2017/18 and remains ahead of target.

HPCHA RTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.				5.35%	8.00%	4.90%	6.00%	5.76%	5.70%	Positively we have managed to maintain current tenant arrears levels despite the challenges posed by universal credit. Nevertheless, the cumulative effect of former tenants' arrears means that the gross rent arrears figure continues to increase slightly. Also positively, there are arrangements in place for former tenants which means they will be maintained in the system until arrears can be reduced and cleared.
HPCHA RTER34	% of rent loss due to voids				1.53%	2.40%	1.31%	1.80%	1.43%	1.50%	Performance remains within target at this stage.
HPCMT 07	% Overall Repairs Completed Within Target				93.2%	95%	95.43%	91.5%	95.75%	95%	Repairs performance for 2018/19 has remained steady and in line with the target.
HPCHA RTER35	Average length of time taken to re-let properties in the last year				38 days	40 days	38 days	38 days	38 days	38 days	The second half of the year showed a significant improvement to bring the annual figure in on target. In the first half of the year a number of longer-term voids were successfully let which lead to our average length of time being higher than usual. The last two quarters have seen this stabilise.
PT.DS.P PF.CMT 01	Average Time for processing Planning Applications (Householder)				7.6	Data only	7.6	Data only	6.9	8 – new target	2018/19 has shown an improvement on the past two years, now coming in at just under 7 weeks on average. Following review, this indicator will now have a target of 8 weeks and this is included in the CHAPs SIP 2019-2022.
PT.DS.P PF.CMT. 06	Application Approval Rate				97.7%	Data only	97.2%	Data only	97.7%	Data only	Performance has stayed very consistent with previous years and continues to show good performance in this area.
PT.DS.P PF.CMT. 07	Percentage of applications dealt with under delegated authority				96.3%	Data only	98.1%	Data only	97.5%	Data only	Performance has stayed very consistent with previous years and continues to show good performance in this area.
DHS.BS TAN.1a	Time to issue a building warrant or amendment to warrant from receipt of application (days)				66.0	60.0	87.4	60.0	82.4	60.0	What is going wrong or impacting on performance? This indicator slightly reduced from 87.4 days in 2017/18 to 82.4 days for 2018/19. As part of our performance scrutiny over the past year, the quarter 3 figure was examined further, particularly as this measure calculates the combined response times of both the local authority verifier and the agent/architect. Investigation has shown that within that average

											<p>80.7 days in Q3, building warrants spent on average 41.3 days with Building Standards and 39.4 days with agents/architects.</p> <p>Has any corrective action already been undertaken? At our midterm scrutiny meeting, the performance of the three building standards indicators was discussed. Since then, following discussions with the Director of Communities, Housing and Planning Services, a programme of performance management has been put in place including weekly meetings with the Head of Planning and Housing and monthly meetings with the Director and Head of Planning and Housing to scrutinise performance and discuss any trends or issues. The wording of these indicators has been changed to make it clearer what they mean and what they are measuring.</p> <p>When does the service expect to be back on track? Within the team, a new senior appointment has been made and a further graduate level post is currently advertised; it is hoped these appointments will result in further improvements. We hope the performance will also be aided by an ICT investment funded from existing Communities, Housing and Planning Services budgets.</p>
DHS.BS TAN.1b	Time to issue a first report (95% issued within 20 days)				53.0%	90.0%	29.6%	95.0%	48.4%	95.0%	Please see explanation above. This indicator has shown a significant improvement from 29.6% in 2017/18 to 48.4% in 2018/19 but is still below the target.
DHS.BS TAN.1c	Percentage of building warrants or amendments issued within 10 days of receipt of all satisfactory information				n/a		48.1%	90.0%	59.7%	90.0%	Please see explanation above. This indicator has shown an improvement from 48.1% in 2017/18 to 59.7% in 2018/19 but is still below the target.
DHS.CO MP.FRO NT%	Total Percentage of frontline (stage 1) complaints responded to within 5 days by DHS				91%	95%	88.6%	95%	90.1%	95%	Frontline complaints performance has improved since 2017/18. Our figure of 90.1% is based on receiving 664 complaints, of which 598 were answered within the 5 day timescales and 66 were not.

DHS.CO MP.INV %	Total Percentage of investigation (stage 2) complaints responded to within 20 days by DHS				86%	95%	85.7%	95%	82.4%	95%	Only 17 investigation complaints were received in 2018/19, of these 14 were answered in time and 3 were not. Due to the small volumes involved, this has a significant effect on the overall percentage meaning we did not meet our 95% target. We continue to closely monitor our complaints performance and intend to carry out another annual audit to gain insight into our performance and areas for complaints.
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To: Communities, Housing and Planning Services Policy Board

On: 21 May 2019

Report by: Director of Children's Services

Heading: Children's Services Service Improvement Plan – Overview of Performance 2018/19

1. Summary

- 1.1. The purpose of this report is to provide an update on the performance of Children's Services for the 12-month period to 31 March 2019 in relation to the Service Improvement Plan which was approved in March 2018.
- 1.2. This report provides a summary of performance in Children's Services for the 2018/19 period, with detailed explanation on all relevant actions and performance indicators.
- 1.3. The Service Improvement Plan sits beneath the Council Plan, Community Plan, and along with the service's risk register and workforce plan forms a suite of documents which provide the strategic direction for the service. Service Improvement Plans are aligned to the priorities set out in the Council Plan 2017-2022 and include those areas of the Council Plan for which Children's Services is the lead.
- 1.4. In March 2018, the service identified key actions it aims to achieve over the next three years, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan 2017-22.
- 1.5. The action plan is the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation time-table and the measures of success. The service scorecard sets out a range of key indicators against which aspects of performance of the service are measured.
- 1.6. Children's Services has continued to progress an ambitious programme of service development and improvement over 2018/19. The Attainment Challenge workstreams continue to support a narrowing of the poverty-related attainment gap and Renfrewshire's excellent progress was recognised by Education Scotland following an inspection in late 2018.

Partnership working remains central to the delivery of services and as well as working with statutory partners and the third sector, new programmes to strengthen parental engagement are running in schools across Renfrewshire. Children's Services was a key partner in 2018 in the Gender Based Violence Strategy Group and Community Justice Renfrewshire, both of whom produced new plans in the last twelve months.

1.7 Local government continues to operate in a challenging financial environment. In addition, there are pressures arising from socio-economic factors, changes in legislation, and workforce challenges. Particular areas of resource pressure for Children's Services include:

- Historically higher than average incidences of child protection cases and looked after children, due in part to parental substance misuse and areas of significant deprivation within Renfrewshire;
- Increasing numbers of young people in continuing care, and those leaving care and accessing throughcare and aftercare services;
- Increasing numbers of kinship carers;
- Managing the expansion of early learning and childcare to 1140 hours;
- Increasing numbers of children with additional support needs in our schools;
- Ongoing annual reductions in the grant payable to Renfrewshire Council to deliver Criminal Justice Social Work services alongside a growth in the number of community sentences to be managed; and
- Ongoing challenges in recruiting supply and permanent teachers.

1.8 Considering these challenges, the service has reviewed the Service Improvement Plan for the period 2019-2022 and identified a range of actions that will be undertaken by officers in partnership with all stakeholders, to improve and develop service provision. This updated plan was approved by the Education and Children's Services Policy Board and the Communities, Housing and Planning Policy Board in March 2019.

1.9 The Children's Services management team reviews progress against all performance indicators and service improvement actions on a quarterly basis. Six monthly reports on the service improvement plan are reported to this policy board and to the Education and Children's Services Policy Board, with the next updates scheduled for November 2019.

2 Recommendations

2.1 It is recommended that the Communities, Housing and Planning Services Policy Board note:

- the content of this report;

- the progress that has been made on areas of service performance which fall under the remit of this board in 2018/19;
 - the progress made on actions and performance in the action plan; and
 - that an outturn report will also be provided to the Education and Children's Services Policy Board in respect of activity falling within its remit.
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3 Background

- 3.1 Children's Services is responsible for the delivery of universal, targeted and specialist services across early years, primary and secondary education, social work services for children and families, and criminal justice social work. Most of the work of the service is statutory. Service delivery is a mix of universal, targeted and specialist provision.
- 3.2 The Service Improvement Plan is one of the ways in which elected members can scrutinise the work of Children's Services, and to consider and decide upon policy options as necessary. Refreshing Service Improvement Plans annually allows each service to consider the context in which they operate and revise plans where appropriate.
- 3.3 The Service Improvement Plan also links Community Plan and Council Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives.
- 3.4 The action plan details the progress of specific areas of work which, during 2018/19, enabled the service to support the Council's priorities and help deliver improved outcomes for Renfrewshire residents.
- 3.5 The service also measures progress by reporting on performance indicators. The scorecard included in Appendix 1 provides details of the progress of these indicators throughout 2018/19 against set targets.
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4 Overview of Performance and Key Achievements

- 4.1 One of the 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.
- 4.2 Appendix 1 provides an update on the progress made by the service during 2018/19 in terms of implementing the Service Improvement Plan. It includes an update on the Service's action plan and performance scorecard of indicators as at 31 March 2019.
- 4.3 During 2018/19, key achievements of the service include:

- an exceptionally positive outcome from the recently-published inspection report highlighting sector-leading approaches in Renfrewshire's progress towards raising attainment.
- a very positive set of National Qualifications results by young people in Renfrewshire schools;
- strong early evidence demonstrating that the poverty-related attainment gap in the broad general education is closing;
- progressing plans for the expansion of early years provision;
- continuing our strong partnership working across the public and third sectors in all areas of Children's Services;
- improving links with local businesses and further education providers, supporting more young people to achieve positive and sustainable post-school destinations;
- continuing to invest in our workforce including leadership development training and putting in place innovative recruitment practices to support schools in getting the best teachers and support staff;
- the completion of new build campus for Bargarran/St John Bosco Primary Schools and St Paul's Primary School/Foxlea Pre-5 Centre;
- implementing a revised anti-bullying policy which was developed in consultation with pupils, parents and school staff;
- introduction of additional supports in education settings to support health and wellbeing of children and young people;
- winning a COSLA Silver Award for the Renfrewshire Literacy Development Programme and one of our schools winning UKLA Literacy School of the Year in 2018;
- delivering a programme of work to promote greater parental engagement with schools and in particular with their child's learning;
- supporting the development of a Gender-Based Violence Strategy for Renfrewshire, which was launched during this year's 16 Days of Action;
- a successful funding application to the Life Changes Trust which will fund the Family Firm approach for a further two years;
- introduction of the 'Just Learning' programme to support increased access to employment and training for those with convictions;
- developing, with partners, a new Community Justice Renfrewshire plan;
- completion of the new children's house, which became operational in February 2019; and

- enhancement of the support available to young carers, with a dedicated social worker for young carers now in post.
- 4.4 In October 2018, Education Scotland inspected Renfrewshire to determine how well the council is performing in terms of improving learning, raising attainment, and closing the poverty-related attainment gap. The inspection team concluded that Renfrewshire is making excellent progress against all three goals. They highlighted the outstanding impact of very high-quality professional learning approaches, very strong self-evaluation and evidenced-based interventions, highly effective leadership, an ethos of empowerment of staff at all levels, and significant year-on-year improvements in closing the poverty-related attainment gap.
 - 4.5 Parents in Partnership, transition teachers and Inclusion Support Assistants have been introduced in Renfrewshire's secondary schools to support pupils and families through the transition from primary to secondary school. Schools are able to demonstrate positive outcomes stemming from improved attendance, fewer exclusions and higher levels of family engagement with school. A Reconnect programme is now working with some families with children in S2 and have found that 70% of the group have maintained or improved their attendance at school. A group of six Parent Ambassadors have been trained and will now work with their associated secondary schools to support the transition and parental engagement work.
 - 4.6 Employability is a theme which threads throughout Children's Services. In schools, a new model of work placement is being phased in for S4 pupils, and vocational courses are run in partnership with West College Scotland. The uptake of Foundation Apprenticeships is increasing and a more rigorous use of data allows for more targeted support for young people at risk of not moving into a positive post-school destination. For care-experienced young people, the Family Firm model has attracted additional external funding and will provide more holistic support for young people as they transition from school to further education, training and employment, but also from a care setting to greater independence. The Just Learning programme is supporting people with convictions to access employment and training, and over 40 people have already been supported to complete the Keys to Learn initiative.
 - 4.7 Support for young carers has been enhanced and around 100 young carers have been identified and had a Young Carers Statement completed. Children's Services is working with the Carers' Centre to develop new interventions and supports, and a new programme of groupwork is already underway.
 - 4.8 The action relating to the presumption against short sentences has been delayed as a result of revised legislative timescales; the legislation required was not laid before the Scottish Parliament until April 2019. The change would mean the presumption would be extended to sentences of up to 12 months, rather than the current 6 months, and will likely result in an increase in the number of community sentences being handed down by courts.
 - 4.9 The action relating to our response to the national review of child protection guidance has been delayed, again due to delays in the publication of any new national direction. The service continues to contribute to the national conversation on this.

- 4.10 Work is ongoing in relation to post-school destinations and the service identified additional improvements to be implemented during the year. Consequently, this action has not been completed.
- 4.11 Two actions relating to Youth Services transferred to Communities, Housing and Planning Services during 2018. One action relating to self-evaluation was cancelled.
- 4.12 Children's Services reports against 35 performance indicators in the Service Improvement Plan. Of these, 28 had targets; 17 are meeting or exceeding the target set and 11 are missing the target.
- 4.13 The service sets challenging targets for satisfaction with services and for responding to complaints and Freedom of Information requests; these all have a target of 100%. The measurement of satisfaction with schools is based on a very small sample with opinions captured only at a single point in time; more explanation is provided in the appendix to this report. Responses to complaints and Freedom of Information requests may be delayed where complexity adds to the time required to respond appropriately.
- 4.14 Children's Services has narrowly missed some targets in relation to closing the attainment gap due to increased attainment for some of our best-performing students. However, the overall trend for the last 5 years has been of improving attainment for all. Stay-on rates for S4 pupils continuing to S5 have narrowly missed the target set, but out-perform the national average.
- 4.15 Performance for looked after children being placed with families must be considered within the context of appropriateness of placement, and the service will make a placement in the best interests of the child, which may not always be in a family setting. First home visits for children newly looked after at home will continue to be monitored and this indicator has been identified as an area for improvement in the 2019/20 Service Improvement Plan.
- 4.16 Criminal Justice Social Work (CJSW) continues to improve in relation to new supervision cases being seen within 7 days of an order, but is dependent on timely court notification and client compliance to meet the current target. Performance against other CJSW indicators continues to exceed the targets set, despite increasing workloads.
- 4.17 Attainment in literacy and numeracy continues to show an upward trajectory, and the gap between pupils in deprived and less deprived areas is narrowing. The uptake of early years places both by eligible 2 year olds and by 3 and 4 year olds has increased, and 1140 hours are already being delivered in some areas, ahead of the national target for expanded provision.

5 Reporting progress

- 5.1. Progress on the implementation of the Service Improvement Plan is regularly monitored by the Extended Senior Leadership Team every quarter and will be reported to the Education and Children's Services Policy Board and the Communities, Housing and Planning Services Policy Board on a six-monthly basis.

- 5.2. A review of progress throughout 2019-20 will be brought to this Board in November 2019.
-

Implications of this report

1. **Financial** – The report highlights resourcing pressures arising from increasing demand for services and the current financial environment.
 2. **HR and Organisational Development** - none
 3. **Community/Council Planning** - the report details a range of activities which reflect local community planning themes.
 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.
 8. **Health and Safety** - none
 9. **Procurement** - none
 10. **Risk** - none
 11. **Privacy Impact** - none
 12. **Cosla Policy Position** - none
-



List of Background Papers







None



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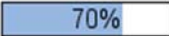
Children's Services SIP 2018-2021


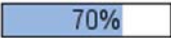
Council Priority 1: Reshaping our place, our economy and our future


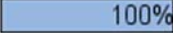

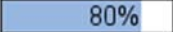
Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
	CHS.SIP.18.01.01	Develop and implement a strategic vision for learning and teaching within and across Early, Primary and Secondary sectors.	Improved practitioner confidence in the classroom and therefore improvements in overall attainment and achievement.	31-Aug-2018		<p>Early Years A range of training to support with teaching and learning has been made available to management and staff across early years and childcare. This includes the Leaders of Learning programme, Frobelian Childhood Practice, pedagogical leadership, and assessment and moderation. These have had a positive impact on teaching approaches and staff confidence in assessing children's progress and planning learning. Training and development opportunities will continue to be planned and made available to staff this session.</p> <p>Primary Our partnership with University of Strathclyde continues. The 'Dive into Writing' programme has been very successful and several classroom assistants have been trained in approaches to support children in literacy and numeracy activities. In relation to numeracy the 3 Domain model is being implemented. The numeracy champion network was created to ensure opportunities for dissemination and cascading of information, training, development and best practice in teaching, learning and assessment to ensure consistency of vision across establishments.</p> <p>Secondary Subject forums meet at regular intervals to share practice and develop new resources. These are attended by SQA representatives and by the Development Officers for Literacy, Numeracy, and Assessment, as appropriate. Secondary schools are improving the recording of wider achievement (rather than just attainment) and using this information to celebrate the successes of young people.</p>

Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
	CHS.SIP.18.01.02	Support and improve approaches and planning to assessment and moderation.	Practitioners are more skilled in the effective use of moderation to inform learning and teaching and are signposted to best practice.	31-Mar-2021		<p>A programme of training in assessment and moderation has been delivered, and feedback from the sessions has been positive. This will continue to support practitioners in planning for assessment and moderation, and to raise confidence in teacher judgement regarding pupil's achievement of a level.</p> <p>All primary schools have taken part in Moderation CLPL within the authority and three cohorts of primary moderation (six school clusters) have been completed a moderation cycle. In addition there have been increased levels of collaborative planning and moderation approaches with the West Partnership. Assessment and moderation lead training is almost complete, with plans to continue this to support schools next session. Further CLPL will support moderation across the BGE in secondary schools and early years and childcare establishments in session 2019/20.</p>
	CHS.SIP.18.01.03	Support all establishments in developing data literacy to improve learning and teaching.	Staff at all levels are supported to use pupil data to plan and improve learning and teaching.	31-Mar-2021		<p>Establishments continue to be supported to improve data literacy skills through training and individual support from the central team. In the last quarter, continued support was provided to a number of primary schools as they moved to new tracking systems developed by the team. This process is still ongoing and training will be provided on an ad-hoc basis. Formal training was also provided to support head teachers in using the BGE Benchmarking Tool. This is a new national dataset that provides a range of comparator data which can be used to support improvement across broad general education.</p> <p>In quarter 4, secondary school were provided with a detailed analysis relating to the attainment and post-school destinations of the 2017-18 leavers cohort. Additionally, all schools were provided with a data pack containing a range of analysis of pupil attendance and exclusions. This information can be used to identify challenges and areas of success, allowing head teachers to continue to drive improvement in their establishments.</p>
	CHS.SIP.18.01.04	Develop high quality learning and teaching that leads to improved levels of attainment and achievement in all of our establishments.	Staff are skilled and knowledgeable and able to effectively support children and young people in their learning and development.	31-Mar-2021		<p>Within broad general education (BGE), attainment in literacy and numeracy has consistently improved over 3 years. The percentage of pupils achieving the expected level for their stage increased in all curricular areas in 2017/18. In literacy, the percentage of pupils achieving the expected level for their stage in all areas increased from 77% in 2016/17 to 80% in</p>




Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
						<p>2017/18. In numeracy, the percentage of pupils achieving the expected level for their stage increased from 83% in 2016/17 to 85% in 2017/18. In 2017/18, Renfrewshire outperformed the national figures at all stages and curricular areas.</p> <p>In the senior phase, the percentage of leavers achieving SCQF Level 5 or above in literacy increased by 2 percentage points in 2017/18 to 87%. There has been a consistent improving trend over 5 years and Renfrewshire performs above national and in line with its virtual comparator. In the 2017/18 leavers cohort, 76% achieved SCQF 5 or above in numeracy. The percentage of pupils achieving SCQF Level 5 or above in numeracy has increased over 5 years and remains ahead of both its virtual comparator and the national figures. In 2017/18, the average total tariff for the 20% lowest and 60% middle attainment cohorts remained in line with previous years and continued to perform above national. The average total tariff of the 20% highest attainment cohort has increased over 3 years bringing it ahead of national for the first time. The average total tariff of all school leavers in 2017/18 continued to increase, remaining above national but behind the virtual comparator.</p>
	CHS.SIP.18.01.05	Further develop the curriculum, and the opportunities for personal achievement, to maximise school leavers' skills to meet the needs of employers.	A more consistent approach is evident in schools in terms of successfully supporting young people into positive and sustainable destinations post school.	31-Mar-2021		<p>Schools are increasingly seeking opportunities to increase the range of accreditation opportunities for young people, including Saltire and John Muir awards. There has been an increase in the number of vocational courses available for senior pupils at West College Scotland (WCS) and it is proposed that 2 vocational courses in session 2018/19 will be hosted in secondary schools to support increased partnership working with the college and to encourage more vulnerable young people, who may be reluctant to travel to college, to engage as appropriate.</p> <p>The hosting of the child care vocational programme in Trinity High School has been very successful this session with 20 young people, which is a full cohort, still on course to complete. In term 3, delivery of this course will move to WCS in order to give the students the college experience.</p> <p>A few schools are already moving to a work-placement model within the senior phase which provides more relevant work-experience for young people, as opposed to the entire S4</p>

Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
						<p>cohort being out at the same time. Discussion has taken place with Secondary Head Teachers (HTs) regarding work-experience and how this can be enhanced for young people, with an increasing number of schools moving to a bespoke model within the senior phase. An audit has been carried out across schools to determine how they are using and embedding the Career Education Standard and further work will be done with schools to progress this.</p> <p>Between January and March 2019, a series of employability workshops were organised by Children's Services staff for senior phase pupils identified as being at risk of not moving into a positive destination post school. These covered interview skills, CV and application writing skills. These were delivered by local employers and were very positively evaluated.</p>
	CHS.SIP.18.01.06	Support schools to deliver a Senior Phase which ensures appropriate pathways and provides the best possible opportunities for them to achieve a range of qualifications.	An increase in the number, and quality of qualifications being gained by young people. Increased numbers of young people particularly girls undertaking STEM qualifications	31-Mar-2021		<p>Through an increased and more rigorous use of data, schools are more effectively tracking the progress of young people in the broad general education (BGE) and the senior phase. This is allowing earlier intervention and targeted support for more young people, leading to improved attainment.</p> <p>The work of the project leaders across secondary schools is more focused this session, and their key priority is to support our most vulnerable young people into positive destinations post-school. They are using more robust systems to track and monitor these young people and are working more effectively with partners such as Skills Development Scotland (SDS) and Invest. Project leaders are also now offering greater support to young people within the flexible learning resource bases.</p> <p>There has been a slight increase in the number of girls undertaking science, technology, engineering and mathematics (STEM) subjects and partnership work will continue in session 2018/19 with the national Primary Engineer Programme which supports training for primary staff to deliver engineering in the primary sector. We now have representation on the recently formed STEM West Partnership strategic group. This group is tasked with initially auditing current provision regarding STEM opportunities for pupils, professional learning for staff and career information relating to STEM with a view to further developing these.</p>







Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
						The uptake in the number of young people undertaking Foundation Apprenticeships (FAs) is increasing. In session 2019/20, we will be offering an additional 3 one-year apprenticeships and the Council's Economic Development Department will lead on the FA in Business Skills. There will also be a seconded post, financed by SDS, for a development officer to support and promote the uptake of FAs across the local authorities that use WCS for delivery. To date (April 2019) there have been 70 FA applications completed by pupils across all schools. Last session we had 27 applications.
	CHS.SIP.18.01.07	Continue to develop partnership links and collaborative arrangements with the Further Education sector, employers and commerce in line with the Commission for Developing Scotland's Young Workforce Report.	A range of programmes are being delivered through these partnerships, enabling school leavers to secure a positive post school destination.	31-Mar-2020		<p>A review of school/college partnership provision has been undertaken to ensure that opportunities for young people to follow appropriate courses is maximised. As a result, the number of college courses on offer has increased and more young people are able to be offered these opportunities. Schools are also looking to increase the range of vocational courses which can be undertaken in-house by appropriately trained teachers.</p> <p>Renfrew High School is currently working with Glasgow City College to progress a construction qualification within the school.</p> <p>Schools are also increasingly being supported to build links with local businesses as potential employers. Through development officer representation on the Renfrewshire Council Community Benefits Forum, a significant number of contacts have been made with local businesses who are now offering work-experience and potential employment opportunities for young people. Schools have been made aware of these and have been making contact with them. As a result, there are increasing opportunities for work-placements within the senior phase.</p> <p>The S2 college taster sessions were very positively evaluated by the young people who participated and a number of them indicated that they would be likely to undertake a vocational option at college. This programme is being run once again this session.</p>


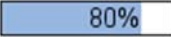

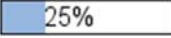


Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
						Schools have also been made aware of the recently published Scottish Government document 'Young People's Pathways – a progress report on Developing the Young Workforce', which makes a number of recommendations. These recommendations will be progressed over the coming months with schools and partners.
	CHS.SIP.18.01.08	Evaluate the 'Family Firm' pilot and identify options for sustainability	A partnership approach which gives looked after children and care leavers additional support into employment and training will address some of the inequalities they face and result in more positive outcomes.	31-Mar-2019		<p>The Family Firm approach has demonstrated its effectiveness in supporting Care Experienced Young People (CEYP) into positive post-school destinations. Continuation of the approach has been enabled via our successful application to Life Changes Trust (LCT) for £224k over 2 years from February 2019. The funding will enable a system change project to improve how we meet the needs of CEYP.</p> <p>The project will work alongside related workstreams funded via the Looked After Children's (LAC) Attainment budget to support young people through their transition from education towards further education, training and employment. The project will enable a strengthened and more holistic approach to how we understand the needs of vulnerable young people at the earliest stage and how we plan for and deliver the support they need to achieve their potential.</p>
	CHS.SIP.18.01.09	Support high numbers of our young people to enter positive and sustained post-school destinations.	Information and support which leads to young people finding a post-school option that fits with their goals will support them to have more positive experiences of further and higher education, employment and training.	31-Mar-2019		<p>There has been an increased focus this session on how schools are supporting pupils at risk of not moving into positive destinations post-school, and the impact of this will be closely monitored. Schools have been asked to provide specific detail on what they are doing to support individual young people, and this will form part of the discussion with school senior leaders at the quality improvement visits by education managers. It has also been a regular agenda item at secondary head teachers' (HTs) meetings this session to ensure it remains a priority.</p> <p>Training was provided by Skills Development Scotland (SDS) and Children's Services Business Support Team for school staff on data input regarding leaver information. As a result, the quarterly figures received from SDS on this are evidencing improvement and more robust approaches by schools which in turn is allowing schools to target vulnerable young people more effectively. Regular meetings with SDS senior staff has supported strong partnership working and consistent</p>










Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
						<p>approaches to supporting all young people to move into positive destinations.</p> <p>The Head of Service and Education Manager with responsibility for this area, will meet with each Secondary HT before the end of this session to discuss school approaches and supports in relation to young people moving into positive destinations post school.</p> <p>The work being done by the project leaders in terms of specifically targeting supporting those at risk of not moving into a post school destination is showing early indication of improvements in the numbers moving into positive destinations.</p> <p>The growing number of personal achievement awards and opportunities being offered across schools is further developing the confidence and skills for learning, life and work in young people. A few schools are now introducing the SQA Health and Wellbeing award for whole cohorts through Personal, Social, Health and Economic (PSHE) education. This will enhance the development of personal skills and confidence of young people and better prepare them for post-school destinations and sustainability.</p> <p>Schools are also working more closely with Economic Development colleagues to support post-school transitions into sustained positive destinations.</p>







Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/PD /01	% of School leavers in a positive destination				92.8%	94%	93.1%	95%	n/a	95%	The percentage of 2017/18 leavers entering a positive destination is consistent with previous years at 93.1%. This represents a gradual increasing trend over 3 years. Renfrewshire remains behind national and the virtual comparator in this measure. The majority of school leavers went into higher or further education – 43% and 25% respectively. The figure this year was 43%, above the national average of 41%. A further 22% went into employment. Figures for 2018/19 will be available in March 2020.




Council Priority 2: Building strong, safe and resilient communities

Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
	CHS.SIP.18.02.01	Continue to develop residential provision in childcare.	Young people are able to access levels of support they require from in-house services.	31-Mar-2020		Our newest Children's house at Brediland Road in Linwood was completed at the end of January 2019 and became operational in February 2019.
	CHS.SIP.18.02.02	Extend the whole-school Nurturing Relationships Strategy (RNRA) in schools across Renfrewshire.	All staff in participating schools have an understanding of attachment theory and nurturing practices to help children develop socially and emotionally.	31-Mar-2021		49 establishments (Primary, Secondary & SEBN provision) are currently engaged with the Educational Psychology Service (REPS) to develop RNRA. An Early Years RNRA programme has begun this session. REPS are also leading the coordination of authority viewings of the "Resilience Film" about Adverse Childhood Experiences (ACEs). The piloting of the Education Scotland materials "The Compassionate and Connected Classroom" is underway in 10 establishments. An Accreditation Framework for RNRA will be introduced over the coming session. RNRA features on the Education Scotland Improvement Hub as a Good Practice Exemplar.
	CHS.SIP.18.02.03	Continue to modernise our school estate, maximising opportunities for communities to benefit from new facilities.	Schools are modern environments with facilities that allow more opportunity for activities and innovative learning and support a more positive experience of learning.	31-Mar-2022		The new build projects at Bargarran Primary School and St John Bosco Primary School and Early Learning and Childcare Class and St Paul's Primary School and Foxlea Early Learning and Childcare Centre are complete and the contractors are offsite.





						<p>Phase 3 of the St Anthony's Primary School refurbishment is complete and phase 4 of the project will commence in April 2019 with an expected completion date of August 2019. Through the Council's capital budget process funding has been identified to undertake the external works package which was previously deferred.</p> <p>The new build Spateston Early Learning and Childcare Centre is now fully designed and a programme of work has been scheduled to deliver the new Centre by April 2020.</p>
	CHS.SIP.18.02.04	Embed a consistent approach to supporting children and families affected by domestic violence informed by a strength-based model of intervention.	Children experiencing domestic violence are supported to be safe.	31-Mar-2020		<p>Services in Renfrewshire continue to work to the 'Safe and Together' model of practice. The consistency in responding to concerns around domestic violence has improved. The Renfrewshire Gender-Based Violence Strategy Group launched the local strategy on 27 November 2018, during the 16 days of action. This strategy has been shared widely and will contribute to staff across services delivering a consistent approach to supporting children and families affected by domestic violence. Progress on the activities is being reviewed at present.</p>
	CHS.SIP.18.02.05	Implement recommendations flowing from the national reviews of child protection and the care system.	Child protection practice is further enhanced and strengthened in line with recommendations.	31-Mar-2020		<p>We are still waiting for more explicit guidance with regard to the development of child protection procedures. Renfrewshire Children's Services has supported the development of national learning through direct representation and in contributions to discussion within Social Work Scotland.</p>
	CHS.SIP.18.02.06	We will respond to the planned presumption against short sentences (PASS).	Extend the opportunities for people with convictions to engage with community based services to address their offending behaviour.	31-Mar-2019		<p>Presumption Against Short Sentences (PASS) is likely to result in increased community sentences, in place of custodial sentences of up to 12 months. Recent information advises that the legislative change required will not be laid in parliament until the end of April 2019, and the Justice Committee is seeking information as to the potential impact.</p> <p>The Care Inspectorate is undertaking criminal justice inspections which will include preparation for PASS, there is as yet no timescale for Renfrewshire, and Renfrewshire criminal justice services assisted Community Justice Scotland in December in their research to inform the resources required. Work is ongoing to consider how sufficient staffing can be provided to meet existing and increasing demands given reduced criminal justice funding over the last few years, and further reductions anticipated until 2020/21 when dampening of grant funding ends.</p>


Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/CJ/CPO/02	% of NEW unpaid work orders/requirement complete by the required date				n/a	72%	69%	72%	76%	72%	Performance exceeds target set. All attempts are made to complete orders within the timescale. Hours imposed have increased by 100% since 2011/12 and timescales for completion have reduced significantly. Where timescales cannot be met due to service user issues (such as ill health), or service capacity (due to increasing use of Fiscal Work Orders and increases in the number of hours being imposed) then extensions are sought from the court to enable completion of orders. There are also occasions where orders are returned to court under breach, there are delays with court hearings and individuals are returned to unpaid work to complete orders necessitating extensions.
CHS/CJ/CPO/01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week				69%	92%	74%	92%	78%	92%	Performance does not meet the target set, however is improving as a result of the focus on this area. Appointments are arranged at the point of the court assessment and are included within the court report so that those then sentenced to supervision orders will then have an appointment set. They are set for within 7 working days unless there are unusual circumstances e.g. client in custody. In some occasions there will be further deferments for reports from other agencies which then means this appointment is invalid. Attendance is then dependent upon service user compliance, and affected by any time delays by information shared by external courts.
CHS/CJ/CPO/04	Percentage of NEW unpaid work clients seen within 1 working day of the order				73%	65%	76%	65%	72%	65%	Performance continues to exceed target set and there is continued focus on this initial engagement. All attempts are made to engage with those individuals where CJSWRs are undertaken and thus the service is aware of the possibility of an order. Growing numbers of individuals have no assessment prior to their court appearance and are thus unaware of


Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
											reporting timescales, approx. 23% in this time period. Also 49% of those who were not seen within 1 day were sentenced at another court, thus resulting in delays as our court service cannot attempt to engage with them and there are then delays in this information being passed to Renfrewshire services.
CHS/CJ/CPO/05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order				66%	70%	73%	70%	73%	70%	Performance continues to exceed the target set. Processes ensure that new unpaid work service users, that we are aware of, are scheduled to meet their supervising officers within 24 hours of court and receive their initial induction that day, they then attend for a more in depth health and safety induction within 5 working days of court. Meeting the range of required deadlines is thus dependent upon the timescales of orders from court, the ability to engage with the individual as early as possible, and client compliance. Increasing numbers of service users receive orders without court reports being undertaken (approx 23%), this and attendance at external courts (approx 20%) can delay Renfrewshire being made aware of orders imposed. In this year 44% pf those not meeting the target failed to attend appointments.
CHS/CJ/CPO/06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order				32%	50%	53%	50%	70%	50%	Performance continues to exceed target set. All attempts are made to engage with individuals and ensure that they commence work which is safe for the community, themselves and staff supervising them as timeously as possible. Where orders are imposed without social work reports (approx 23%), and there are delays with information being passed to Renfrewshire from other courts, delays can occur in initial contact which then impact upon the range of initial contacts which then effects their commencing work. Meeting this timescale is also dependent upon client compliance and in this year approx 44% of those who did not meet the timescale failed to attend for appointments.

Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/CP R/01	Percentage of children registered in this period who have previously been on the Child Protection Register				12%	n/a	23%	n/a	23%	n/a	The percentage of children registered during the period of 1 April 2018 to 31 March 2019 who have previously been placed on the child protection register was 23%. This is consistent with the percentage of children registered in 17/18 who had previously been placed on the Child Protection Register. The number of families registered in 18/19 that contained children who had previously been registered was 21 families compared to 19 families in 17/18. We will continue to closely monitor re-registrations.




Council Priority 3: Tackling inequality, ensuring opportunities for all





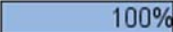


Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
	CHS.SIP.18.03.01	Provide high quality education throughout the Broad General Education and Senior Phase to narrow the outcomes gap for disadvantaged groups.	Improved outcomes for disadvantaged young people in terms of total tariff points and positive destinations.	31-Mar-2021		The authority is making excellent progress in relation to improving learning, raising attainment and narrowing the poverty-related attainment gap. This was recently highlighted by Education Scotland in their authority inspection report which was published in February 2019. The key strengths outlined in the report include very strong self-evaluation, highly effective leadership, high quality professional learning, consistent improvements in relation to governance and in closing the poverty-related attainment gap. The progress made was also highlighted within the authority with the Attainment Challenge team receiving the Chief Executive's Award at the 2019 staff awards. More detailed information on workstream progress can be viewed in the Scottish Government mid-year Attainment Challenge report.
	CHS.SIP.18.03.02	Further develop our Early Years curriculum and support new legislation.	Children are given the best start and are supported to reach their full potential.	31-Mar-2021		The final 1,140 expansion plan for early learning and childcare, which increases the hours from 600 hours to 1,140 by 2020, was approved by the Education and Children's Services Policy Board in August 2018. The established governance arrangements continue to support the planning and implementation of the expansion, including developing and extending the workforce, progressing infrastructure and


					<p>phasing of placements. Currently around 560 children are receiving 1,140 hours of funded early learning and childcare in Renfrewshire; this is either within a local authority or approved partner provider.</p> <p>Quality continues to be at the heart of Renfrewshire's 1,140 expansion. The early learning and childcare experience provide Renfrewshire's children with the best start and helps them reach their potential. Renfrewshire continues to be an active member of the Glasgow City Region Improvement Collaborative, through the early years partnership, to plan and progress effective development opportunities for staff, ensure a key focus on learning and teaching, and good quality indoor and outdoor learning environments. A comprehensive continued professional learning programme, which includes leadership opportunities for Renfrewshire's early years workforce, continues to be progressed. The programme includes pedagogical leadership training and opportunities for senior and middle managers and provides existing and new employees to gain qualifications to meet SSSC requirements. This programme supports the workforce in both the local authority and in approved partner providers and is helping to build the capacity of the workforce required to take forward the expansion and ensure the delivery of high-quality early learning and childcare. Renfrewshire Council is now employing Modern Apprentices with the early years sector and they are currently undertaking training to become early years practitioners. The recruitment of additional staff continues to be progressed.</p>
	CHS.SIP.18.03.03	Encourage and support active collaboration and engagement with parents and families in supporting their child's learning.	Stronger relationships will exist between the school and the home leading to more successful learning partnerships.	31-Mar-2021	<div>100%</div> <p>Eight Inclusion Support Assistants (ISAs) are supporting around 80 young people in S1 to S3 across nine of our secondary schools. The ISAs have collaborated closely with Transition teachers and Pupil Support staff to identify target young people at the transition stage, to ensure that supports and interventions are provided as early as possible and to avoid duplication of support to families. Referrals have been made due to concerns related to attendance, behaviour and/or lack of parental engagement. Systems to measure the impact of targeted interventions, and parental engagement on improving outcomes for young people, have been refined and improved.</p> <p>Quantitative and qualitative data is being collected in order to measure the impact of this work.</p>







					<p>The expected outcomes for young people are to improve attendance, reduce exclusions and improve parental engagement. This should ultimately lead to improved attainment and achievement. As of, March 2019, attendance had improved or been maintained for 50% of pupils in the target group and there had been no exclusions for 88% of pupils.</p> <p>The two wellbeing indicators highlighted most often as a concern for pupils are 'achieving' and 'responsible'. In the period Sep 18 – end Jan 19, these scores have improved for 68% of pupils and 60% of pupils respectively, (where initial scores were 7 or less out of 10). In 65% of families, the ISAs have succeeded in engaging with parents positively.</p> <p>Parents in Transition/Partnership (PIP) programmes successfully involve 12 secondary establishments linking with cluster primary schools at point of transition and S1. Around 120 S1 families are being supported through PIP, with targeting related to families requiring extra support at transition time. PIP coordinators work closely with Transition Teachers, Home Link, Guidance, Primary staff and Pupil Support to identify target group and ensure that softer engagement & support is provided as early as possible.</p> <p>Re-connect programmes are underway for the 2017/2018 targeted families (S2) in each secondary establishment. The latest data shows that 70% of S2 pupils from the 2017/18 session have either maintained or increased their attendance.</p> <p>Quantitative and qualitative data is being collected to measure the impact on parental engagement, pupil attendance and attainment, and evaluation of the programmes will be undertaken.</p> <p>Our first group of Parent Ambassadors completed their training in December 2018 and this group are now working their associated secondary clusters to support the transition/PIP programmes.</p>
	CHS.SIP.18.03.04	Support targeted children and young people at key transitions to close the attainment and achievement gaps.	Transition teachers will have a good understanding of curricular transition in order to better support targeted pupils and will cascade best practice.	31-Mar-2021	<div> <div></div> <div>100%</div> </div> <p>Transition teachers have been very successful in supporting targeted children across our primary and secondary sector. In particular, there has been increased pupil participation and engagement in the secondary classroom, improved</p>














					<p>attainment of targeted pupils in literacy and numeracy, and improved cluster relationships, dialogue, collaborative working and professional learning opportunities.</p> <p>A curricular transitions pilot is being trialled in 4 nursery (pre school) and 4 primary (primary 1) establishments to support target children (and their families) with their learning and progression across transition. The focus of the pilot is improved engagement, participation and attainment in early level which will be supported by improved collaborative planning, more consistency in tracking and quality transfer of information, enhanced cross sector moderation and greater professional learning opportunities for practitioners working across early level.</p> <p>Data is being used in both projects to target pupils for transition teacher/officer support, track target pupils' progress across transition, understand pupils' learning, and understand where curricular transition processes need to be reviewed and developed.</p> <p>P7 – S1 Impact to date: Pupils – Cohort 2 wellbeing levels: majority of target pupils at baseline were at levels 5-7 for confidence and achievement. By review 3, majority were at levels 8-10, showing significant shift in achievement and confidence from Feb 2018 to Dec 2018. Staff - 86% of secondary and 78% of primary teachers agree that transition teacher support has positively impacted on target pupils' ability to access the curriculum in their lessons. 73% of secondary teachers agree that transition teacher support has positively impacted on the engagement of target learners in S1 learning and teaching. 70% of secondary teachers also agree that transition teacher support has impacted positively on their school's curricular transition processes. Numeracy and Literacy across Transition – staff involved agree that, as a result of this intervention, pupils engage quicker and are ready to move on.</p>
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						<p>Pupils and Parents – 100% of parents engaged in Parents in Transition have responded positively to the pilot. A recent parent and child joint survey shows that 92% of target pupils and their parents agree that the transition teacher role is a positive way to support pupils with their learning between primary and secondary and should be continued.</p> <p>Nursery - Primary Impact to date: Early evidence suggests that target children and their families are benefitting from transition officer support. Schools involved have now started to change their practice in P1, further developing or introducing play based approaches. The transition officer role is also informing improvement planning for next session.</p>
	CHS.SIP.18.03.05	Support inclusion of vulnerable pupils including those ASN through improving key processes.	Attainment and achievement is increased through access to relevant opportunities and enhanced pathways to success.	31-Mar-2021		<p>A revised protocol for prioritising the support for children with additional support needs was implemented in September 2018. The Education and Resource Group (ESRG) Protocol has meant greater transparency and better, more effective decision making.</p> <p>The ESRG group has continued to meet on a sectoral basis. Along with the Locality Inclusion Support Network (LISN) pilots which offer peer support for particularly challenging circumstances. These developments have led to more empowerment of headteachers and more transparent decision making.</p> <p>There has been a reduction in the number of external education day placements required for Renfrewshire pupils.</p> <p>Improvements in engagement with pupil support co-ordinators in pre-5 and primary have been made through locality meetings.</p>
	CHS.SIP.18.03.06	Take forward a 'Celebrating Youth' programme, offering young people the chance to get involved and participate in	Young people are engaged with their wider community and have opportunities for new experiences.	31-Mar-2021	n/a	This action has transferred to Communities, Housing and Planning Services as part of Youth Services.









		various social, cultural, digital and sport activities.				
	CHS.SIP.18.03.07	Introduce a youth and equalities forum as a key element of local engagement.	Children and young people have their voice heard by the services which support them. They feel listened to.	31-Mar-2022	n/a	This action has transferred to Communities, Housing and Planning Services as part of Youth Services.
	CHS.SIP.18.03.08	Ensure Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.	All children in Renfrewshire have the best possible start in life.	31-Mar-2022		A number of priorities have been agreed within the Life Chances Group which will result in Renfrewshire being "child friendly".
	CHS.SIP.18.03.09	Review support for young carers, identifying opportunities to improve life chances.	Young carers have time away from their responsibilities and are supported to make time for themselves.	31-Mar-2022		The Young Carer Social Worker has undertaken approximately 100 Young Carer Statements. A new programme of outcome-focussed groupwork at the Carers' Centre is ongoing. A contract monitoring report has identified areas for development at the Centre and we will work together to deliver improved range and quality of interventions. Young Carers will benefit from the 'Aberlour Attain' mentoring service which has commenced recruitment in Renfrewshire.
	CHS.SIP.18.03.10	Deliver approaches in educational establishments which support the reduction of inequality and support improvements in health and wellbeing for children and young people.	Children and young people have increased levels of resilience and are supported in social and emotional development.	31-Mar-2021		The area of focus this academic session has been improving the mental, social and emotional wellbeing of children and young people. Current activity includes: <ul style="list-style-type: none"> - The introduction of the Place2Be Counselling Service into 4 primary and 2 secondary schools, with early reports indicating a positive impact on pupils, staff and parents; - Place2Be mental health champion training for staff from 11 schools; - Provision of Lifelink counselling and peer mentoring programmes in all secondaries and in Mary Russell school; - Delivery of training to staff on Understanding Suicide and Understanding Self-Harm; - With partners, creating materials for pupils, staff and parents to support children and young people experiencing loss and/or bereavement; - Working on an authority-wide approach to the SQA Mental Health and Wellbeing Award (Level 4 and 5); - Supporting health partners to deliver their Relationships and Sexual Health priorities and promoting the LGBT School Charter, which 9 schools will start working towards in August 2019; - Developing health and wellbeing progression planners, aligned to national benchmarks, for use in schools;













						<ul style="list-style-type: none"> - Monitoring the use of emotional literacy programmes, such as PaThS, in schools and piloting a cognitive behavioural therapy programme; - Working with health partners to produce a Renfrewshire Mental Health in Schools model; - With Youth Services, consulting with a large sample of pupils as part of our response to the national review of personal and social education, and involving them in the development of an action plan.
	CHS.SIP.18.03.1 1	Reinvigorate and refine existing high-quality approaches with partners to ensure we are Getting it Right for Every Child.	As part of a shared approach across the service and with partners, the service is meeting the needs of vulnerable children and young people, facilitating them to reach their full potential.	30-Jun-2019	<div>100%</div>	<p>The ASN review is underway and formal engagement with a range of partners is taking place to ensure that the views of all key stakeholders are represented as the review progresses. Workstreams are meeting to develop new and improved approaches to meeting the needs of children who require additional support.</p> <p>Large scale engagement with stakeholders has taken place in relation to the ASN review to ensure that the views of those involved are heard and represented. Co-production sessions using the Person Centred Planning (PCP) approach have reached over 400 staff and parents. Sessions are now being planned for pupil engagement. Renfrewshire is sponsoring a number of parents to engage with the Partners in Policymaking course, to empower parents of children with additional support needs and support meaningful partnership.</p> <p>Work is ongoing to ensure that schools and early years establishments are supported to make robust wellbeing assessments of children's needs; new training is being rolled out.</p> <p>The Child's Planning Framework steering group has been re-instigated to ensure that key partners engage in agreed processes to meet the needs of the most vulnerable children within the GIRFEC framework.</p> <p>An education/health strategic liaison group has been initiated to ensure clear pathways for support and engagement between the services.</p>
















	CHS.SIP.18.03.1 2	Provide children and young people with opportunities to participate in activities which provide a vehicle for wider achievement.	Children and young people have opportunities to participate and achieve in a wider range of activities. Achievement is not focused solely on exam passes.	30-Jun-2018	 100%	Children's Services continues to work closely with colleagues in Youth Services (now part of Communities, Housing and Planning Services) to provide targeted youth work programmes in schools and community-based settings. These include holiday programmes, family learning, youth clubs and forest schools. Programmes such as the Saltire Award, Duke of Edinburgh Awards, Go Mountain Bike and Heart Start link to wider achievement by helping young people work towards an accreditation. Awards are open to all participants and significant support is provided to targeted groups who may experience disadvantage, barriers or access to learning opportunities. Youth Services led on the Year of Young People 2018 in Renfrewshire and ran a number of events and activities as part of this.
	CHS.SIP.18.03.1 3	Work with schools to improve awareness of the needs of Looked After Children.	Children and young people benefit from a more holistic approach to their care. Schools are aware of particular needs.	31-Mar-2020	 100%	All schools are aware and track the progress of their looked after children. Proactive support plans are in place to improve attainment for all looked after children. Education Managers review the progress of looked after children during their quality assurance/improvement visits to schools.
	CHS.SIP.18.03.1 4	Work with a range of partners to ensure that skills and training for employment are a part of the rehabilitation journey and that access to the job market is fair for people with convictions.	People with convictions are supported not to re-offend and given the opportunity to demonstrate that they have made positive changes to their lives.	30-Apr-2019	 100%	Renfrewshire's success in the Employability, Innovation and Integration Fund, led by employability services, has led to the creation of 'Just Learning', a programme to support increased access to employment and training for those with convictions. Over 40 service users have now been supported, individuals have completed the 'Keys to Learn' initiative resulting in applications for training and employment, and a range of staff have been provided with sessions on legislation and disclosure by 'Recruit with Conviction' to help them support service users. APEX are assisting service users with disclosure and now working with women's groups through criminal justice services, as they have been harder to reach. Work is in progress to evaluate the service. It has been established that funding can continue for the co-ordinator post which will ensure a sustained employability pathway for criminal justice service users in Renfrewshire when funding ends in 2019.
















Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/ATT /04	No. of opportunities for young people to achieve through accredited awards				1,004	1,030	1,193	1,130	n/a	1,130	Planning and delivery of opportunities is consistent over the year and offers voluntary participation in a range of wider achievement awards. The 2018/19 figure will be available after the end of the academic session.
CHS/ATT /01a	% of Leavers attaining literacy SCQF Level 4				97%	n/a	96%	96%	n/a	97%	The percentage of leavers in Renfrewshire achieving literacy and SCQF level 4 or above has remained relatively constant over the past 5 years at 96%. These figures are in line with our virtual comparator, which in 2018 was also 96%. The 2018/19 figure will be available in March 2020.
CHS/ATT /01b	% of Leavers attaining numeracy SCQF Level 4				92%	n/a	92%	92.5%	n/a	93.5%	The performance of Renfrewshire school leavers in numeracy at SCQF level 4 or above has remained consistent over the past 3 years at 92%. This is marginally below the virtual comparator which is 93%. Over 5 years, the percentage achieving SCQF level 4 numeracy or above has increased by 6 percentage points. The 2018/19 figure will be available in March 2020.
CHS/ATT /01c	% of Leavers attaining literacy SCQF Level 5			n/a	86%	n/a	87%	82.5%	n/a	84%	Attainment of school leavers in literacy at SCQF level 5 or above has increased by 2 percentage points in 2017/18. This increase has brought Renfrewshire marginally ahead of its virtual comparator. Over 5 years, Renfrewshire has increased the percentage of leavers achieving literacy at SCQF Level 5 by 12 percentage points. The 2018/19 figure will be available in March 2020.
CHS/ATT /01d	% of Leavers attaining numeracy SCQF Level 5			n/a	76%	n/a	76%	71.5%	n/a	73%	The percentage of school leavers achieving SCQF level 5 or above in numeracy is unchanged at 76%. Renfrewshire remains above the virtual comparator, which in 2017/18 was 74%. Over 5 years, the percentage achieving level 5 numeracy or above has increased by 10 percentage points.

CHS/ATT /05	Average total tariff score of all school leavers in Renfrewshire				943	921	949	931.5	n/a	n/a	The average total tariff of all leavers has increased in 2017/18 to 949. This is an improving trend over 5 years and is above the national average of 917. However, Renfrewshire remains behind the virtual comparator in this measure despite strong performance in the senior phase. The 2018/19 figure will be available in March 2020.
CHS/ATT /06	Average total tariff score of pupils living in SIMD 30% most deprived areas				684	n/a	667	n/a	n/a	690	The average total tariff of school leavers living in SIMD deciles 1-3 has marginally decreased in 2017/18. This decrease is as a result of a dip in attainment for pupils living in SIMD 3. Pupils living the 20% most deprived areas continue to improve their average total tariff. However, despite this marginal decrease, there is an increasing trend in the average total tariff for pupils living in 30% most deprived areas over 3 years. Renfrewshire remains in line with national and behind its virtual comparator. The 2018/19 figure will be available in March 2020.
CHS/ATT /07	Percentage gap in average total tariff score of school leavers resident in SIMD 30% most deprived and those from the 70% least SIMD deprived Renfrewshire areas.			n/a	New indicator for 2017/18	n/a	40%	36%	n/a	34%	The size of the gap between pupils living in most and least deprived areas has increased marginally in the 2017/18 leavers cohort. This is due to particularly strong attainment of pupils living in the least deprived areas in the 2017/18 leavers cohort. The 2018/19 figure will be available in March 2020.
CHS/ATT /08	Average Total Tariff Score of Looked After Children (school leavers)				New indicator for 2017/18	n/a	203	249	n/a	302	The average total tariff of school leavers that are looked after decreased in 2017/18 to 203. Due to the small number of looked after pupils in each leavers cohort there is considerable variation in the average tariff from year to year. However, the trend over 5 years has seen a gradual decrease in the total average tariff. The 2018/19 figure will be available in March 2020.



CHS/ATT/09	Gap between the Average Total Tariff Score of Looked After Children (school leavers) and that of the total Renfrewshire leavers cohort			n/a	New indicator for 2017/18	n/a	79%	72.5%	n/a	67.2%	The percentage gap between the average total tariff between looked after school leavers and the general cohort increased in 2017/18 to 79%. This was due to a decrease in the average total tariff of looked after pupils and an increase in the average total tariff of the general cohort. The number of looked after pupils in each leaver's cohort is small therefore a high degree of variation is expected in these figures year on year. The 2018/19 figure will be available in March 2020.
CHS/SC H/07	% of children attending school (Primary)				95.3%	n/a	95%	n/a	n/a	94.9%	<p>This is an academic year PI. Attendance level data for Renfrewshire schools in 2018/19 will be available during summer 2019.</p> <p>Renfrewshire continues to maintain a high level of attendance in the primary sector, reaching 95.0% in 2017/18. This figure is consistent with attendance levels in previous years, which have been above the national average.</p> <p>Comparator information on attendance and absence is collected biennially. It will next be collected for the 2018/19 school year to be published in December 2019, as part of the Scottish Government's 'Summary Statistics for Schools in Scotland' publication.</p>
CHS/SC H/08	% of children attending school (Secondary)				90.6%	n/a	90.3%	n/a	n/a	90.3%	<p>This is an academic year PI. Attendance level data for Renfrewshire schools in 2018/19 will be available during summer 2019.</p> <p>Attendance levels in secondary schools have been maintained at 90.3% in 2017/18. This figure is in line with previous years data which been consistent over the past 5 years, remaining above the national average where data is available.</p> <p>Comparator information on attendance and absence is collected biennially. It will next be collected for the 2018/19 school year to be published in December 2019, as part of the Scottish Government's 'Summary Statistics for Schools in Scotland' publication.</p>



CHS/SC H/09	% of young people choosing to stay onto S5 after January (as % of S4 roll at September previous year)				New indicator for 2017/18	n/a	87%	88%	n/a	90%	The percentage of pupils staying on to 5th year has continued to increase. This year's figure represents a continued positive trend over 3 years. There is no national comparator data for this specific measure however data from Skills Development Scotland's participation measure indicates that Renfrewshire has considerably more pupils remaining in school to the end of the senior phase than the national average.
CHS/SC H/10	% of young people choosing to stay onto S6 (as % of S4 roll at September two years before)				New indicator for 2017/18	n/a	66%	66%	n/a	67%	The percentage of pupils staying on to 6th year has continued to increase. This year's figure represents a continued positive trend over 3 years. There is no national comparator data for this specific measure however data from Skills Development Scotland's participation measure indicates that Renfrewshire has considerably more pupils remaining in school to the end of the senior phase than the national average.
CHS/ATT /14	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)				New indicator for 2017/18	n/a	11	12	n/a	10	The percentage point gap between the attainment in literacy of pupils living in the most and least deprived areas has continued to decrease. The reduction in the gap has occurred due to attainment of pupils living in SIMD deciles 1 to 3 increasing at a higher rate than pupils living in SIMD deciles 4 to 10. As such it represents a genuine decrease in the size of the attainment gap. Figures for 2018/19 will be available in December 2019.
CHS/ATT /15	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)				New indicator for 2017/18	n/a	10	11	n/a	9	The percentage point gap between the attainment in numeracy of pupils living in the most and least deprived areas has continued to decrease. The reduction in the gap has occurred due to attainment of pupils living in SIMD deciles 1 to 3 increasing at a higher rate than pupils living in SIMD deciles 4 to 10. As such it represents a genuine decrease in the size of the attainment gap. Figures for 2018/19 will be available in December 2019.




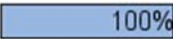


CHS/ATT/16	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils entitled to Free School Meals and pupils not entitled				New indicator for 2017/18	n/a	17	20	n/a	16	The percentage point gap between the attainment in literacy of pupils entitled to free meals and those not entitled has continued to decrease. The reduction in the gap has occurred due to attainment of pupils entitled to free meals increasing at a higher rate than pupils that are not entitled. As such it represents a genuine decrease in the size of the attainment gap. Figures for 2018/19 will be available in December 2019.
CHS/ATT/17	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils entitled to Free School Meals and pupils not entitled				New indicator for 2017/18	n/a	16	16	n/a	15	The percentage point gap between the attainment in numeracy of pupils entitled to free meals and those not entitled has continued to decrease. The reduction in the gap has occurred due to attainment of pupils entitled to free meals increasing at a higher rate than pupils that are not entitled. As such it represents a genuine decrease in the size of the attainment gap. Figures for 2018/19 will be available in December 2019.
CHS/EY/02	% of entitled 2 year olds accessing 600 hours of early learning and childcare				n/a	n/a	56%	n/a	62%	n/a	There was an increase in the uptake of places in January 2019.
CHS/LG BF/01	Percentage of Looked After Children cared for in the community				94%	n/a	93%	n/a	n/a	n/a	The percentage of looked after children cared for in the community has remained stable at 92% in Q4 of 2018/19. Please note, this indicator is also reported annually and the figure for the annual figure is derived from the Local Government Benchmarking Framework indicator CHN9 'Balance of care for 'looked after children': % of children being looked after in the community'. The last data published for this indicator is for 17/18 and the 18/19 data is not expected to be published until March 2020 at the earliest. The percentage of looked after children cared for in the community in Renfrewshire in 2017/18 was 93% and above the Scotland average of 90%.
CHS/EY/01	% of 3 and 4 year olds accessing 600 hours of early learning and childcare				n/a	n/a	86%	n/a	93%	96.4%	There was a considerable uptake in the number of places during the final quarter of 2018/19.






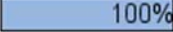
CHS/LAC /01	The percentage of children made subject to a supervision order that were seen by a supervising officer within 15 days				86%	100%	82%	100%	87%	100%	There were 99 new home supervision requirements during 2018/19 and the first visit was carried out within 15 days for 86 of these cases. Explanations were sought for visits that were carried out late and we will continue to closely monitor this indicator to ensure that late visits are minimised. There will always be an element of client compliance in relation to this indicator.
CHS/LAC /02	Percentage of accommodated Looked After Children placed with families				85%	83%	81%	83%	81%	83%	The percentage of children looked after and accommodated with families has remained stable at 81% in 2018/19 (as at 31/3/2019) but it is below the target of 83%. We will always aim to place children within families where it is appropriate to do so.
CHS/LAC /CL/01	Percentage of care leavers participating in employment, training or education				n/a	n/a	49%	47%	51%	47%	The increase in the percentage of those in positive destinations reflects the continued efforts of the Throughcare Service in supporting young people to sustain employment, training and education. We continue to work closely with local colleges and employability partners.
CHS/LAC /CL/02	Percentage of care leavers who have had a period of homelessness in the last 6 months				n/a	n/a	11%	n/a	1%	n/a	The reduction in homelessness reflects the ongoing commitment to support young people in tenancies and avoid homelessness.
RCPC/01	Number of children on the Child Protection Register at quarter end date				106	n/a	96	n/a	91	n/a	There were 91 children on the Child Protection Register as at the reporting period end date for 2018/19 (as at 31/03/2019), compared to 96 children as at the reporting period end date for 2017/18 (as at 31/03/2018). During 2018/19, 161 children were newly registered and 163 children were de-registered.




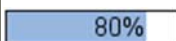
Council Priority 5: Working together to improve outcomes










Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update
	CHS.SIP.18.04.01	Develop and implement a quality improvement framework to ensure consistency and rigour which will support the ongoing	A robust Quality Improvement Framework with clear procedures and guidance.	31-Mar-2021		Renfrewshire's quality improvement framework (QIF) continues to be delivered through a range of quality improvement activities and resources which focus on delivery of the National Improvement Framework (NIF) priorities. Our







		cycle of self-evaluation and improvement planning.				<p>strapline - 'Collaborate, Empower, Improve' – reflects our vision and aims in relation to the QIF.</p> <p>The framework is robust and includes 3 focussed visits to all establishments each session, in addition to a programme of establishment reviews. In our LA inspection report, published in February 2019, Education Scotland described our quality improvement approaches as 'highly effective'.</p> <p>Activity in 2018/19 has included:</p> <ul style="list-style-type: none"> • Two school reviews and a follow-up visit to a previously reviewed school; • Head Teacher involvement in Visit 3 activity as a means of promoting collaborative working and empowering Head Teachers; • Ongoing use of a range of qualitative and quantitative information to support the development of improvement actions focused on attainment, attendance and exclusion; • Introduction of Pupil Equity Fund mentors to support Head Teachers; • A joint two-day development event with Inverclyde Council, focused on moderating the quality of classroom observations, improving evaluative feedback to schools, and sharing good practice; • Grouping of Head Teachers into "families" based on socio-economic indicators, with time given over to collaboration, sharing of practice and planning for joint working.
	CHS.SIP.18.04.02	Provide high quality professional learning for establishment leaders.	Senior leaders look outwards and use experiences gleaned to improve practice and quality in their own establishments.	31-Mar-2021		<p>All Head Teachers (HTs) have been provided with time and space to reflect on their leadership approaches, develop skills in the co-coaching approach and strengthen relationships with colleagues across the authority. A broad range of leadership development opportunities for senior school leaders includes:</p> <ul style="list-style-type: none"> • Attendance at the Columba 1400 Head Teacher Leadership Academy • Excellence in Headship programme from the Scottish College for Educational Leadership • "Into Headship" qualification at University of Strathclyde • Bespoke coaching programme to develop leadership capacity • Facilitated learning sets involving reflection on real challenges within schools

						<ul style="list-style-type: none"> Aspiring Head Teacher (10 participants this year) and Aspiring Deputy Head Teacher (31 participants) programmes Two full-day Health and Wellbeing workshops <p>This action will be completed once current courses end in May 2019.</p>
	CHS.SIP.18.04.03	Support and challenge establishments in more effective use of data to assess children's progress and improve learning and teaching.	There is rigour in the monitoring of school performance which leads to improvements in monitoring and tracking at a school level.	31-Mar-2021		<p>Through the implementation of a robust Quality Improvement Framework (QIF), education managers are more confident when visiting schools to support and challenge establishment heads in their use of data.</p> <p>Professional dialogue takes place which has a focus on the monitoring and tracking of individual pupils' progress in learning, careful analysis of assessment data and identification of interventions to support targeted pupils. Extended training on the use of Insight and West Partnership training on understanding Education Scotland's Statistical Summary Report have increased the ability to effectively support and challenge establishments moving forward.</p>
	CHS.SIP.18.04.04	Engage with proposed changes to education governance and local democracy, maximising opportunities for the organisation and communities.	Renfrewshire Council makes use of the opportunity to discuss and influence national policy.	31-Dec-2018		<p>The directorate have been involved in local, collaborative and national discussions throughout the session ensuring we are contributing fully to the national agenda. We are working collaboratively with the West Partnership to support continuous improvement in educational outcomes for all children and young people. Renfrewshire are leading on aspects of the West Partnership plan and have representatives across all other areas.</p>
	CHS.SIP.18.04.05	Support and strengthen the professional capacity of staff through leadership and professional development.	Staff at all levels recognise their individual responsibility to facilitate improved outcomes for children and young people. Succession planning is embedded in the service's practice. Provide high quality care on a consistent basis to improve the outcomes for children and young people.	31-Mar-2020		<p>The Aspiring Principal Teacher (PT) programme, delivered by promoted staff from across Renfrewshire, has completed for both primary and secondary sectors. Primary evaluations indicated that 93% of participants feel more prepared to take on the role of PT and 100% feel more knowledgeable about effective leadership and what the role involves. Secondary evaluations indicated that 100% of those who responded feel more confident in their knowledge of effective leadership and what the role involves and 86% feel more likely to apply for future PT posts as a result of the training.</p>

						<p>Twelve staff from across the authority have taken up places at both Glasgow and Strathclyde Universities, utilising West Partnership funding for Master's level learning.</p> <p>Two 'Developing a Coaching Approach' full-day training sessions aimed at school senior management teams (SMT) have been delivered. This supports staff to develop a coaching approach particularly in relation to having difficult conversations with stakeholders. Evaluations were extremely positive – all participants stated that the course met the aims and the content and delivery were of a very high standard.</p>
	CHS.SIP.18.04.06	Further develop reporting of management information to inform educational policy and practice including meeting the needs of the National Improvement Framework.	Robust information is being reported to relevant stakeholders in line council and service priorities and within the reporting mechanisms of National Improvement.	31-Aug-2018		<p>In addition to improving the use of data in and across our schools, reports are provided to the Education and Children's Services Policy Board every six months; these contain a range of management information relating to the broad general education and national qualifications. Through feedback from those who use our data, we continue to develop and improve the quality and frequency of management information across the service and within schools.</p>
	CHS.SIP.18.04.07	Ensure there is an appropriate level of staffing to deliver on the requirements of emerging policy developments relating to for example the Attainment Challenge, Pupil Equity Fund, and increasing early years provisions.	High quality workforce in place to deliver agreed levels of service.	31-Mar-2020		<p>Staffing levels continue to be closely monitored. Workforce plans are informed by emerging policy developments and internal and external recruitment carried out as appropriate. A separate workforce planning exercise and plan has been drawn up in respect of early years' provision.</p>
	CHS.SIP.18.04.08	Implement the service's workforce plan.	The service will have the right mix of staff, in sufficient numbers, and with the knowledge and skills to do their job effectively.	31-Mar-2020		<p>A proactive approach is adopted to scoping potential vacancies and emerging staffing needs in schools. Where possible we continue to advertise vacancies on a permanent basis; this has allowed prompt recruitment processes for session 2019-20 resulting in 41 Renfrewshire current primary NQTs or part time supply staff being offered permanent contracts, as well as a number of secondary probationers, and 17 external to Renfrewshire primary candidates. We continue to participate in the student-placement system and the teacher-induction scheme for newly qualified teachers (NQTs); initial preferences submitted by NQTs indicate a large proportion of primary probationers wish to be allocated to Renfrewshire – a much larger number than we can accommodate.</p>

						<p>We continue to expand the range of continuing professional learning offered to staff to maximise teacher capacity as well as offering a number of secondment opportunities to support key areas of delivery; for example, health and wellbeing and numeracy. The aspiring leadership programme continues to support career advancement and is well received.</p> <p>In early years we are continuing to work to secure the workforce to support the 1140 expansion of early learning and childcare. This will include employing additional managers, practitioners and support workers for the early years' sector by August 2020; to date we have secured approximately 90 additional early years' staff. Recruitment events are planned during April and June to support with the recruitment of support workers and early years practitioners. An extensive workforce training plan has been devised and is being implemented which is helping to develop leadership capacity and provide support to staff to gain the required qualifications to meet Scottish Social Services Council (SSSC) requirements.</p>
	CHS.SIP.18.04.09	Implement the council's new approach to self-evaluation	The service maintains a focus on continuous improvement. Staff have an opportunity to identify areas for improvement and contribute to the process.	31-Mar-2019		Children's Services is not a pilot area for the Council's new approach to self-evaluation and so this action has been delayed at present. Children's Services continue to undertake a range of self-evaluation activities both as a single service and as part of multi-agency arrangements.
	CHS.SIP.18.04.10	Through Community Justice Renfrewshire take forward national and local priorities, including housing for prison leavers, improved mental health and employability for persons with convictions.	By addressing some of the factors which lead to offending behaviour, the rate of reoffending can be reduced. People with convictions can be supported to make positive changes.	31-Mar-2021		Work is ongoing to reduce homelessness for those being released from custody, with a pilot housing project being established to provide additional support to sustain tenancies. To ensure full awareness of referral routes to mental health, support through liaison with mental health services and dissemination of information to staff has taken place, and 'Just Learning' has been established and will create a sustained employability pathway to increase access to training and employment for criminal justice service users.

Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2016/17		2017/18		2018/19		Explanation of Performance
					Value	Target	Value	Target	Value	Target	
CHS/SC H/04	Percentage of parents satisfied with establishments Education Scotland Survey				91.1%	100%	88.8%	100%	n/a	100%	Figures for this indicator are taken from parental responses to surveys sent out by inspectors. As such, they relate to a proportion of parents in a small number of schools. Schools included in 2017/18 are Renfrew High, St Andrew's Academy, Fordbank Primary School, Gallowhill Primary School, St Anthony's Primary School, St Fillan's Primary School and St John Ogilvie Primary School. During 2017/18, 27 parents reported from these 7 schools (which have a combined role in excess of 3,200 pupils) indicated that they were not satisfied. The 2018/19 performance information will become available in Summer 2019.
CHS/SC H/05	Percentage of pupils satisfied with establishments Education Scotland Survey				84.1%	100%	83.4%	100%	n/a	100%	Figures for this indicator are taken from pupil responses to surveys sent out by inspectors; in this case, it is the proportion responding positively to the statement "I enjoy learning at my school". As such, they relate to a proportion of parents in a small number of schools. Schools included in 2017/18 are Renfrew High, St Andrew's Academy, Fordbank Primary School, Gallowhill Primary School, St Anthony's Primary School, St Fillan's Primary School and St John Ogilvie Primary School. This measure does not take into account other statements which cover the broader aspects of school life, such as pastoral care, extracurricular activities, and the relationships between pupils and staff. The 2018/19 performance information will become available in Summer 2019.
CHS/CO RP/01	% of complaints responded to within timescales agreed with customers				n/a	n/a	74%	100%	Not yet available	100%	The final quarter's data is currently being collated and a year-end figure will be available by the end of May 2019.

CHS/CO RP/02	% of Children's Services employees having completed IDPs				n/a	n/a	n/a	n/a	n/a	n/a	Information on IDPs is not easily reportable given that different systems exist for the former Education and Social Work services. In addition, supervision and professional development for some groups of staff is specific to their profession. Some information is held centrally and some is held within individual schools/units/services. All staff are expected to have an up-to-date IDP.
CHS/CO RP/03	% of FOI requests completed within timescale by Children's Services					100%		100%	96.3%	100%	During 2018/19, Children's Services dealt with 299 Freedom of Information Requests. Of these, 11 were responded to outwith the statutory timescale.



To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Community Protection Annual Update

1. Summary

1.1 This report provides operational information for the Communities, Housing and Planning Policy Board on performance outcomes and key achievements of Communities and Public Protection during the period from 1 April 2018 – 31 March 2019 in relation to Community Protection. Communities and Public Protection includes several areas of activity that support community protection including the Community Safety Partnership and Regulatory Services (Environment Health and Trading Standards).

1.2 The overarching drive in relation to community protection stems from the belief that strong and effective communities will have the capacity and confidence to work together, to protect themselves and their assets and resources. The focus of Communities and Public Protection is to support communities to build this confidence and to protect them in ways that they could not achieve on their own. The key responsibilities of Communities and Public Protection in this regard include:

- Protecting public health, environmental protection and promoting Community Safety through the Renfrewshire Community Safety Partnership
- Providing consumer protection to Renfrewshire consumers, including Environmental Health and Trading Standards
- Delivering a comprehensive civil contingencies capability across the communities of Renfrewshire, Inverclyde, East Renfrewshire and West Dunbartonshire which responds to, prepares for and recovers from disruptive events

- 1.3 Some of the key achievements and further information about services provided is included in Section 3 of this report.
- 1.4 Performance information is detailed in Section 4 of this report and reflects sustained levels of high performance across all relevant areas of Communities and Public Protection. This performance information includes operational performance indicators which align the service performance monitoring with key Council priorities.
- 1.5 Looking forward, the plans for 2019/20 address a number of community protection priorities and challenges including:
- Protecting the Council from the identified risks posed by organised crime,
 - Protecting vulnerable people from risks posed by crime, fraud and terrorism through effective and targeted enforcement and regulation,
 - Understanding and mitigating the threats and hazards that create risks and increase vulnerability for the communities of Renfrewshire,
 - Informing, educating and training Council officers, communities and partners to respond effectively to risks and threats,
 - Working with and empowering communities through appropriate funding streams to build community capacity and support them in delivering their aspirations – including the Greenspaces, Play Parks and Villages Investment Fund.
 - Continuing to work with communities and partners to build community capacity through the Team Up to Clean Up campaign across Renfrewshire.
 - Leading the “Your Home, Your Street, Our Community” programme, achieving outcomes in areas of need identified by the Renfrewshire Community Safety Partnership.
 - Reviewing the Communities and Public Protection Service and implementing changes to ensure that staff are available to support communities at the times when they are required most.
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2. Recommendations

- 2.1 It is recommended that the Communities, Housing & Planning Policy Board:
- (i) notes the content of this progress update report; and
 - (ii) approves the Community Protection priorities and challenges that will be addressed during 2019/2020 as set out in Section 5 of this report.
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3. Key Achievements

Our Renfrewshire is safe: Protecting vulnerable people, and working together to manage the risk of harm

- 3.1 The Renfrewshire Community Safety Partnership continues to hold a daily tasking meeting to review community safety incidents that have occurred over the past 24 or 48 hours and task them to relevant partners. This collaborative approach enables information sharing and pooling of resources to tackle antisocial behaviour and other issues throughout Renfrewshire. Daily tasking had a very successful year with regular attendance of all key partners contributing to the processing of over 5,000 referrals.
- 3.2 A project team (Collaborative Working Group) consisting of managers across Renfrewshire Council, Blue Light and Third Sector agencies was formed in 2018 in a training approach led by the local Police Scotland and Fire and Rescue Service Divisions and supported by the Chief Executive through the Community Protection Chief Officer Group. This team is currently reviewing operations taking place from the Community Safety Partnership Hub and seeking opportunities to consider ways in which the success of the Joint Daily Tasking process can be enhanced through additional joint working in the Hub. It will report back to the Community Protection Chief Officer Group later this year and a further report will then be presented to the Public Protection Member Officer Group.

I Am Me & Keep Safe

- 3.3 I Am Me is a community charity that works in partnership with Police Scotland to raise awareness of Disability Hate Crime. In 2018/19, I Am Me toured Renfrewshire primary schools delivering the #MakeaDifferenceScotland school programme which raised awareness of disability, bullying and hate crime. For the 2018/19 school programme, I Am Me worked with Recovery Across Mental Health (RAMH) to develop a specific mental health input for P6 and P7 classes, which focuses on resilience and well-being. Since September 2018, over 5,000 children have participated in the programme which has been designed to complement the curriculum for excellence and a progressive lesson plan is available for each school year (from Nursery-P7). Feedback from around 1,530 participants highlights that 97% of participants have enjoyed the I Am Me visit, 98% know bullying is wrong and 94% would tell an adult if they, or someone else was being bullied.
- 3.4 Keep Safe works in partnership with Police Scotland and a network of local businesses to create 'Keep Safe' places for disabled, vulnerable, and elderly people when out and about in the community. Keep Safe is extending across Scotland, with 29 local authorities participating in the initiative. There are now 633 Keep Safe places across Scotland, including 128 in Renfrewshire. The Keep Safe Ambassador programme is also going from strength to strength with a total of 431 people trained. There have been 349 High School Ambassadors (including Police Scotland Youth Volunteers), 39 Community Member Ambassadors, 43 Ambassadors with a learning disability and 111 Keep Safe Ambassador trainers trained across Scotland.

- 3.5 In 2018, I Am Me were awarded with the Queen's Award for Voluntary Service, the equivalent of an MBE and the highest award given to voluntary groups in the UK. The project founder, Carol Burt-Wilson, also received an MBE for her services towards the prevention of disability hate crime.

Domestic Abuse

- 3.6 A Multi Agency Risk Assessment Conference (MARAC) is a multi-agency victim focused meeting where information is shared on the highest risk cases of domestic abuse between different statutory and voluntary sector agencies. The role of the MARAC is to facilitate, monitor and evaluate effective information sharing to enable appropriate actions to be taken to increase public safety. In 2018/19, 133 cases were referred to MARAC where the victims had been identified as being at risk of serious harm or homicide and discussed circumstances affecting 176 children.
- 3.7 The Domestic Abuse (Scotland) Act 2018 came into force on 1 April 2019 with the introduction of the Act seen as "an important step towards increasing awareness of the full extent of domestic abuse for victims and those around them". The Act creates an offence with respect to a person engaging in a course of behaviour which is abusive towards that person's partner or ex-partner. The new law covers not only spouses, civil partners and cohabitants but also people in intimate personal relationships who do not live together. As well as physical abuse, it will cover other forms of psychological abuse and coercive and controlling behaviour that could not be easily prosecuted under the existing law. This offence may have a significant impact on Renfrewshire's MARAC and will require a regular review of referrals as these are likely to increase to reflect the wider definition covered by the Act.
- 3.8 In December 2018, Renfrewshire was invited to the All-Party Parliamentary Group on Domestic Violence and Abuse at Westminster to discuss Renfrewshire's MARAC. It functioned as an effective forum to promote Renfrewshire's best practice around robust partnership working which operates in safeguarding and safety planning for victims of Domestic Abuse. The buy-in from core partners and the roll out of the sensitive routine enquiry training (including the essential need for domestic abuse training) to form part of the wider Public Protection training around vulnerable individuals within Renfrewshire Communities was highlighted. Public Protection training will continue to be rolled out during 2019/20 to frontline practitioners, including local Elected Members.
- 3.9 Make a Stand was launched in June 2018 as part of the Chartered Institute of Housing Alison Inman's presidential appeal to tackle domestic abuse. It centres around a pledge that has been developed in partnership with the Domestic Abuse Housing Alliance (DAHA) and Women's Aid. The pledge gives housing organisations the opportunity to sign up to make four focused, but easily deliverable commitments to provide support for people experiencing domestic abuse. Once the pledge is signed, organisations have until September 2019 to put them in place. The four pledges are:

- Put in place and embed a policy to support residents who are affected by domestic abuse;
 - Make information about national and local domestic abuse support services available on Renfrewshire's website and in other appropriate places so that they are easily accessible for residents and staff;
 - Put in place an HR Policy, or amend an existing policy, to support members of staff who may be experiencing domestic abuse;
 - Appoint a champion at a senior level in your organisation to own activity you are doing to support people experiencing domestic abuse.
- 3.10 A small Working Group led by the Community Safety Partnership has been set up to deliver a Statement of Intent on domestic abuse for employees and they are currently working closely with colleagues within HR around creating a Renfrewshire Council Domestic Abuse Policy. The working group will assist the Council in meeting the pledge commitments.
- 3.11 The Reclaim the Night March forms part of the international 16 Days of Action campaign. This campaign opposing Violence against Women and children is an important opportunity to raise awareness and call for changes to make women and children safe from domestic abuse. The 16 days of action ran from 25 November until 10 December 2018. Renfrewshire Reclaim the Night March theme was 'Year of Young People let's talk about it'. It is a recognised statistic that young people experience the highest rates of domestic abuse of any age group, with several key factors being:
- They can witness domestic abuse in the family home and may be directly victimised by the perpetrator of that abuse;
 - They may also experience domestic abuse in their own intimate partner relationships;
 - In addition to the above, young people may demonstrate harmful behaviours themselves, towards partners or family members;
- 3.12 The event was a success with over 200 attendees including some local elected members, MP's, MSP's and senior officers from the Council and key partners and the Council Chief Executive. The Provost, Lorraine Cameron laid a wreath at the memorial tree within Dunn Square in memory of those women who suffer due to violence, with some cases resulting in loss of life. The Provost also commenced a 2-minute silence with the launch of the Renfrewshire Gender Based Violence Strategy. Renfrewshire's Year of the Young People Champion Councillor Michelle Campbell gave a short speech encouraging young people to talk about any abuse that they may be enduring and the White Ribbon (Scotland) Ambassador Gavin Newlands, MP gave a speech around the meaning of wearing the White Ribbon. By wearing the ribbon you are contributing to the effort to end violence against women and children by making a personal pledge not to commit, condone or remain silent about men's violence against women.

Prevent & Professional Concerns (PPC)

- 3.13 Part 5 of the Counter Terrorism and Security Act 2015 requires Renfrewshire to consider and develop ways in which it can prevent people from being drawn into terrorism. In particular, Chapter 2 requires the local authority to have arrangements in place to establish a multi agency Prevent Professional Concerns case conference to agree the support to be provided for people that have been identified as being vulnerable or at risk of being exploited by violent extremist narratives and drawn into terrorism. The case conference assesses the nature and the extent of their vulnerability, and, where necessary, provides an appropriate support package tailored to their needs. A concerted effort has been made to ensure that the preventative, rights-based approach in Renfrewshire is balanced, proportionate and aligned to existing safeguarding procedures. Renfrewshire's first Prevent Professional Concerns case conference took place during November 2018. With a further case conference taking place in December 2018. In both cases it was agreed that the process had identified very vulnerable young people that were receiving the care and support that they required from all relevant agencies, but that there was no actionable risk of them being drawn into terrorism related activities. The fact that these cases were raised at all however, is very positive as it indicates that training over the past 3 years has meant that there is now greater awareness of this whole agenda and the requirement for concerns to be identified and addressed.

National Missing Persons Framework for Scotland

- 3.14 In 2017, the Scottish Government published Scotland's first national framework for missing people. The framework seeks to improve the response to missing people in three key ways – through prevention, the reduction of harm and improved multi-agency working. One key element is the delivery of return discussions following the return to home of missing persons. These are undertaken with missing adults and children after they are located with the aim being to understand why the individual went missing, to identify any harm experienced, and to identify the underlying causes of the missing incident so that these can be properly addressed and the individual can be supported. There is strong evidence to demonstrate that providing high quality return discussions can have a major impact on reducing the number of people going missing repeatedly. Sadly, in 2017-18, 57% of the people who went missing had done so on more than one occasion. However, every time someone returns from being missing we have an opportunity to ensure that they receive the support that will prevent them from going missing again in the future.
- 3.15 A working group within Renfrewshire are currently taking forward an action plan on how this might operate in Renfrewshire with consideration being given to a specific post forming part of the wider Public Protection remit being based within the Community Safety Partnership hub that would support the work being done within the Health and Social Care Partnership, Adult Support and Protection service.

Your Home, Your Street, Our Community

- 3.16 In 2018, the Building Safer and Greener Communities programme was re-branded to “Your Home, Your Street, Our Community” to allow communities to understand it better. The Your Home, Your Street, Our Community programme is a partnership approach led by Police Scotland, and supported by Renfrewshire Council, Engage Renfrewshire, the Scottish Fire and Rescue Service and the Renfrewshire Health and Social Care Partnership, which tackles the local issues that matter most to residents. This initiative helps to build safer and stronger communities and meets the objectives of the national intervention, the Building Safer Communities programme.
- 3.17 Shortroods was the latest community to benefit from this programme following previous successful interventions in Erskine, Ferguslie and Gallowhill. The partnership working group’s previous actions in these areas reduced littering, vandalism and disorder offences and increased the number of arrests for drug offences in relation to the corresponding period in the previous year.
- 3.18 Everyone who lives or works in Shortroods was able to submit their views via an online survey on the problems they identify in the area such as antisocial behaviour, environmental issues or a lack of activities for young people. The partnership working group then designed a plan of support to tackle these identified issues and are implementing it in the Shortroods area during 2018/2019. The Shortroods initiative will end in Spring 2019 and an evaluation of the programme will be completed in early Autumn and its findings will be reported in future board reports. The partnership will also provide further support to the local community to sustain the improvements after the intervention is completed.

Purple Flag Status

- 3.19 Purple Flag status demonstrates Paisley meets or surpasses standards of excellence in managing the evening and night time economy. Paisley has continued to retain its status throughout 2018 as continuous improvement and best practice was evidenced. The application is submitted in partnership with Paisley First and is a boost for town centre businesses who benefit from the promotion to encourage footfall and promote Paisley’s accreditation. A full reaccreditation assessment took place during March 2019 and Paisley First currently awaits the outcome.
- 3.20 Paisley First and Renfrewshire Council have adopted a joined up working approach to support town centre businesses. This has seen the installation of new town centre signage, joined up working with the Tourism Leadership Group and a more coordinated approach to manage the WinterFest programme.

Our Renfrewshire is fair: Addressing the inequalities which limit life chances

Street Stuff

- 3.21 The Street Stuff programme continues to deliver activities in targeted locations of youth disorder and antisocial behaviour throughout Renfrewshire. Full details of Street Stuff's success and developments 2018/19 are available in their Annual Report which is a further paper on the agenda of this policy board.

Our Renfrewshire is well: Supporting the wellness and resilience of our citizens and communities

Support for Suspected Victims of Financial Harm – Doorstep Crime & Scams

- 3.22 Trading Standards provide support to Renfrewshire residents who are suspected victims of financial harm by means of mass media marketing scams. The scope of this type of harm is difficult to quantify as it is rarely reported, but the physical and emotional effects can be extremely damaging to a person's ability to remain living in their own home. Doorstep Crime is tackled in partnership with Police Scotland, and intelligence is shared across Scotland to ensure a joined-up approach. Trading Standards and the Renfrewshire Community Safety Partnership also provide support to a financial harm short-life task group, reporting to the Adult Protection Committee. This approach has seen a number of successes over the previous year - in particular with training and awareness raising leading to interventions through supermarkets and banks where locally targeted individuals have been protected from becoming a victim of crime.

Team Up to Clean Up

- 3.23 The Team Up to Clean Up Campaign is a significant contributor in building and strengthening community capacity and has been supporting community clean-ups since October 2017. It is evident the approach has been successful with a clear increase in litterpicking activity. Events increased 63% in 2018/19 in comparison with the previous year. Over 2,500 volunteers from local communities, schools and business took part in at least one event removing over 2,000 bags of litter from Renfrewshire communities.
- 3.24 Team Up to Clean Up has evolved to become much more than a litter project. The campaign has changed how we work with communities, young people and businesses, and has gone further to change how communities see themselves and their role in developing their place. A blueprint has now been laid for successful collaboration with communities as we enter into a new phase of community empowerment and engagement.

- 3.25 A strong partnership is being developed with Keep Scotland Beautiful (KSB) who are keen to work alongside Renfrewshire in delivering their 2019 national campaigns. KSB plan to shine a light on roadside litter and litter in our waterways (#upstreambattle). This joint working will support Team Up to Clean Up in targeting local HGV and taxi drivers to reduce roadside litter. KSB is further delivering training for 2 Renfrewshire community groups on the actions they can safely take to reduce or clear litter from waterways.
- 3.26 Corporate Communications have issued a short story “The Clumps.....” to primary school children in Term 4 2019. The book helps children to imagine the effects of a world full of litter and dog fouling, it is hoped to have a long-lasting positive impact. Work will continue through the Community Safety Partnership to change the mindset of pupils with regard to dropping litter through presentations and interactive workshops. A Team Up to Clean Up “How to....” film clip has also been published on social media informing prospective litter pickers how easy it is to arrange an event.
- 3.27 Two regular litter-picking communities received awards at the 2018 Provost Community Awards. Heather Clissett in Erskine received the Community Volunteer of the Year Award for her Community Garden which began a year ago after a series of litterpicks supported by Team Up to Clean Up. Pals of the Privies were awarded Community Group of the Year for transforming Glencoats Park which they attribute to the overwhelming participation of locals getting involved to clean up the Park.
- 3.28 Team Up to Clean Up’s targeted enforcement approach to dog fouling, which incorporates positive advertising, zero-tolerance enforcement and education, continues to deliver across Renfrewshire. Signage is erected in identified streets, street art messages are sprayed on the ground and daily patrols are deployed. 863 targeted patrols have taken place in streets identified as having confirmed issues with dog fouling.

Green Spaces, Parks and Villages Investment Fund

- 3.29 The Green Spaces, Parks and Villages Investment Fund was launched in October 2018. The fund is proving popular with communities, with 7 applications submitted and 11 under development. One application has been approved and awarded to date, however significant work has been undertaken with communities to ensure project proposals are sustainable and a number are approaching the stage where they will be ready to present to Board for approval.
- 3.30 Play Park applications in particular are complex with the level of maintenance and procurement support requiring to be reviewed. Enthusiasm from community groups has been overwhelming and support is being offered by both Engage Renfrewshire and Invest Renfrewshire. Each project is being offered specific key contact support officers to assist communities in structuring the required documentation and ensuring vital key points and essential criteria are met prior to Board submission.

- 3.31 Many applicants to the Green Spaces, Play Parks and Villages Investment Fund are coming from committed litterpicking groups, demonstrating the impact of current initiatives and the appetite from communities to scale up their ambitions as their capacity and confidence grows.

Lead in drinking water - Private Schools and Nurseries

- 3.32 The Drinking Water Quality Regulator for Scotland contacted all local authorities to undertake a project to provide ministerial assurances that children attending private schools and nurseries across the country are not exposed to elevated levels of lead. The first part of this project included placing information on the Council website to advise the public of the concerns and risks associated with exposure to lead in drinking water. There was also a requirement to sample drinking water supplies within all Council owned facilities with nursery/school provision and on completion of this sampling and analysis project, there were no facilities identified where lead exposure was exceeding the statutory permitted levels of 10ug/l. all sample results indicated lead levels below 5ug/l. Scottish Water are currently undertaking a second phase of work to investigate potential exposure within all privately-owned premises where nursery/school takes place.

Air Quality

- 3.33 As part of the Council's local air quality management duties, an Air Quality Action Plan has been prepared and approved at the March meeting of the Infrastructure, Land and Environment Policy Board. The Action Plan has been prepared in response to the Council declaring Air Quality Management Areas for Renfrew and Johnstone town centres (Paisley has had an Action Area since 2009) in 2016. The Plan has been developed through work with Officers in the Roads section of Environment & Infrastructure and Communities, Housing and Planning Services to identify action measures which will result in improvements to air quality primarily within these Air Quality Management Areas, but also achieving wider benefits across Renfrewshire. The proposed action measures within the Plan address the following broad topic areas:

- Freight and delivery management
- Policy guidance and development control
- Promoting low emission transport
- Promoting travel alternatives
- Public information
- Transport planning and infrastructure
- Traffic management
- Vehicle fleet efficiency

Remediation of Brownfield Land

- 3.34 Work to support BAES in the redevelopment of the former ROF site, Bishopton has been ongoing for a number of years and continues to be undertaken, ensuring that the site is appropriately remediated and making it suitable for its future uses. In addition to a large number of residential properties, the site will provide jobs and businesses, supporting the local economy. Similar support has been provided for other developers on large scale developments requiring remediation, such as the former BASF site, Paisley; the wider Braehead area; and land adjacent to the Phoenix site, Linwood.

Private Sector Housing

- 3.35 Enforcement work around registration of private landlords and the quality of housing provided within this important sector remains a priority to secure improvements in the standards of living accommodation for tenants. Communities and Public Protection continue to pursue unregistered landlords, identifying them through various sources, to require that they register as a landlord which in turn, requires that their fitness to be a private landlord is ensured. We continue to support tenants by requiring landlords to ensure that property being rented meets the legal minimum requirements, several ensuring the safety of tenants within the property. A number of landlords have been reported to the Housing and Property Chamber First Tier Tribunal for Scotland which can take legal action against landlords and a number have also been reported to the Council's Regulatory Functions Board to consider whether they remain fit to practice as landlords.

Food Law Code of Practice (Scotland)

- 3.36 Following a consultation process, the updated Food Law Code of Practice (Scotland) has received ministerial approval and will be published imminently. The code sets out instructions, processes and criteria to which the 32 unitary Local Authorities in Scotland must have regard to when they carry out Official Food Controls in their role as Food Authorities. The current version of the Code was published in April 2015 following the creation of Food Standards Scotland on 1 April 2015. The new code reflects changes in legislation and practice since 2015, and delivers alignment with:

- Food Standard Scotland's Regulatory Strategy.
- The Scottish Government's approach to better regulation as set out in the Scottish Regulators' Strategic Code of Practice.
- Food Standards Scotland's Strategy to 2021, in particular Outcome 4 - Responsible Food Businesses Flourish.

- 3.37 As part of the consultation process, Renfrewshire Council has been a member of the Review Implementation Group, working with Food Standards Scotland and colleagues from other local authorities. Renfrewshire Council has also been one of the Scottish authorities taking part in the pilot for the new risk scoring system and Scottish national Database which forms part of the new code. This is a major change in the way that food inspections are carried out and combines food hygiene and food standards elements into a new “food law” inspection.

Scottish Food Enforcement Liaison Committee Brexit Working Group

- 3.38 Renfrewshire Council officers continue to be part of the Scottish Food Enforcement Liaison Committee Brexit Working Group and are involved in influencing the future shape of the regulatory landscape as it relates to official controls and certification with respect to food imports and exports. A great deal of work has been on-going in preparation for a possible no deal exit from the EU. This has significance to the Council in its role as Port Health Authority at Glasgow Airport. Preparations and contingencies are now in place including the pooling of resources from across Environmental Health in Scotland, to ensure that the impact and risk to public health protection and business is minimised.

4. Key Performance Information

Mediation Service

- 4.1 The aim of mediation within Community Safety is to facilitate the resolution of disagreements between neighbours. The service deals with a range of neighbour problems including noise, loud music and disputes. Table 1 below provides information on the number of referrals received by the Mediation Service. The Renfrewshire Community Safety Partnership Hub continues to make proactive referrals to Mediation regularly to ensure early intervention before antisocial behaviour escalates further. This established approach continues to keep the number of cases requiring to be ‘resolved through a mediation session’ at a low level but this is offset by an increase in the number of cases where the ‘situation was improved after mediation intervention’.

Table 1

Mediation Service	2015/16	2016/17	2017/18	2018/19
Referrals	274	258	196	218
Cases resolved through mediation session	7	13	5	5
Cases where situation improved after mediation intervention	38	22	32	37

Antisocial Behaviour Investigations & Youth Team

- 4.2 Table 2 below provides information on the number of referrals per annum received by Investigators and the Youth Team. Renfrewshire Community Safety Partnership Hub daily tasking meeting ensures early intervention by partners to stop antisocial behaviour incidents from escalating and subsequently becoming referrals. This has reduced the number of referrals year on year since 2015/16. However, there has been an increase in the number of referrals in 2018/19 which was anticipated as last year was a 10-year low for referrals

Table 2

Community Safety Partnership referrals	2015/16	2016/17	2017/18	2018/19
Investigator Public Sector	154	96	69	108
Investigator Private Sector	70	54	34	49
Youth Team	296	141	103	95
TOTAL	520	291	206	252

- 4.3 Table 3 provides information on the outcomes for antisocial behaviour cases after investigations have concluded. The proportion of cases where there is no reoffending within 6 months is at 94% which highlights that the Community Safety Partnership continues to resolve ASB cases at a high level.

Table 3

Outcomes /Outputs	2015/16	2016/17	2017/18	2018/19
Community Safety Partnership cases reoffending within 6 months	32	48	9	14
Proportion of antisocial cases reporting no further incidents within 6 months of our investigation	94%	89%	96%	94%
Contact with complainers	1484	1271	1169	1278
Visits to perpetrators	1023	733	502	590
Leaflet drops to communities	155	158	137	151
CCTV installations	36	33	33	25
Acceptable Behaviour Contracts	4	0	6	0
ASBO's	0	1	1	5

Domestic Noise Enforcement

- 4.4 The number of incidents reported to the Noise Team increased to 1284 calls, but this figure is still within the expected annual range of 1000-1300. The number of warnings given has also increased slightly which corresponds to the rise in the visits. Police Scotland regularly refers incidents to the Noise Team which allows Police officers to attend more serious criminal incidents instead. Noise Team officers continue to attend complaints quickly (average 32 minutes). 3 Fixed Penalty Notice were issued this year which is an increase on previous years. However, it is a relatively low figure overall and highlights that the public are continuing to comply with the legislation after our officers initially issue a warning and advice.

Table 4

Domestic Noise Complaints	2015/16	2016/17	2017/18	2018/19
Settled without attendance on site	599	471	518	658
Required attendance on site	611	611	617	626
Total complaints	1210	1082	1135	1284
Average time to attend complaint (minutes)	29	30	29	32
Warnings Given	150	208	104	107
Fixed Penalty Notices Issued	2	1	1	3

Renfrewshire Wardens Service

- 4.5 Serious incidents of ASB such as threatening behaviour and street disorder continued to fall during 2018-19. However, this reduction has been replaced with environmental crime complaints such as dog and vehicle issues. Dog fouling continues to remain the general public's biggest individual complaint. As part of the support for Team Up to Clean Up targeted enforcement takes place in identified hotspot areas in response to the dog fouling problem. Vehicle issue reports also remain high, specifically abandoned vehicles complaints. The wardens continue their partnership working with Police Scotland and the DVLA to ensure the appropriate enforcement action is taken by the responsible agency on these nuisance vehicles.

Table 5

Service Requests	2015/16	2016/17	2017/18	2018/19
Dog related	1411	1378	1031	1074
Environmental & Public Health	1372	1900	1656	1331
Estate management	434	347	331	278
Noise	254	139	116	121
Street disorder & threatening behaviour	869	456	286	217
Vehicle issues	494	568	731	648
Community safety	460	725	632	453
Smoking	10	7	10	6
Total	5304	5520	4793	4128

Team Up to Clean Up

- 4.6 Team Up to Clean Up's Facebook presence has continued to gain interest with 570 group members. Conversations between groups are taking place with support and manpower offered to tackle larger scale projects.

Table 6

Actions	2017-18	2018-19
Community Clean-ups	96	269
Dog fouling targeted streets	0*	643
Dog fouling fixed penalty notices	15	16
Litter fixed penalty notices	48	65
Duty of Care visits	83	56

*In May 2018, a new code was established on CIVICA APP, with Wardens targeting specific streets for enforcement, signage, stencilling etc. In 2017-18, areas were patrolled rather than streets targeted therefore it is difficult to compare.

Integrated CCTV Control Room

- 4.7 The CCTV Control Room functions 24 hours per day, 365 days per year allowing CCTV Operators to continuously monitor live footage supplied by 48 cameras throughout Renfrewshire. In 2018/19, Operators observed nearly 5000 incidents which were referred from various community safety partners with Police Scotland responsible for over 80% of referrals. Disturbances/Breach of the Peace, Suspicious Behaviour and Shoplifting/Theft observations are some of the main issues identified. However, Vulnerable and Missing Persons are also a regular occurrence for CCTV incidents. Although Drug related issues are a high police priority, CCTV is not utilised frequently as these incidents are difficult to observe. The other category of CCTV incidents includes miscellaneous issues such as street drinking, malicious calls, begging, etc. All incidents are recorded which provides the evidence required to catch and convict criminals. There can be multiple outcomes to each individual incident observed (i.e. Police and ambulance might attend the same incident where the perpetrator/s can be arrested or issued with fixed penalty notices).

Table 7

CCTV Incidents	2018/19
Disturbances/BOP	1169
Vulnerable Persons	837
Suspicious behaviour	499
Shoplifting/Theft	341
Missing persons	286
Noise/Alarm	245
Domestic incidents	242
Assault	242
Road traffic	238
Youth disorder	203
Vandalism	86
Drugs	71
Fire	56
Burglary	50
Other	386
Total	4951

Outcomes	2018/19
Identified incident recorded	4427
Police attended	4339
Ambulance attended	208
Fire Service attended	46
Arrests	510
Fixed penalty issued	124

Trading Standards

- 4.8 The Trading Standards team continue to provide a speedy response to both business advice requests and consumer complaints. Consumer complaints which are referred for attention can be complex to resolve, while others are logged as intelligence for the purposes of trader monitoring. Currently these KPIs are under review as it is felt that they could be improved in order to more accurately reflect the workload and performance of the team.

Table 8

	2017/18		2018/19	
KPI	% resolved in 14 days	No. received (No. closed in 14 days)	% resolved in 14 days	No. received (No. closed in 14 days)
Consumer complaints	91.7%	662 (607)	85%	454 (386)
Business advice requests	100%	94 (94)	100%	80 (80)

Civil Contingencies Service (CCS)

- 4.9 The Civil Contingencies Service performs a key role in preparing for, responding to and recovering from disruptive incidents, along with assisting in the preparation and running of planned events. This effective planning and response role involves not only working closely with service areas across the Council, but also close collaboration with neighbouring authorities and partner organisations such as the emergency services.
- 4.10 Throughout the last year, along with the normal cycle of legislative duties, updating/validation of existing plans and collaborative working with resilience partners the CCS has co-ordinated the delivery of a number of key projects through its work programme, to ensure the Council, and wider community, is in a constant state of readiness to respond if required. This included:
- Preparation in relation to the Brexit. Part of this work was to roll out an intensive training programme to support the Chief Executive, the Council's CMT and CRMT, and the Service level resilience teams to ensure the Council was best placed to deal with a potential "No Deal Brexit" and other disruptive events.
 - The development of a new approach to looking after the welfare of the community when an evacuation is necessary. Rather than an approach that focuses primarily on opening a rest centre, holding the evacuees for a period of time until they can get back to their properties, a new support package has been created that will ensure that all of the welfare needs of the individuals are better met.
 - The creation of specific roles - Council Incident Officers, Rest Centre Managers and loggists, which will be supported as a collective group, giving them access to online materials, continued professional development in their role through refresher training, and ongoing participation in exercises and live events.
- 4.11 To continue to build community resilience, the CCS attends community events such as "Sma' Shot Day" and delivers a workshop at "Safe Kids", providing guidance and information to all Primary 6 pupils across Renfrewshire.

5. Future Work Priorities – 2019/20

The environment in which the Communities and Public Protection Service operates is continually changing and the service will continue to prepare for and respond to the challenges that will be presented throughout 2019/20. The key priorities for the service will include:

- **Protecting the Council from the identified risks posed by organised crime,**
 - **Protecting vulnerable people from risks posed by crime, fraud and terrorism through effective and targeted enforcement and regulation and preventative activities,**
 - **Understanding and mitigating the threats and hazards that create risks and increase vulnerability for the communities of Renfrewshire,**
 - **Informing, educating and training Council officers, communities and partners to respond effectively to risks and threats,**
 - **Working with and empowering communities through appropriate funding streams to build community capacity and support them in delivering their aspirations - including the Greenspaces, Play Parks and Villages Investment Fund –** As part of the allocated funding, Officers will continue to devise business cases with communities to allow them to access funding and support to improve their local environment.
 - **Continuing to work with communities and partners to build community capacity through the Team Up to Clean Up campaign across Renfrewshire.** – The Team Up to Clean Up campaign will continue and expand to ensure it remains a key priority in 2019/20. Community Clean Ups will remain a focus, however, community capacity building will become more important as the programme progresses.
 - **Leading the “Your Home, Your Street, Your Community” programme, achieving outcomes in areas of need identified by the Renfrewshire Community Safety Partnership –** Working alongside Police Scotland, a new area will be targeted to work with communities and tackle perceived issues from all partners.
 - **Reviewing the Communities and Public Protection Service and implementing changes to ensure that staff are available to support communities at the times when they are required most –** Consultation will continue with staff and Trade Unions to allow the Service to be realigned and developed to meet the needs of the community.
-

Implications of the Report

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

Our Renfrewshire is fair - Intelligence led joint tasking ensures that trading practices are fair and consistent. The Renfrewshire Community Safety Partnership treats all enquiries and complaints consistently using relevant legislation and guidance to ensure everyone that lives, works and visits Renfrewshire is treated fairly.

Our Renfrewshire is safe - The Renfrewshire Community Safety Partnership contributes towards Renfrewshire being a safe and secure place for those living, working or visiting the area, using intelligence led joint tasking arrangements. It addresses antisocial behaviour & crime and supports youth diversionary and education programmes.

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. 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
12. **Cosla Policy Position** – None

List of Background Papers - none

OR/CD/MC
1 May 2019

Author: Oliver Reid, Head of Communities and Public Protection,
Tel: 0141 618 7352

To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning

Heading: Street Stuff Annual Report 2018/2019

1. Summary

1.1 Street Stuff is a partnership programme amongst Renfrewshire Council, St Mirren Football Club, Police Scotland, Scottish Fire and Rescue and Engage Renfrewshire.

1.2 Street Stuff has been delivering activities since 2009 and is preparing a year-long celebration in 2019 for its 10th year delivering activities to young people in Renfrewshire. It has contributed to delivering a sustained reduction in reported youth disorder and anti-social behaviour. Across Renfrewshire, there was an initial 75% reduction in youth disorder and anti-social behaviour that has been sustained at 65% since the programme began. Recorded attendances fluctuate from year to year as the programme targets hotspot areas of anti-social behaviour and numbers reflect the scale of the community the programme is being delivered in, however the programme remains extremely busy at all times.



1.3 Street Stuff buses introduced using funding from the Tackling Poverty Commission, continue to be a big hit with young people. Equipment including X-boxes, Playstations I-pads, Macbooks as well as DJ decks and free Wi-Fi give flexibility in learning and provide fun activities in the wider areas of Renfrewshire as well as supporting events, gala days and community engagement.

- 1.4 The success of the programme is its ability to respond quickly to hot spot areas identified through collaborative working supported by Renfrewshire Community Safety Partnership. Being evidence led, and by responding early through the daily tasking process, the service is able to divert young people effectively from anti-social behaviour into more meaningful activities.



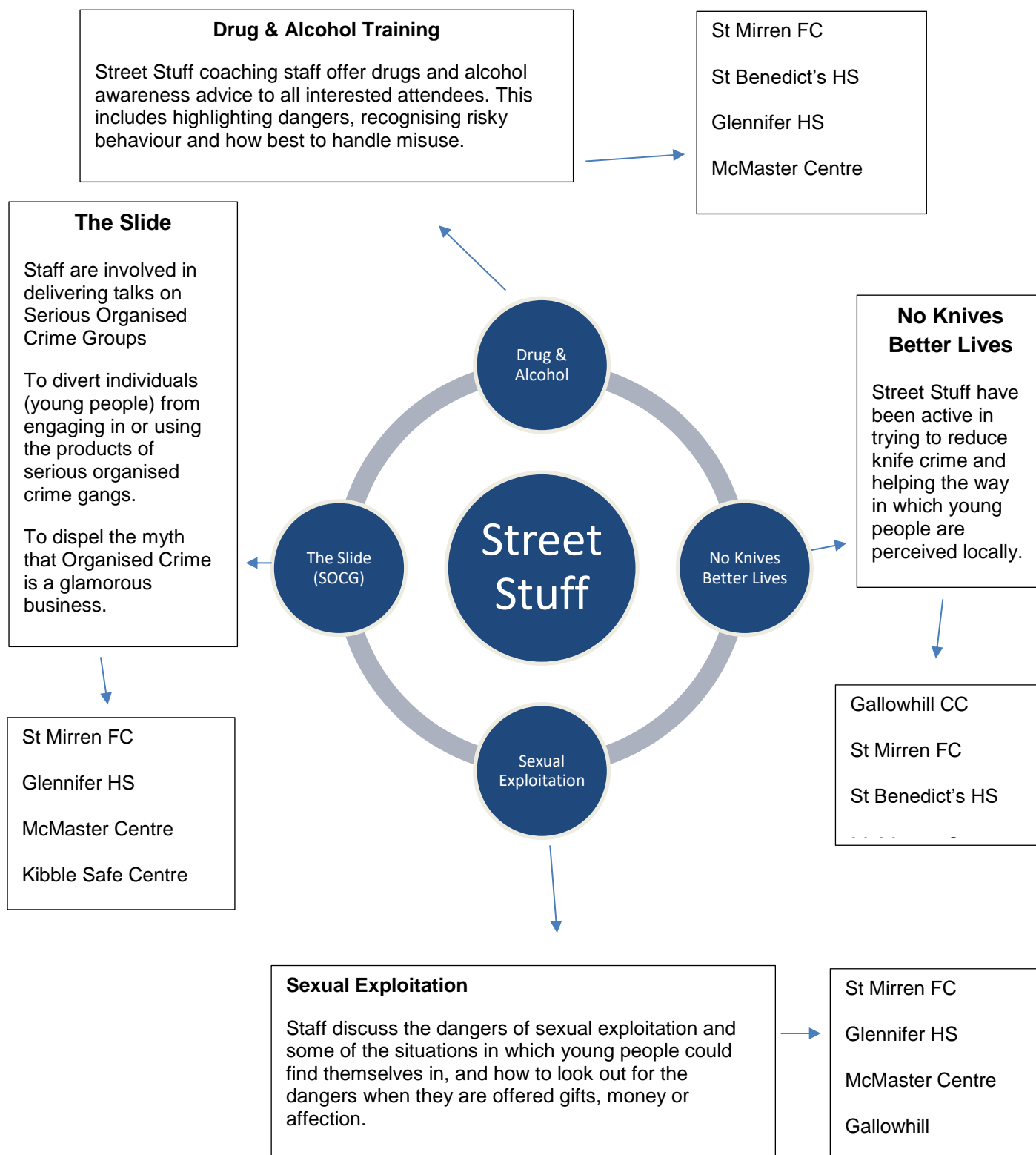
- 1.5 This report confirms the continuation of the core Street Stuff programme through the 2018/19 financial year and highlights some of the additional projects linked with the core programme that further improves its reach and effectiveness to young people across Renfrewshire.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (a) notes the work undertaken by the Street Stuff programme highlighted within this annual report 2018/2019.

3. Current Service Provision

- 3.1 Street Stuff provides a range of activities, primarily in the evenings and at weekends across Renfrewshire. Effective targeting and identification of the locations is enabled using information from the Renfrewshire Community Safety Partnership including Police data that highlights the locations, days and times of youth disorder and anti-social behaviour.
- 3.2 Street Stuff core activities have been delivered across Renfrewshire. As well as the delivery of fun and interactive activities, we have delivered educational inputs with our partners to young people focusing on the issues affecting their area. The areas targeted, whilst not exhaustive, include: Gallowhill; Robertson Park Renfrew; Arkleston; Kirklandnuek; Moorpark; Shortroods; Erskine; Lochwinnoch; Corseford; Houston; Linwood; Kilbarchan; Glenburn; Seedhill etc. The diagram below highlights some of the work being carried out in some key areas.



- 3.3 The table below summarises the quarterly number of recorded attendances including events, gala days and fetes and additional activities with food provision delivered across Renfrewshire.

Street Stuff Stats 2018/19	Events	Core	Tackling Poverty including a healthy meal	Totals
Q1	3260	6255	816	10331
Q2	400	5649	2986	9035
Q3	786	3653	1113	5552
Q4	-	2849	-	2849
TOTAL	4446	18406	4915	27767

Programme Delivery

- 3.4 The Street Stuff programme continued to deliver activities throughout Renfrewshire during 2018/19. The programme received additional funding from the Council to continue to respond to issues identified by the Renfrewshire Tackling Poverty Commission and target areas of poverty and deprivation. This allowed the programme to deliver additional activities and resources giving increased flexibility in operations and resulted in the overall numbers of participants taking part remaining at a high level. Street Stuff has recorded 27,767 attendances during 2018/19 including the provision of almost 5,000 healthy meals. Almost 80% of sessional workers on the programme are former participants and a number of volunteers have delivered over 200 hours of voluntary work while supporting their personal development and increasing their employment and training potential

Street Stuff Additional Activities

- 3.5 Street Stuff also support a number of gala days and fetes creating opportunities for young people to get involved and increasing awareness of the programme. Whilst the list is not exhaustive, the following events were supported with the provision of football, dance or the new gaming buses:

Gala Days/Fetes

St Anthony's School Fete	Howwood Gala Day
No Substitute for Life	Elderslie Gala Day
Bowfield Country Club open day	Braehead Car Show
Barwood Park, Erskine	Ferguslie Gala Day
Johnstone Gala Day	Gleniffer Braes Open Day

Events

3.6 As well as gala days and fetes, Street Stuff also attended a number of events in Renfrewshire.

- Pipe Band Championships – Street Stuff supported the event at St James Playing Fields with football and the bus. A fun day of activities with people of all ages getting involved and strutting their stuff in kilts.
- SMA shot day – dancers took part in the Parade for the fourth year in a row – which is becoming a massive hit for young people each year.
- No Substitute for Life – Street Stuff continued their support for this annual event, which unfortunately is a reality for some of the young people who attend the programme.

- Reclaim the night – Street Stuff supported the United Nation's 16 Days of Action for the Elimination of Violence Against Women campaign. This seeks to raise awareness of violence against women within the UK and is open to everyone. This year's event also supported the Year of Young People 2018.



- Irn Bru Carnival – Some of the young people who attended the Christmas party at the stadium were rewarded with a trip to the Irn Bru Carnival courtesy of Santa. The group had a great time and for most participants it was the first time they had ever received this opportunity.

- Gravity – Our attendees also won prizes to attend the local trampoline park in Soar Braehead. This was a fun filled action packed day that was challenging to all fitness levels.



- Farewell Frenzy – Street Stuff Staff were involved in delivering activities within Paisley Museum as part of their farewell party before regeneration work commenced. This was received very well by all involved.

- Fearless – a national organisation who encourage young people to report crime and guarantee an Anonymity Promise. This was received very well by all young people in attendance and was followed by a photo opportunity and football match with MP Mhari Black.



- School Work Experience – Street Stuff attendees have independently contacted staff to take part in work experience. This is an unpaid opportunity to learn about the world of work and see it in action.



- Challenge Poverty Week – St Mirren Players, Street Stuff staff and young people supported Challenge Poverty week posing with posters at activities, at the training ground and the wider Renfrewshire area. All young people involved were educated around the impacts of poverty and where to seek help if required.



- Mary Russell – Staff have been engaging and delivering football activities every Friday afternoon within the school setting. This also helps breakdown barriers for community engagement as young people feel more confident in attending activities in local areas in the evening when they recognise Street Stuff is deployed.

Staff Training

- 3.7 The coaches involved in the delivery of the Street Stuff programme are faced with new challenges everyday working on the street in the heart of our communities. They are supported with a number of training sessions to ensure they are equipped with the knowledge and skills to deal with as many potential eventualities as possible. In the last year, staff have received the following training:

- GDPR – bringing staff up to date with the new data protection information and guidance.

- No Knives Better Lives – A national priority of raising awareness of knife crime, staff and young people received training on the most up to date information and guidance from the national team.



- Serious & Organised Crime – Sadly not far from any door step, staff were given training from Police Scotland on the signs to look for whilst working in the heart of our communities. Two of the staff discussed their journeys highlighting the path they could have taken if it weren't for their involvement in Street Stuff.
- Aspire – The Street Stuff Manager took his personal development to a new level by being part of the Council's Aspire Leadership Course. The modules studied have already been put into practice in the development and delivery of the programme.
- RIPSAs – The Regulation of Investigatory Powers (Scotland) Act affects all people using cameras, social media and other means of data. Street Stuff are no different
- Child Protection – Street Stuff staff attended the Council run Child Protection training along with fellow colleagues, this is an ongoing programme which all staff must attend.



- Health & Safety – the Health & Safety of staff and young people is paramount in the delivery of activities. St Mirren's Health & Safety Officer provided his annual input to staff to remind them of the importance of Risk Assessments, recording and reporting of information to keep everyone safe.

- Nil By Mouth – The National leading anti-sectarian charity provided inputs to staff and young people about the impact sectarian behaviours have on individuals and the wider community. Whilst this was a challenging session for some of our young people this was delivered in a fun and interactive way and certainly got the message across.

Tackling Poverty programme

- 3.8 Street Stuff continued to deliver an extended programme of activities during the school holiday periods throughout 2018/19 including the provision of a healthy meal. Over 26,000 healthy meals have been provided at activities since the extended programme began in October 2015.



- 3.9 A key feature each year since the Tackling Poverty funding came into being has been the Festive programme delivered over the 2-week Christmas shut down period with over 600 recorded attendances with young people attending from all over Renfrewshire.
- 3.10 Over and above the normal delivery of activities and provision of a healthy meal, A special Christmas Party was held with over 60 young people in attendance. A Christmas Dinner was served with gifts, selection boxes, games and quizzes taking place. The night was a huge success with all young people enjoying the activities.
- 3.11 The project also attended the APM Project Management Conference Edinburgh – Our aspiring Police Officer Jay Gibson and Modern Apprentice Nicola Perratt each gave presentations at the conference along with other



Tackling Poverty representatives. They told their story of what Street Stuff meant to them and the support the Tackling Poverty Commission has meant for them. Their inputs were reported as being heartfelt and genuine and they were thanked for their contribution.

Go-fitba

- 3.12 Street Stuff in partnership with the Scottish Football Partnership, Uefa foundation delivered two 12-week football activity programmes to young people from Glencoats primary on a Thursday evening. Part of this process was learning about healthy eating included the provision of a healthy meal provided by the Council's catering team. The young people also attended Hampden Park for a photo shoot meeting new friends from other parts of Renfrewshire. The programme has been successful with new programmes being developed for 2019/20.



Volunteering

- 3.13 Volunteering is a major part of the ethos of Street Stuff. Over the course of the year Street Stuff have offered the opportunity for fifteen young attendees to gain valuable volunteer experience whilst engaging with our project. Part of this process has included support from Engage Renfrewshire to raise awareness of the long-term benefits of volunteering and the ability to work towards recognition through the Saltire Awards. Several volunteers have now gained over 200 hours of volunteering experience with the programme – and many of the employees started out as participants and volunteers with the programme.



Keep Scotland Beautiful

- 3.14 Street Stuff, was presented with the prestigious Clean Up Scotland 'Hero of the Month' award in April 2018 in recognition of their efforts to support the Team Up to Clean Up campaign.



- 3.15 Street Stuff volunteers and coaching staff from St Mirren FC have assisted Renfrewshire Council with a range of community clean-up activities, including litter picking, removing graffiti from public spaces and spraying dog fouling with paint to make it more visible - therefore highlighting the problem.
- 3.16 The award forms part of the Clean Up Scotland campaign, organised by environmental charity Keep Scotland Beautiful, and acknowledges Street Stuff's work to help reduce youth disorder and to instil responsibility in young people.



Implications of the Report

1. **Financial** – The core budget is met from existing resources within Renfrewshire Council. Additional funding such Tackling Poverty Commission is added to the core budget with appropriate financial controls put in place.
 2. **HR & Organisational Development** – None
 3. **Community Planning**

Renfrewshire is Safe – The Street Stuff programme (within Communities and Public Protection) and associated activities and outcomes contribute to making Renfrewshire a safer place to live. The project tackles youth disorder areas as highlighted throughout the Community Plan and the Single Outcome Agreement.
 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. 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
 12. **CoSLA Policy Position** – Not applicable
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List of Background Papers

None

OR
26 April 2019

Author: Oliver Reid, Head of Communities and Public Protection.
Email: oliver.reid@renfrewshire.gov.uk



TO: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD
ON: 21 MAY 2019

REPORT BY: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING

HEADING: SCHOOL PARKING INITIATIVE

1. Summary

- 1.1 Since March 2018, Council officers have been working with Police Scotland to provide support to a number of schools where parking and traffic at school drop off and pick up times has been seen to be particularly difficult and to assist them in developing an action plan to improve the behaviours at their school. This work has been very successful in raising awareness of the issue at a number of schools and at working with the school community, Parent Councils and wider residents locally to develop and introduce improvements.
 - 1.2 At its meeting on 28 February 2019, the Council committed £0.1M of recurring revenue resources to further develop this work and, in particular, to tackle the issue of irresponsible parking around schools through the introduction of a school exclusion pilot at a number of schools where this might be an effective intervention.
 - 1.3 This report sets out some of the work undertaken so far in a number of schools across Renfrewshire and outlines early proposals for school exclusion zones to be introduced around certain schools within Renfrewshire on a pilot basis. Consultation will be undertaken over the coming months with schools where it is assessed that this might be a viable and effective proposal, with consultees including the school community, Elected Members, affected residents and Police Scotland who would have the responsibility to enforce the exclusion restrictions put in place.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (a) notes the work undertaken over the past year with regards to the school parking initiative; and

- (b) notes the work being taken forward to develop pilot exclusion zones around schools.
-

3. School Parking Initiative – 2018/19

- 3.1 In March 2018, a school parking campaign was launched, working with Police Scotland and arranging meetings with schools and the Chair of Parent Council's to look at issues caused by irresponsible parking around the school and the inconsiderate behaviour of drivers at school drop off and pick up times.
- 3.2 The schools initially chosen and contacted as part of this campaign were:
- St Mary's Primary School
 - St Charles Primary School
 - Todholm Primary School
 - Lochfield Primary School
 - Kirklandneuk Primary School
 - Arkleston Primary School
 - Inchinnan Primary School
 - West Primary School
- 3.3 Contact was made with each school and meetings arranged to discuss and implement an action plan that might improve the position. With regards to each school:

St Mary's Primary School

- Meetings held with Spinners Gate Management to discuss buses, drop off and pick-up arrangements and parking, and with the Head Teacher and Chair of Parent Council to discuss what can be done and devise an action plan for the school.
- Maxwellton Road resurfaced and lines replenished outside school
- Visits undertaken by Wardens and Police Scotland to enforce parking restrictions.
- Banners and parking pledge issued at the school.

St Charles Primary School

- Contact was made with Head Teacher advising of the campaign and the inclusion of the school.
- Environment & Infrastructure – Transport, have led work in and around St Charles Primary School to make transport improvements.

Todholm Primary School

- Meetings held with Parent Council representatives and a small working group and action plan established
- Works undertaken to extend the zig-zag lines and consider improvements of footpaths.
- Visits undertaken by Wardens and Police Scotland to enforce parking restrictions.
- New banners and school parking pledge issued at the school.

Lochfield Primary School

- Visit to school and meetings held to establish an action plan for Lochfield Primary School.
- Residents meetings held to discuss parking issues around Lochfield PS
- Police Scotland and Renfrewshire Wardens had a presence in the first week of school term for enforcement with further visits undertaken by Wardens and Police.
- 10 high viz vests procured to allow school kids to assist and go out and speak to parents (as part of Action Plan).
- Banners left for school to erect as part of action plan.

Kirklandneuk Primary School

- Meeting held with Elected Member, Head Teacher and Parent Council to discuss school parking. Discussion included setting up a small working group to look at issues.
- Meeting held with Depute Head Teacher, Chair of Parent Council and Junior Road Safety Officers in October 2018. Action Plan devised for Kirklandneuk Primary School.
- Visits undertaken by Wardens and Police Scotland to enforce parking restrictions.
- New lining of bus bays undertaken in Porterfield Road.
- New banners and school parking pledge issued at the school and circulated to parents and carers.

Arkleston Primary School

- Contact made with the Head Teacher advising of the campaign and the inclusion of the school.
- Following discussion with the Head Teacher, there was a feeling that parking was not an issue around this school and no further action was required.

Inchinnan Primary School

- Meeting held with Head Teacher and Chair of Parent Council regarding the school parking campaign.
- Visits to school with Police Scotland to meet with Head Teacher, Nursery and Chair of Parent Council and develop an action plan for Inchinnan Primary School.
- Zig-zag lines were repainted and required a change for bus parking.
- Police Scotland and Renfrewshire Wardens undertook parking enforcement.
- New banners and parking pledge issued at school.

West Primary School

- West Primary School included as part of campaign due to proximity with St Mary's Primary School.
- Visits and meeting undertaken with Head Teacher to discuss issues, however, while noted not to be as bad as at other primary schools an action Plan has been devised for West Primary School.
- Visits were undertaken by Wardens and Police as part of St Mary's visits.
- Banners to be passed to West Primary School as part of the school parking campaign.

- 3.4 In summary, all schools were different, and there were different actions arising from each individual school plan including:
- Additional patrols from Police Scotland and Renfrewshire Community Safety Officers
 - Schools contacting parents/carers via newsletter/social media
 - New banners being designed and issued
 - Supporting schools to develop a 'school parking pledge' (Copy attached as Appendix 1)
 - Schools being considered for 'Walk Once a Week' funding
 - Attendance at safety sessions/inductions for new pupils
 - Refurbishment of road markings and lines
 - Review of school access arrangements
- 3.5 Each School and Parent Council is supported in the ways that they feel will have the best impact with a package of measures that they agree. Feedback from the school and parents is used to try and tackle issues noted on a daily basis. It is important for the success of the programme that the Council and the Police are not seen to be forcing their opinion or solution on school communities and that parents and the wider community are actively involved in improving the situation at their school.
- 3.6 As action plans are rolled out behaviours have been observed to change at least for a short period of time. However, there are ongoing issues with irresponsible parking and driver behaviour around some schools. When Police and Renfrewshire Community Safety Officers are in attendance, parking and driver behaviour is noted to be markedly better.
- 3.7 The school parking campaign has meant the school, Parent Council and community feel more involved in trying to tackle irresponsible parking. The school parking pledge has been very well received and allows children to help drive home the message by ensuring that parents and carers adhere to the good practice they agreed to when signing the pledge.
- 3.8 As well as targeting parking, air quality has been raised as a concern and efforts have been made to remind parents and carers of the need to switch off their engines and prevent unnecessary idling and the new banners tackle this as well as irresponsible parking.
-

4. School Exclusion Zone Pilots

- 4.1 Irresponsible parking around schools is not only an issue in Renfrewshire, it is noted to be an issue across Scotland. Colleagues in the City of Edinburgh Council have introduced exclusion zones around certain schools and Glasgow City Council are currently consulting on doing likewise around certain schools.
- 4.2 The £0.1M funding awarded to tackle this issue will enable the recruitment of additional staff to work on this programme.

- 4.3 Officers will review streets around particular schools and pilot the potential closure of streets around schools at certain times. This will not be feasible at all schools and a pilot will be undertaken initially at a number of schools in Renfrewshire. The schools chosen to be included within the initial pilot will be based on the following criteria:
- geographical spread
 - the school's location on the road network
 - good infrastructure and provision for displaced traffic
 - historical evidence of high car use on the school journey
 - high level of congestion at school gates
 - historical evidence of complaints regarding school zone safety and school travel
 - number of permits required and number of residents affected by change
- 4.4 The proposal will entail closing roads to vehicular traffic, except cycles and emergency vehicles each day during the school term for 30 minutes at the beginning of school and 45 minutes at the end of school. Schools with gates onto main roads which serve as bus or emergency service routes will not be considered as the impact of diverting high volumes of traffic through adjacent residential streets could create additional safety issues. This will reduce the number of suitable schools to those with entrances on routes with no or limited through traffic.
- 4.5 A widespread consultation will require to be undertaken with the school, Parent Council, Elected Members and local residents to assess if the proposal at a particular school is feasible. Police Scotland will also be an important consultee as they are the only agency that can take enforcement action if someone enters the zone when it is closed as that is a 'moving vehicle offence'.
- 4.6 An appropriate Traffic Regulation Order will require to be created and put in place to allow the scheme to be set up and any relevant lines and signage will be installed to allow enforcement to be undertaken. It should be noted that it can be time consuming to complete the process. Clear signage will be required to advise drivers of the zones both at the entrance but also potentially at the approach to a closure zone. Residents within the zones will be provided with a permit to allow them to enter and exit zones during the restricted times.
- 4.7 In developing proposed road closure pilots, care will be taken to ensure that children attending the school are not put at more risk by closing streets - for example ensuring that the proposed street closure does not mean they are being dropped off further away with a requirement to cross busier roads. Consultation with the school community as well as the local residents will be a key part of the process.

- 4.8 In addition to undertaking this traffic management work in the neighbourhood of the pilot schools these schools and others across Renfrewshire will continue to be supported with an action plan based on the current model and including appropriate interventions and support such as:

- Additional patrols from Police Scotland and Renfrewshire Community Safety Officers
- Schools contacting parents/carers via newsletter/social media
- New banners being designed and issued
- Supporting schools to develop a 'school parking pledge' (Copy attached as Appendix 1)
- Schools being considered for 'Walk Once a Week' funding
- Attendance at safety sessions/inductions for new pupils
- Refurbishment of road markings and lines where required
- Review of school access arrangements

Implications of the Report

1. **Financial** – The funding committed on 28 March 2019 of £0.1M will enable the development and implementation of this proposal.
2. **HR & Organisational Development** – None
3. **Community Planning**

Renfrewshire is Safe – By looking to reduce irresponsible parking around schools, it will ensure children are safe when getting to and from school.
4. **Legal** – All legal aspects of changing access to Roads is being considered in conjunction with Legal Services.
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. 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** – There is potential in closing roads for certain times that the problem is simply relocated. Care requires to be taken to ensure that child safety is not compromised by closing certain roads.

- 11. **Privacy Impact** – None
- 12. **CoSLA Policy Position** – Not applicable

List of Background Papers

None

OR/MC
13 May 2019

Author: Oliver Reid, Head of Communities and Public Protection.
Email: oliver.reid@renfrewshire.gov.uk

School Parking Pledge



Dear Parent/Carer,

Our school is launching a Parking Pledge.

Schools across Renfrewshire face problems every day caused by irresponsible parking.

We are looking for all parents/carers to help us tackle the issue.

By making the pledge, your family will support Renfrewshire's schools to reduce issues around the school by stopping irresponsible parking (including on School Keep Clear markings).

We also encourage healthier ways of travelling to school in the morning by promoting walking, cycling and scooting to school.

If you are willing to sign up to the parking pledge, please return the slip below.



Our school would like your family to join us and help promote the following activities:

- ✓ Our family will always **park sensibly**, and never on the 'School Keep Clear' zig-zag lines, within 10 metres of a junction or on double yellow lines.
- ✓ Our family will only drive to school when necessary—at all other times, we will **travel by foot, bike or scooter**.
- ✓ Our family will always take care and keep within the limits when in the '**20mph**' school zone.
- ✓ Our family will always take care and look out for other **pedestrians and cyclists**.
- ✓ Our family will always **respect other residents** in our community by not parking over driveways or on pavements, which can cause access problems.



We commit to the School Parking Pledge

Child/Children's name

Child's class

Parent/Carer name

Signature



RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 21/05/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0836/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Ashrona Power Systems Ltd	Clyde Muirshiel Regional Park - Renfrewshire	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.	A
RECOMMENDATION:				
18/0752/LB 5 - Paisley East and Central	Kier Homes Caledonia Limited	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B Listed Building (Ross House).	B
RECOMMENDATION: GRANT subject to conditions				
18/0753/PP 5 - Paisley East and Central	Kier Home Caledonia Ltd	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping.	C
RECOMMENDATION: GRANT subject to conditions				
18/0570/LB 6 - Paisley Southeast	NHS Greater Glasgow and Clyde	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of former hospital building (Category B Listed).	D
RECOMMENDATION:				
19/0114/CC 5 - Paisley East and Central	Nixon Blue (Bridge Street) Ltd	22 Bridge Street, Paisley, PA1 1XN	Demolition of vacant nightclub	E
RECOMMENDATION: GRANT subject to conditions				
19/0118/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Noah Management and Developments Ltd	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone	Conversion of B listed church to form 17 flats, internal and external alterations including demolition of flue and associated infrastructure works.	F
RECOMMENDATION: GRANT subject to conditions				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0119/LB 9 - J'stone N, Kilbarchan, H'wood, LochW	Noah Management and Developments Ltd	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone	Conversion of B listed church to form 17 flats, internal and external alterations including demolition of flue and associated infrastructure works.	G
RECOMMENDATION:	GRANT subject to conditions			
19/0121/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Noah Management and Developments Ltd	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone	Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, internal and external alterations and associated infrastructure works.	H
RECOMMENDATION:				
19/0122/LB 9 - J'stone N, Kilbarchan, H'wood, LochW	Noah Management and Developments Ltd	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone	Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, internal and external alterations and associated infrastructure works.	I
RECOMMENDATION:	GRANT subject to conditions			
19/0051/PP 10 - Houston, Crosslee and Linwood	Capper Farming Enterprises	Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX	Partial demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form 10 dwellinghouses, erection of garage blocks, formation of hard standing, landscaping and parking areas, formation/alteration of access road and refurbishment of animal sheds	J
RECOMMENDATION:	GRANT subject to conditions			

Total Number of Applications to be considered = 10

Planning Application: Supplementary Report



Reference No. 18/0836/PP

Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North,
Kilbarchan, Howwood and
Lochwinnoch

Applicant:
Ashrona Power Systems
11a Bowfield Road
West Kilbride
KA23 9JY

Registered: 29/11/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Installation of 1.99MW hydropower
scheme comprising of intake, pipeline and turbine house with
associated access track.

LOCATION: Clyde Muirshiel Regional Park, Renfrewshire

APPLICATION FOR: Full Planning Permission

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its
meeting on 12 March 2019 considered the attached Report
of Handling and decided to continue consideration to enable
a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members
attending viewed the site of the potential turbine house from
Lochwinnoch Cemetery and then from the banks of the River
Calder.

It was agreed at the site meeting that the Board Members
present did not require to view all of the application site and
its surroundings and that the Board members had sufficiently
acquainted themselves with the proposals.

The site visit was conducted in accordance with the Protocol
for Site Visits (22 May 2018) and Members attending did not
discuss the merits of the proposal.

RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Reference No. 18/0836/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North,
Kilbarchan, Howwood and
Lochwinnoch

Applicant:
Ashrona Power Systems
11a Bowfield Road
West Kilbride
KA23 9JY

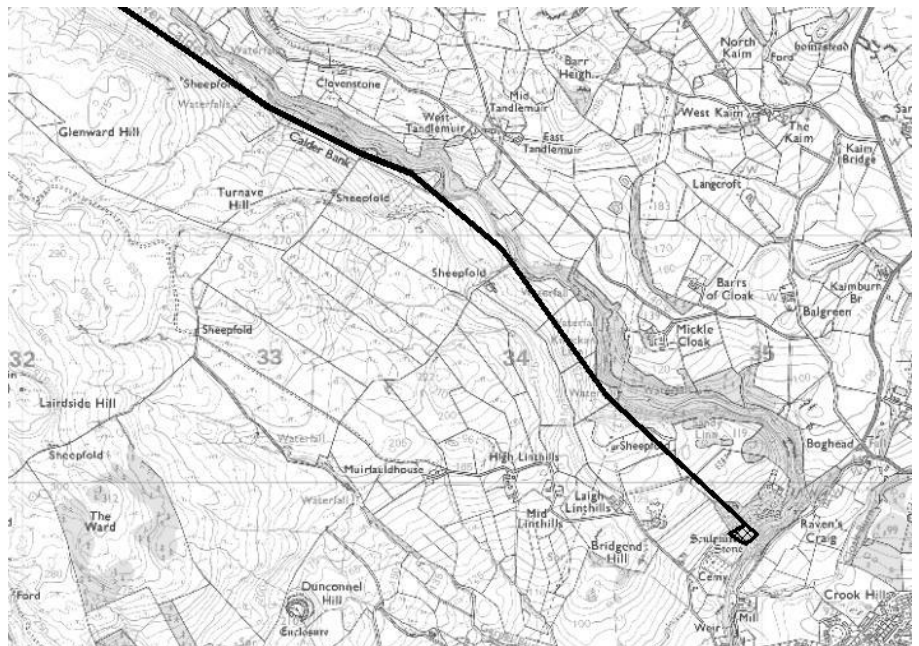
Registered: 29/11/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Installation of 1.99MW
hydropower scheme comprising of intake, pipeline and
turbine house with associated access track.

LOCATION: Clyde Muirshiel Regional Park, Renfrewshire

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Eighty two representations have been received, eighty objections and two in favour.
- An objection has been received from Lochwinnoch Community Council.
- No objections were received other Statutory Consultees such as SNH and SEPA.
- The proposal is considered to comply with Policies ENV1, ENV2, ENV3, ENV4, I5 and I6 of the Adopted Renfrewshire Local Development Plan.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0836/PP

APPLICANT:	Ashrona Power Systems Ltd
SITE ADDRESS:	Clyde Muirshiel Regional Park – Renfrewshire
PROPOSAL:	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Eighty two representations have been received, two in favour of the application and eighty against.</p> <p>The points raised in favour of the application can be summarised as follows:</p> <ul style="list-style-type: none"> • Climate change is a serious problem, and we have to generate as much electricity from renewable as possible; • Hydro power is considered to be the least intrusive renewable source. <p>The points raised against the application can be summarised as follows:</p> <p>(1) Loss of trees, impact on protected species including bats, otters, badgers, reptiles and breeding birds, impact on wildlife, impact on existing fish including wild brown trout (it is noted that wild brown trout exist along the stretch of river effected by the proposal) and implications for any future attempts to reintroduce fish to the river, impact on flora and fauna, impact on the fragile ecosystem of the river;</p> <p>(2) Reduction in river flow. Submitted report is based on the Garnock not the Calder River. Calder is a spate river, and existing water levels fluctuate. Assurances are sought that the river will not ‘run dry’ as a result of the development;</p> <p>(3) Loss of an iconic beauty spot. Many tourists visit the bridge and Calderglen and will be put off by this development;</p> <p>(4) Fencing of 2.4m in height will be required around the power station, and this will have a detrimental impact on visual amenity;</p> <p>(5) Voltage differences in the ground around the turbine house are a danger to life;</p>
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	<p>(6) Impact of grid connection between the turbine house and the electricity network, this will likely be an overhead line which will result in a loss of trees. There is no indication of this in the application;</p> <p>(7) Impact of noise on nearby residential properties and gardens (from turbine house and intake), and it will not be possible to ensure noise will fall under the NR 25 rating curve;</p> <p>(8) Impact of noise on adjacent graveyard, walking routes, and on the peace and tranquillity of the area;</p> <p>(9) Access is not suitable. Surrounding local road network is unsuitable for HGV's, and will need reinforcement in order to accommodate construction traffic. Road network is also mainly single track, and existing traffic will be disrupted by construction traffic;</p> <p>(10) There has not been enough local consultation, and the developer should be required to hold a public meeting;</p> <p>(11) Visual impact of the turbine house;</p> <p>(12) Proposal will adversely affect the amenity and peaceful beauty of the local countryside;</p> <p>(13) The development will generate additional traffic during its operation for maintenance purposes;</p> <p>(14) Reduction in water levels within the river will result in a risk to health via residual algae, and weeds will no longer be flushed out by higher water levels;</p> <p>(15) Risk of bank erosion on both sides of the river as the development will result in increased water levels;</p> <p>(16) Affected parties have not been notified of the application, and notification which has been done was undertaken during the Christmas period. The deadline for representations should be extended accordingly;</p> <p>(17) The press advert cannot be traced;</p> <p>(18) The proposal is commercial in nature, and will bring no benefit or financial compensation to villagers as a windfarm would be required to do;</p> <p>(19) Riparian owners of the river should have been advised of the development at the initial planning stage;</p> <p>(20) There has not been sufficient consultation with the local community, neighbouring properties or concerned bodies including Lochwinnoch Community Council and Clyde Muirshiel</p>
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	<p>Regional Park;</p> <p>(21) The river will not flow in its natural state if the development is approved. Documentation submitted in support of the application do not take into account the effect this would have on the Calder Glen and sheep and other wildlife which require access to water;</p> <p>(22) Riparian owners have an obligation not to interfere with or affect the quantity of the flow of water along the river;</p> <p>(23) Calder Glen and river are outstanding natural, ecological and environmental areas with ancient woodlands, linns and waterfalls;</p> <p>(24) The submitted ecology report does not refer to the effect of the proposal on the river;</p> <p>(25) The proposal will have a detrimental impact on the recreational value of the valley and river including for swimming and walking. It is noted that the river bank on the opposite side of the turbine house has a popular walking route;</p> <p>(26) The proposal will have a detrimental impact on the aesthetic value and character of the river through reducing the flow of water over waterfalls;</p> <p>(27) Riparian rights will be affected, and all riparian proprietors would need to grant the applicant the right to extract water from the river. Riparian rights should not be ignored, and the Council has a duty of care to protect riparian rights when deciding the planning application;</p> <p>(28) Applicant will have difficulties obtaining a CAR license from SEPA as they have not obtained the legal right to abstract water from the river;</p> <p>(29) The issue of breach of riparian rights is ongoing with respect to a similar hydropower scheme at the Maich Water, and there is Court of Session action being taken. This scheme will experience the same issues;</p> <p>(30) Visual impact of access tracks, intake structure, pipeline and turbine house;</p> <p>(31) The site chosen to build the turbine house is within a residential area;</p> <p>(32) Impact on setting of listed buildings at Calderbank Mill;</p> <p>(33) Loss of property values;</p> <p>(34) What steps are in place to ensure that pollution does not</p>
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	<p>contaminate the watercourse;</p> <p>(35) Detrimental impact on landscape and loss of a beautiful natural feature;</p> <p>(36) Proposal does not comply with Clydeplan as it is not in an 'appropriate area' given the designated sites within which the development will be located;</p> <p>(37) The proposal is contrary to the Clyde Muirshiel Regional Park Strategy 2016-2021 as it will have an adverse effect on the special qualities of the park;</p> <p>(38) Sensitive construction and restoration are not sufficient to overcome long term damage to habitats;</p> <p>(39) The proposal is contrary to Local Development Plan Policies ENV2 and ENV4;</p> <p>(40) The applicant has not adequately assessed the impact of the development on designated areas, and additional surveys are required;</p> <p>(41) The proposal does not comply with Scottish Planning Policy;</p> <p>(42) The proposal does not comply with the relevant criteria within the New Development Supplementary Guidance;</p> <p>(43) The environmental impact would outweigh the small contribution the scheme would make to ameliorating climate change;</p> <p>(44) The proposal does not comply with the Councils Renewables Background paper;</p> <p>(45) Proposal would industrialise the Regional Park;</p> <p>(46) The applicant has not consulted with near neighbours or submitted neighbour notification notices to neighbouring properties;</p> <p>(47) Existing noise is that of nature, with very little man made noise. Previous industrial land uses are irrelevant;</p> <p>(48) Proposal will destroy the reputation of Lochwinnoch which is built around nature and conservation;</p> <p>(49) Proposal does not comply with Planning Advice Note (PAN) 1/2011 on Noise;</p> <p>(50) The initial ecology survey is deficient, and the SEPA fish habitat assessment has been omitted. Report does not include</p>
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	<p>woodland assessment or aerial EPS, and no information regarding impact on trees or bats;</p> <p>(51) The proposal would have no benefit or mitigation for the local community, and applicant is a private developer with no local connections. Proposals to generate power from the river should benefit the community including a share of the income;</p> <p>(52) The Calder is a spate river, and the proposal will result in no seasonal variation to the flow of the river;</p> <p>(53) There is no mention of flow monitoring stations, and an accurate compensation flow cannot therefore be measured;</p> <p>(54) Turbine house design does not include sound insulation;</p> <p>(55) Fish ladder at the Bridgend Weir should be required at the time of construction, and not at a later date;</p> <p>(56) The statement in the fish survey that the river has little suitable spawning gravel is contested. The river has many pools which act as spawning grounds for fish;</p> <p>(57) The current scheme at the Maich should serve as a warning as to the ecological and environmental damage hydro schemes can do;</p> <p>(58) Current grid cannot cope with additional electricity generation;</p> <p>(59) Reduction in river flow will diminish the river habitat for fish, and a minimum flow along the river should be maintained;</p> <p>(60) Controls should be put in place to control pollution risk from silt. A pollution prevention plan is required;</p> <p>(61) The proposal will industrialise the Regional Park;</p> <p>(62) Power generation would go direct to the grid, and would not benefit local homes;</p> <p>(63) The application should be determined by the Planning Board;</p> <p>(64) A full Environmental Impact Assessment is required to assess impact of the removal of water from the Calder;</p> <p>(65) A mechanism for ongoing community dialogue should be put in place if the scheme is consented to address unforeseen impacts. This would meet the obligations of the Community Empowerment Act;</p> <p>(66) Increase in traffic on Calder Street;</p>
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	<p>(67) Disrupting the flow of the river may result in further risk of flooding. Flood risk and bank erosion should be modelled;</p> <p>(68) Have the RSPB, SEPA and local angling clubs been consulted;</p> <p>(69) The proposal will not achieve the flow of water required to provide consistent generation up to the output levels stated in the application:</p> <p>(70) How much subsidies are being used as part of the cost/benefit study as part of the planning application;</p> <p>(71) Remediation plans post closure are required, and sufficient funds (environmental bond) should be made available to clean up the site if the company goes bankrupt;</p> <p>(72) Impact on the Kaim Dam, and water moved from the Calder to the Kaim watershed as part of Scottish Waters drinking supply operations;</p> <p>(73) Has adequate erosion prevention engineering been designed into the tailrace area;</p> <p>(74) Development will require upgrades to the public infrastructure to support the project and ensure public safety, and also remediation if any of the roads are damaged by operations;</p> <p>(75) Has the applicant had discussions with the Regional Park, and is there a royalty being paid to the park;</p> <p>(76) Previous proposal for an 'Archimedes Screw' was more beneficial and of a lower impact. However it was rejected;</p> <p>(77) The noise assessment is inaccurate and misleading. The marked centre for the turbine house is in the wrong location, while a property stated as non residential is in fact residential. There is also perfect line of site from neighbouring properties to the turbine house, and it is not shielded by woodland;</p> <p>(78) The form, finish and visual appearance of the turbine house is not appropriate to its location;</p> <p>(79) The noise report does not list the equipment used to take the measurements, and how it has been calibrated;</p> <p>(80) It is not clear who has provided the 60dbA background noise measurement, or where it was taken from;</p> <p>(81) Weather conditions during the time of the noise readings were not noted;</p>
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	<p>(82) Other schemes used as a noise comparison are not near the power output of the proposed turbine house, and cannot therefore be used as a valid comparison;</p> <p>(83) No evidence to support assertion that turbine noise will be reduced by surrounding woodland and flow of the water. The surrounding topography may amplify the sound of the turbine house;</p> <p>(84) Prevailing wind direction will carry the sound towards the most sensitive receptors;</p> <p>(85) Background noise levels will be reduced as the scheme will reduce the flow of water down the river;</p> <p>(86) No attempt has been made to quantify the pre-existing noise environment, and a detailed on-site survey is required;</p> <p>(87) Noise assessment should be done to BS 4142:2014, and a noise spectrum of NR20 should be applied;</p> <p>(88) Noise disturbance would infringe the right of persons to enjoy their property as per the Environmental Protection Act 1990;</p> <p>(89) Outflow from the turbine house would affect riverbed sediment in a productive part of the river;</p> <p>(90) The impact of the development will deter tourists, and this will have a knock on effect for local shops and businesses;</p> <p>(91) The woodland adjoining the river is of much greater ecological importance than has been recognised and will be impacted by a reduction in flow. Specific reference is made to an associated reduction in humidity and spray, and the impact this would have on lichens, bryophyte and a red listed fern species referred to as Wilsons filmy fern;</p> <p>(92) The Council should seek independent opinions on the information which has been submitted;</p> <p>A petition against the proposal was also received from a group 'Not the Calder Action Group'.</p> <p>Representation in the form of a presentation from a group of ecologists was also received. The group comprised of professionals in the fields of protected species, plants, trees, bats and fish.</p> <p>The group raised concerns with the standard of ecological information received in support of the application, and that it does not go far enough to assess the potential impact of the hydro scheme.</p>
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	<p>Specific concerns related to surveys for birds, surveys for reptiles, surveys for otters, impact on the Special Protection Area, impact on the ancient woodland fringe and its habitat for plants and lichens, Biodiversity Action Plan implications, protection of trees and bats, extent of tree felling required to accommodate the development, and consequences for fish ecology.</p> <p>It should be noted that the ecological information submitted to date has been approved by SNH and SEPA subject to a number of conditions which would be put in place to safeguard protected species in the Special Protection Area and trees.</p> <p>It is acknowledged that the ecological information submitted to date does not refer to the impact of the development on the woodland fringe.</p> <p>It is also acknowledged that this area is of ecological value and the applicant was asked to provide further information on the potential impact of the proposed scheme on the woodland adjacent to the river.</p> <p>Response The points raised against the application will be grouped into themes where appropriate in order to respond to them effectively:</p> <p>Habitat, Ecology, Protected Species and the Environment (1), (23), (40), (43), (50), (55), (56), (57), (64), (89), (91)</p> <p>Potential impact on habitats, ecology, protected species and the environment is addressed in detail in the main body of the report.</p> <p>The importance of the natural environment in and around the Calder, and comments on the standard of the ecological information submitted by the applicant is noted.</p> <p>The ecological data submitted by the applicant has been approved by both SNH and SEPA.</p> <p>Both SNH and SEPA have recommended a number of conditions to ensure that potential impacts on habitats, ecology, protected species and the environment are mitigated.</p> <p>These conditions will ensure that the proposed scheme does not have a significant effect on habitats, ecology, protected species and the environment.</p> <p>River Flow Impact (2), (14), (21), (24), (52), (53), (59), (72)</p> <p>Impact on river flow is a matter which is administered by SEPA</p>
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	<p>as part of the CAR license. Through this process SEPA will ensure that a compensation flow is always maintained. The compensation flow is based on the ecological needs of the River Calder and would be designed to maintain the river ecology in its current state. The compensation flow is measured at the intake point, and any water that feeds into the river beyond this would supplement the compensation flow.</p> <p>It should also be noted that abstraction of water at the intake will only occur if there is enough river flow to maintain compensation values downstream.</p> <p>If the minimum compensation flow cannot be achieved, then no abstraction of water will take place. This will ensure that the river does not 'run dry'.</p> <p>Landscape, Visual Impact and Amenities (3), (4), (11), (12), (25), (26), (30), (35), (38), (45), (48), (61), (71), (78)</p> <p>It is not considered that the proposal will have a significant detrimental effect on landscape character or visual amenity.</p> <p>Both the intake dam and the turbine house will be partially screened by the surrounding topography, while the pipeline will be buried over its entire route.</p> <p>The visual impact of the dam and turbine house will mainly be appreciated when up close to these structures, and this impact should and will not be ignored.</p> <p>A condition to control the finish of the turbine house will therefore be applied to any grant of planning permission.</p> <p>Noise (7), (8), (31), (42), (54), (72), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88),</p> <p>The Noise Impact Assessment submitted by the applicant has been accessed and accepted by the Council's Environmental Protection Section.</p> <p>The assessment concludes that noise at residential receptors is unlikely to exceed the background noise level, while noise impact on the cemetery would be negligible.</p> <p>Background noise levels have been established, and the methodology adopted by the applicants has been accepted.</p> <p>It is not considered that background noise levels will be significant during the operation of the hydropower scheme as the water abstracted by the scheme will be returned to the river at the turbine house.</p>
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	<p>A condition will be attached to ensure that noise at residential receptors does not exceed the agreed limit, with additional mitigation required in the event that noise levels are exceeded. This situation will require to be monitored by the Council.</p> <p>Traffic, Roads and Access (9), (13), (66), (74)</p> <p>The applicant has prepared a construction methodology statement which outlines how the project will be delivered, and the measures which will be put in place to mitigate traffic issues relating to the implementation of the scheme.</p> <p>Noise and disturbance are part and parcel of the implementation of any development scheme and is not considered to be a valid reason to refuse the application.</p> <p>The measures as detailed in the methodology statement will contribute to mitigating impacts associated with the implementation of the scheme, and adherence with the methodology will be safeguarded by condition.</p> <p>Consultation and Notification (10), (16), (17), (20), (46), (68)</p> <p>Notification of the application has been undertaken in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 by the Planning Authority.</p> <p>It should be noted that notification is only directly issued to properties within 20m of the application site boundary.</p> <p>An advert was placed in the Paisley and Renfrewshire Gazette on the 16th January 2019.</p> <p>Given the level of interest in the application, the deadline for accepting representations was extended beyond the statutory minimum of 21 days.</p> <p>In addition, it was suggested to the applicant that it may be beneficial to hold an information event in which the proposed development could be presented to the community. An information event was dully held on the 5th February 2019.</p> <p>It should be noted that there was no statutory requirement for the applicant to hold an information event or undertake any other form of pre-application consultation with respect to the planning application.</p> <p>Consultation has also been undertaken by the Planning Authority in accordance with the requirements of schedule 5 of The Town and Country Planning (Development Management</p>
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	<p>Procedure) (Scotland) Regulations 2013. Those consulted, and the responses received, are detailed below.</p> <p>Flooding (15), (67)</p> <p>The applicant has submitted a Flood Risk Assessment which has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the development is not at risk of flooding nor will it increase the risk of flooding.</p> <p>Commercial Nature of the Proposal, and Community Benefit (18), (51), (62)</p> <p>The circumstances associated with the applicant are not considered to be a material consideration in the assessment of the application.</p> <p>There would also be no legislative requirement in this instance for the applicant to offer benefits or subsidies to the local community, and this could not be enforced through the planning process.</p> <p>It is noted that the applicant has offered to make an annual financial contribution to the Community Council. However, this would be a matter for the applicants to discuss directly with the Community Council.</p> <p>Riparian Rights (19), (22), (27), (29)</p> <p>The rights of riparian landowners are a separate legal matter, and not a material consideration in the determination of the planning application.</p> <p>Pollution Risk (34), (60), (73)</p> <p>Pollution risk associated with the development is acknowledged. It is considered that this risk can be mitigated through conditions relating to adherence with the measures outlined within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement.</p> <p>Compliance with Development Plan Policy and other Guidance (36), (37), (39), (41), (42), (44), (49)</p> <p>An assessment of the proposed development with respect to the relevant policies within the Local Development Plan, the</p>
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	<p>associated New Development Supplementary Guidance and all other material considerations is outlined in the main body of the report below.</p> <p>With regard to point 36, it should be noted that the proposal is not considered to be of a 'strategic scale' as outlined in Schedule 14 of the Strategic Development Plan i.e. electricity generation where the capacity does not exceed 20MW. The proposal is not therefore a 'strategic matter', and reference should be made to relevant policies contained within the Local Development Plan.</p> <p>The Clyde Muirshiel Regional Park Strategy does not form part of the Local Development Plan and is not considered to be a material consideration. Reference to Regional Parks is instead contained within the New Development Supplementary Guidance.</p> <p>The Councils Renewables Background Paper 2013 fed into the preparation of the Local Development Plan and inferred subsequent policies and guidance. As a background paper it has no statutory status, and primacy should be given to the policies and guidance within the Local Development Plan.</p> <p>Other</p> <p>(6) The applicant has intimated that the connection between the turbine house and the electricity network will be via an underground cable. This is primarily a matter for the applicant to discuss with Scottish Power Energy Networks, and it should be noted that this body have extensive permitted development rights under Class 40 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) to make such connections without requiring planning permission,</p> <p>(28) The CAR license is a separate legal requirement administered by SEPA. Whether or not the applicant will obtain a CAR license, or any other license or permission, is not a material consideration in the assessment of the planning application.</p> <p>(32) Impact on the setting of the group of listed buildings at Calderbank Mill is addressed in detail in the main body of the report.</p> <p>In summary, it is considered that the proposal will not have a detrimental impact on the setting of these buildings given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p>(63) The application will be determined by the Communities, Housing and Planning Policy Board.</p>
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	<p>(65) Further and ongoing dialogue with the community is not considered to be something that can be requested or enforced through the planning process as it would not meet the test of 'necessity'.</p> <p>Relevant conditions to manage the operation of the hydro scheme will be attached should the application be granted.</p> <p>(76) There is no record of any planning or listed building applications being received for an Archimedes' Screw. It is noted that applications to restore the Bridgend Dam, and construct a fish pass, were granted in 2004.</p> <p>(90) It is not considered that the proposal will deter tourists as the elements which make the Calder attractive to tourists will not be significantly affected by the proposed development.</p> <p>(92) The Planning Authority has obtained opinions on the information submitted through consultation with relevant bodies. It is noted that no objections to the proposal have been received from consultees.</p> <p>Not Material Considerations (5), (33), (58), (69), (70), (75)</p> <p>Voltage differences in the ground around the turbine house, property values, capacity of the grid, viability of the scheme, subsidies and royalties are not material considerations in the determination of the planning application.</p>
CONSULTATIONS:	<p>SEPA – Initial objection to the application on the grounds of a lack of information. The information requested by SEPA can be summarised as follows:</p> <ul style="list-style-type: none"> • Impact on Groundwater Dependent Terrestrial Ecosystems which are present along the pipe route and are protected under the Water Framework Directive. The layout and design of the development must avoid impact on such areas; • Disturbance and re-use of excavated peat. No information has been submitted to demonstrate that deep peat has been avoided as part of the layout design; • Details of the location, size and nature of borrow pits; • A 10m buffer must be demonstrated between construction works and watercourses; • A site-specific schedule of mitigation including details of working corridors and buffer strips, storage and re-use of materials, trench excavation and back fill, re-fuelling of vehicles, prevention of silt run-off, and watercourse crossings. <p>Following the submission of further information, SEPA confirmed that they have no objections to the proposal subject to conditions.</p>

	<p>SEPA request that a condition should be attached to ensure that works are undertaken in accordance with the mitigation measures detailed in the Phase 1 Habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys by CSM Ecology dated 11/02/2019 and revised 02/2019).</p> <p>SEPA acknowledge that a borrow pit is required, and a condition should be applied to ensure that a detailed excavation and restoration statement for all borrow pots is submitted as part of a revised construction method statement.</p> <p>SEPA has also provided information on the requirement for authorisation of the hydro scheme element of the proposal under The Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>CAR authorisations control the following aspects of the development:</p> <ul style="list-style-type: none"> • The location at which water may be impounded and abstracted as well as where it is returned to the water environment. This includes the weir, intake, tailrace and outfall; • The rate at which water may be abstracted, the release of compensation or hands-off flows, fish passage; • The timing of works which are likely to impact on the water environment. <p>The CAR authorisation does not cover the following:</p> <ul style="list-style-type: none"> • The visual appearance of the impounding structure; • The construction and location of the pipeline, borrow pits, construction compounds, turbine house and access roads; • Impact on terrestrial ecosystems <p>SEPA have confirmed that while the CAR licence is being progressed subject to advertisement in the press, the information provided to date shows that the hydropower proposal is potentially capable of being consented.</p> <p>Planning conditions relating to protection of the water environment in relation to the hydro scheme element of the planning application should not be imposed.</p> <p>SEPA have also offered advice on flood risk. SEPA note that the proposed scheme is regarded as 'water compatible' in relation to land use vulnerability guidance and is generally suitable for the medium to high flood risk classification which covers the site.</p> <p>SEPA do not therefore object to the application on flood risk grounds. Watercourse crossings should convey the 1 in 200 year flood plus an appropriate allowance for freeboard and a clear span structure where possible.</p>
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	<p>SNH – No objections subject to conditions. The intake and first c. 690m of the pipeline lie within the Renfrewshire Heights SSSI (which is further designated as a Special Protection Area to reflect its importance to hen harriers at a European Level).</p> <p>Development proposals which may affect the status of the Special Protection Area have to be assessed under the Conservation (Natural Habitats, &c) Regulations 1994 and the Conservation of Habitats and Species Regulations 2010.</p> <p>The local authority is required to assess the possible effect of the proposal on the qualifying interest of the Special Protection Area before it can be consented.</p> <p>The first stage of the assessment is to gauge whether a proposal is likely to have a significant effect on the Special Protection Area and, if so, then to gauge whether the effect would be great enough to harm the integrity of the Special Protection Area with respect to the hen harrier population.</p> <p>SNH are of the view that the proposal would not have an adverse effect on the integrity of the Special Protection Area. This conclusion is based on the small scale and temporary nature of the proposed works, and on the location of the proposed works close to the outer edge of the Special Protection Area.</p> <p>SNH also comment that within recent years hen harriers have not nested within 500m of the location of the works, although they may forage there. As such, SNH recommend that all works should be timed to take place outwith the breeding season (April to August inclusive) so as to minimise the potential to disturb breeding birds.</p> <p>SNH accept the findings of the initial ecological survey (dated November 2018), and acknowledge that most of the land involved is semi-improved farmland of relatively low ecological value.</p> <p>It is stated that further ecological survey is to take place. SNH welcome this, and advise that further survey should include bats, otters, voles, badgers and other protected species.</p> <p>If these species are found to be present, the survey should include a proposal to draw up species protection plans ahead of the start of construction works.</p> <p>SNH have also provided comment on the revised ecological survey. SNH remain of the opinion that the proposal would not have an adverse effect on the integrity of the Special Protection Area. The recommendations contained in section 5 and table 14 of the report should be adhered to.</p>
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	<p>A pre-prepared method and timings statement should be prepared for the whole route to ensure that the project can be suitably managed.</p> <p>SNH also advise that Species Protection Plans for bats, badgers and otters should be drawn up well in advance of construction starting, with each plan setting out advice to the developer on the necessary action and mitigation to follow should these species be found to be present during the works.</p> <p>Environmental Protection Section – The proposed development will result in the introduction of a noise generating development adjacent to residential properties. The application should not be determined until the applicant submits a noise assessment for approval.</p> <p>The noise assessment shall determine the impact of generators and turbines on adjacent property, and appropriate mitigation shall be included where the rating level exceeds the measured background noise level.</p> <p>Notwithstanding this, the survey shall also include appropriate mitigation where the LA_{max} level is predicted to exceed 60dB (external) during the night period at the façade of any nearby property.</p> <p>The Environmental Protection Section has reviewed the Noise Impact Assessment submitted by the applicants. The noise measurement locations, noise sensitive receptors and methodology utilised are appropriate for the assessment.</p> <p>For all locations measured, the model has predicted that resultant noise levels will be significantly below the existing background noise levels.</p> <p>Notwithstanding this, it is recommended that a condition is attached to address uncertainty relating to the final plant specification, and to ensure that construction for the turbine housing has a minimum sound reduction value. A verification report will also be required to demonstrate that plant and the construction materials used reach the required noise standards. If the standards are not met, the scheme shall discontinue until additional mitigation is installed.</p> <p>Environment and Infrastructure Services (Design Services) – Flood Risk Assessment required to cover any impact on others and the site from the inlet, flow diversion to pipe work, and the hydro power station itself.</p> <p>The submitted Flood Risk Assessment has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p>
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	<p>Environment and Infrastructure Services (Roads/Traffic) – Consideration must be given to impacts associated with the construction phase and operational phase of the development.</p> <p>For the construction phase, the following additional information is required:</p> <ul style="list-style-type: none"> • Number of lorry movements and what they are bringing; • Frequency of deliveries and drop off points to ensure safe access and exit; • Timing of construction; • Delivery of concrete and other materials to the dam and power station; • Sufficiency of existing passing places; • Condition of roads, and whether they will need to be strengthened; • Requirement for a dilapidation survey and monitoring of the road surface; • How will the turbines and transformers be delivered, and are they special loads? <p>For the operational phase, the following additional information is required:</p> <ul style="list-style-type: none"> • The frequency, number and type of vehicles being used to access the intake and turbine house; • Details of access from the public road; • Type of junctions which are being proposed. <p>Lochwinnoch Community Council – Object to the application on the following grounds:</p> <ul style="list-style-type: none"> • The pipeline and dam pass through protected areas including an SPA, SSSI and Wild Land designation; • Precious assets and fragile eco-systems of the Clyde Muirshiel Regional Park, which are enjoyed by thousands of visitors a year, should be protected from commercial and industrial ventures in order to preserve them for future generations; • The Community Council has written to SEPA to oppose the CAR license; • The river and its environment, including the natural ecosystem, use of the river and its surrounds for recreational activities, habitat for fish and other species, and the waterfalls and pools which make up the river, will be adversely affected; • Riparian rights, and the consent of landowners to obtain water from the river has not been given; • The volume of representations indicates the strength of feeling within the community towards the proposal;
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	<ul style="list-style-type: none"> • Impact of noise on nearby woodland cemetery and main Lochwinnoch Cemetery; • Impact of noise, both during and after construction, on nearby residential properties; • The period for representations is unreasonable; • The planning application should not have been validated as information available at the time was in draft form, sketchy or missing; • The submitted documentation was inaccurate and misleading: the regional park manager had not been consulted prior to the application being made, the power generated will not go straight to Lochwinnoch but instead will go direct to the national grid, and the statement by the developer regarding contributing to the Community Council has not been discussed. <p>West of Scotland Archaeology Service – The proposed development falls within an area of some archaeological sensitivity. Several recorded archaeological sites lie close to the areas of proposed disturbance.</p> <p>It is recommended that there is an archaeological walkover survey undertaken, with trial trenching of areas likely to be affected by development and targeted towards areas of likely archaeological potential. An 8% sample of the development area should be tested.</p> <p>A condition requiring this survey work to be undertaken should be attached should the Council intend to grant planning consent.</p> <p>Response</p> <p>The conditions requested by consultees are noted and will be applied should the application be granted.</p> <p>In response to the points of objection raised by Lochwinnoch Community Council:</p> <ul style="list-style-type: none"> • The location of the pipeline and dam within protected areas is noted. The impact of the proposal on protected areas is addressed in detail in the main body of the report; • The impact of the proposal on the assets and eco-systems of the Regional Park is addressed in the main body of the report. It is considered that commercial developments can be accommodated within the Regional Park if consideration is given to location and environmental impact; • The CAR license is a separate licensing process administered
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	<p>by SEPA. The consultation response from SEPA states which aspects are given consideration through the CAR license, and which aspects are not and should thereafter be addressed through the planning process. However, it is beneficial for SEPA to be furnished with as much ecological information as possible so that they can set the mitigation flow accordingly;</p> <ul style="list-style-type: none"> • The impact of the proposal on the river environment has been addressed in detail in the main body of the report; • Riparian rights are a legal matter, and not a material consideration in the assessment of the application; • The volume of representations is noted. However, the key consideration is the content of the representations. The points raised in the representations have been summarised and responded too; • The applicants Noise Impact Assessment concludes that noise impact on the cemetery will be negligible. The assessment has been approved by the Environmental Protection Section; • The applicants Noise Impact Assessment concludes that noise associated with the development is unlikely to exceed background noise levels at residential receptors. The assessment has been approved by the Environmental Protection Section; • The period for representations has been extended; • The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013 sets out the information necessary to submit a valid application. It was considered that the applicant had submitted enough information to make the application valid. Given the complexity of the proposal, there would be an expectation that further information would be required before a decision could be made; • Further information has been submitted to address inaccuracies as well as more detail in order to consider the proposal. There is no legislative requirement in a planning sense for the applicant to consult with the Regional Park prior to the application being submitted. It is acknowledged that the power will go to the grid. However, it is noted that Lochwinnoch is supplied by the grid. Contributions to the Community Council is a matter to be discussed between the applicants and the Community Council and does not have a bearing on the planning application.
PRE-APPLICATION COMMENTS:	General advice provided on the relevant Local Development Plan policies, and the issues likely to arise during assessment of the application.

SUPPORTING STATEMENTS	
<p>Planning Statement (November 2018)</p>	<p>Provides background to the proposed development. States that the power output of 1.99MW will have the capacity to power the equivalent of 1300 homes.</p> <p>Water is abstracted from the river Calder just within the Clyde Muirshiel Regional Park Special Protection Area and SSSI boundary, and a temporary track will be laid to access the site. The intake dam has provision for a fish ladder.</p> <p>Two river crossings will be required at locations 500m downstream of the weir. One of the river crossings will provide provision for pedestrian crossing and will replace an existing bridge which is in a poor condition.</p> <p>The pipe lay route from the dam runs parallel with the river Calder for approx. 4500m, and the pipe will be 1m in diameter and buried over its entire length.</p> <p>The turbine house will be two storeys and built within a natural indent in the river bank. The upper structure will be constructed of concrete and blockwork with a sandstone exterior wall, with a concrete base tied into the bed rock. The roof will have soil applied and will be sown with a wildflower seed mixture. Two Francis type turbine units will be installed within the building.</p> <p>The statement also includes information on the construction method, supervision and reinstatement. The pipe will be laid in short lengths, with excavation, pipe installation, backfill and surface reinstatement of <100m lengths at a time. Turf will be set aside then re-used. Overall the area of disturbed ground is not high.</p> <p>Intake will be constructed from concrete, with river water diverted through a pipe from temporary upstream clay or sand bagged dam.</p> <p>CMS Ecology will be employed as an Ecological Clerk of Works to advise on issues relating to protected species and sensitive areas.</p> <p>Areas of excavation associated with the proposal, including around the turbine house, pipe route and intake, will be smoothed and reseeded or planted with trees/shrubs as appropriate. It is stated that natural and seeded regeneration occurs rapidly.</p> <p>Response</p> <p>The Planning Statement provides useful background information on the proposal and how it would be implemented.</p>

	<p>Additional information on reinstatement was added to the statement at the request of the Planning Authority to ensure that disturbed ground is made good. Ultimately this can be safeguarded by condition.</p> <p>The length of time required for regeneration of the land is noted and is comparable to regeneration of the land associated with a similar project on the Maich Water.</p>
<p>Ecological Survey (5 November 2018)</p>	<p>Summary of the initial ecology walkover survey conducted along the course of the proposed pipeline. This includes an informal Phase 1 Habitat assessment which was extended to include scope for any protected or otherwise notable species.</p> <p>A formal National Vegetation Classification was also conducted.</p> <p>The route predominantly crosses acid grassland, bracken, semi improved grassland and improved grassland. There were no specially protected, or notable floral or faunal species observed on the route, and the likely impacts from the installation of a small diameter pipeline across these habitat types is considered to be minimal.</p> <p>There would be a requirement for mitigation measures during the construction phase.</p> <p>Response</p> <p>The ecological survey provides information on habitats associated with the route of the pipeline only. These are noted as being of minimal ecological value.</p> <p>Deficiencies in the scope of the survey were highlighted to the applicant following review by the Planning Authority and taking into consideration comments from consultees and representations.</p> <p>The applicant was advised to extend the scope of the survey to include assessment of likely impact at the intake and turbine house (given that these are located within designated areas).</p> <p>The requirement for a fish habitat assessment, and a more in-depth survey of other protected species was also requested.</p>
<p>Ecological Survey (11 February 2019)</p>	<p>A more in-depth ecological survey was issued in February 2019. The scope of the survey has been extended to include Groundwater Dependant Terrestrial Ecosystems, designated areas, bats, fish and other protected species.</p> <p>The survey also includes mitigation measures, site enhancement and restorative works.</p> <p>The survey states that some elements of groundwater</p>

	<p>dependent habitats were found along the route of the pipe. No deep peat was present.</p> <p>There is scope for ground nesting birds to breed in the tussocky grassland at the upper part of the site, and it is likely that birds would breed in the mature trees and woodland along much of the river.</p> <p>There were no badger sets found on the site. Trees within the vicinity of the turbine house which require felling are considered to have negligible bat roost potential.</p> <p>While no evidence of otters was found, the site is considered suitable as a habitat for otters and otters will be present in the river.</p> <p>The site is not considered suitable for water voles.</p> <p>The survey states that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level. This is due to the Bridgend Weir which provides an obstacle to the upstream movement of salmon, sea trout, eels, lamprey, spawning river trout and loch trout. The proposal is upstream of the Bridgend Weir.</p> <p>The habitat between the intake and the turbine house was most closely identified as bedrock channels where the substrate is predominantly bedrock. This is considered to be largely unsuited to egg-laying alevins, fry, parr or smolts.</p> <p>The survey considers several different ways in which the proposed development could potentially impact on sensitive ecological receptors:</p> <ul style="list-style-type: none"> • Habitat loss and deterioration: Short term impacts associated with construction phase, and long-term impacts associated with reduction in the flow of the river. The survey states that the long-term impact will not be detrimental to economically important or ecologically vulnerable fish species or spawning locations as the river habitat within the length of the scheme does not support them. • Incidental mortality during construction: Operations affecting habitat suitable for terrestrial mammals. • Damage/disturbance to nesting sites from noise and visual disturbance: Operations within habitat suitable for ground nesting birds. • Pollution: Accidents leading to fuel, oil or other chemical spills, and discharge of contaminated groundwater/surface water. <p>The following mitigation measures are proposed;</p> <ul style="list-style-type: none"> - Clay plugs and perforated drainage pipe will be inserted to
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	<p>control water movement near identified groundwater dependent habitats;</p> <ul style="list-style-type: none"> - Utilising existing roads and regularly used and long-established farming access routes as far as is practicable; - Adherence to the 'Guidance for Pollution Prevention', with any chemicals stored on site protected from leakages by suitable bunds; - Appointment of an ecological clerk of works to monitor mitigation measures. <p>Further survey is advised with respect to bats, badgers, nesting birds, otters and water voles where construction activities would pose a direct risk to these species, and this would primarily be timed to coincide with construction activities.</p> <p>It is noted that the risk of impact to sensitive species and habitats can be alleviated by providing suitable mitigation measures that would avoid, reduce or minimise potential impacts to any vulnerable ecological receptors.</p> <p>The site would also benefit from proportionate enhancement by way of bat box installation and wildflower seed mixes.</p> <p>The survey concludes that there will be no significant adverse effects to the Renfrewshire Heights Special Protection Area and SSSI conservation objectives or qualifying interests.</p> <p>The applicant has also provided a response to the comments made by the group of ecologists. The response states that at least 24 watercourses will supply the river downstream of the intake, and this will supplement the compensation flow which will be required by SEPA.</p> <p>It is concluded that there will be no significant impact on the woodland adjacent to the watercourse.</p> <p>It is also noted that vegetation within this woodland is mostly dependent on groundwater seepage and rainwater as opposed to the river flow.</p> <p>Areas of the river with deeper water (below waterfalls and in pools) will still hold small numbers of resident fish and invertebrates.</p> <p>Response</p> <p>The content of the ecological surveys has been approved by SNH and SEPA on the basis that conditions should be applied to mitigate the impact of the development on designated habitats and protected species.</p> <p>The ecological information submitted is considered to cover the potential impacts arising from the development, and is of a</p>
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	<p>sufficient standard to allow a recommendation on the proposal to be made.</p>
<p>Flow Estimate for River Calder (February 2015)</p>	<p>Report presents the estimated annual and seasonal flow statistics for the site. While the mean annual flow rate is 1.284 cubic metres per second, there are seasonal variations to the flow with a high of 2.193 cubic metres per second in January, and a low of 0.537 cubic metres in July.</p> <p>Response</p> <p>The flow report can be used to assist in calculating potential output from the hydro scheme.</p> <p>It also gives an indication of minimum flows and conforms with the representations which state that there is significant seasonal variation to flows along the Calder.</p> <p>The report does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Noise Impact Assessment (27th February 2019)</p>	<p>Noise modelling is based on the simultaneous operation of two 1MW twin-jet pelton turbines, and primary noise sources identified for inclusion include the turbines, ventilation fans and transformer.</p> <p>The closest residential receptors are located approx. 120m to the north.</p> <p>Consideration is given to impact on the residential receptors and the cemetery.</p> <p>Baseline sound level monitoring has also been undertaken.</p> <p>The BS4142 assessment concludes that for all residential NSR's during both daytime and night-time the rating level does not exceed the background sound level.</p> <p>Assessment of noise impact at the cemetery indicates that the existing noise levels are likely to increase by less than 1 decibel and as such the magnitude of impact is negligible.</p> <p>Accordingly, the assessment states that the proposed development will not have an adverse noise impact on the local area.</p> <p>Response</p> <p>The Noise Impact Assessment has been considered and the details found to be acceptable by the Environmental Protection Section subject to a condition to ensure that minimum sound levels within residential receptors are achieved, and that additional mitigation would be required should the minimum</p>

	<p>sound levels be exceeded.</p>
<p>Habitat Survey, River Calder (14/15 January 2019)</p>	<p>The survey draws on fisheries data from several samples taken between 2004 and 2017. Eleven samples were taken upstream of the Bridgend Weir. Trout were present in all samples, with minnow in two samples and eel in one</p> <p>The fish habitat survey was undertaken between Bridgend Weir and the Muirshiel Park Visitor Centre. Two types of habitat were recorded: 'productive habitat' (1923 linear metres of the 5,870 linear metres surveyed), and unproductive 'bedrock channel' (3947 linear metres of the 5,870 linear metres surveyed). It is noted that the Calder is 7,079 linear metres in length, however some was considered too dangerous to survey.</p> <p>The report concludes that the Bridgend Weir presents a barrier to the upstream migration of salmon.</p> <p>Salmon and sea trout are therefore unlikely to be present in the reach affected by the proposal.</p> <p>Trout and minnow dominate the fish community which is upstream from Bridgend Weir, and it is assumed that both species will be present in the reach affected by the proposal.</p> <p>There is a preponderance of unproductive bedrock habitat in the survey reach.</p> <p>The report concludes that the impact for the resident fish community of water abstraction on the connectivity between patches of productive habitat should be considered during any development.</p> <p>Response</p> <p>The survey provides useful information on fish stock and habitats within the stretch of the Calder which will be impacted by the proposal.</p> <p>It is acknowledged that while the Bridgend Weir presents an impassable barrier, there is a stock of trout and minnow beyond the Weir. This conforms to comments within several representations.</p> <p>The report again does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Material Handling and Road Traffic Management Methodology</p>	<p>The report outlines the methodology and arrangements that will be utilised to enable construction and ongoing operation/maintenance of the proposed hydro scheme.</p> <p>The upper half of the pipeline will be installed from the intake</p>

	<p>position downwards, with access taken from a hardcore access track which connects to the existing roadway serving the Clyde Muirshiel Regional Park.</p> <p>Deliveries of pipe and other materials will be taken directly to the Clyde Muirshiel Regional Park car park area. From there they will be broken down and transported to the work area by tractor and trailer.</p> <p>The lower half of the pipe will be installed from Laigh Linthills farmland using existing unmade access infrastructure.</p> <p>A marshalling yard remote from the site is proposed, again where pipe and other materials would be broken down for onward transport by tractor and trailer.</p> <p>Frequency and timing of lorry movements will be managed to avoid conflict with visitors to the Regional Park, and ceremonies at the graveyard.</p> <p>Movements would also principally take place in the morning and evening to minimise inconvenience to residents.</p> <p>At the operational stage, access to the intake and turbine house would be taken once a week, with access and parking areas formed during the construction phase utilised in this regard.</p> <p>Response</p> <p>The methodology is considered to address the issues raised by the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Adherence to the methodology will ensure that impacts on the local road network during construction and operation of the hydro scheme are mitigated to an acceptable level.</p>
Flood Risk Assessment (17 February 2019 Rev C)	<p>The assessment estimates the effect of flood levels in the River Calder, and their impact on the design of the proposed hydro scheme.</p> <p>The assessment recommends a redesign of the weir to provide a 'normal' flow channel, and to provide an emergency overflow channel in times of flood.</p> <p>The span height of both the upper and lower bridge crossings is outwith the 1 in 200 year +20% flood flow level.</p> <p>The turbine house has been elevated and set back into the bank so that it does not encroach on the wetland area during most flood conditions.</p> <p>The flow abstracted at the intake is the same as the flow out of the turbine house at all times, a maximum of 1.9 cubic metres per second.</p>

	<p>The flow below the turbine house is indistinguishable from the natural flows occurring at that point and therefore does not generate any flood risk above that naturally occurring.</p> <p>The assessment states that SEPA regulated compensation and residual flows will be allowed to pass the intake at all times.</p> <p>Response</p> <p>The Flood Risk Assessment has been considered and found to be acceptable by the Environment and Infrastructure Services (Design Services). Changes to the design of the intake and the turbine house have been built into the proposal, and amended drawings have been provided.</p> <p>The reports reference to SEPA regulated compensation and residual flows is noted. These flows would be identified through the CAR licensing process.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p>Adopted Renfrewshire Local Development Plan 2014 Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV3 – Built Heritage Policy ENV4 – The Water Environment Policy I5 – Flooding and Drainage Policy I6 – Renewable and Low Carbon Energy Developments</p> <p>Renfrewshire Local Development Plan New Development Supplementary Guidance November 2014 Delivering the Environment Strategy – Environment Development Criteria, Green Belt, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, National Designations, Local Designations, Built Heritage, Listed Buildings, Scheduled Ancient Monuments & Archaeological Sites and The Water Environment</p> <p>Delivering the Infrastructure Strategy – Infrastructure Development Criteria, Flooding and Drainage, and Renewable and Low Carbon Technologies</p> <p>Delivering the Places Strategy – Regional Parks</p> <p>Material Considerations Scottish Planning Policy</p>
SITE VISIT	<p>For the purposes of assessing this application, site visits have been undertaken to the applicants other hydro power schemes at Largs and Kilbirnie, the hydro power scheme on the Maich Water and the site of the proposed hydro power scheme within the Calder Glen.</p>

	<p>The hydropower scheme at Largs is located adjacent to the Brisbane Glen Road, and was granted permission by North Ayrshire Council in 2009. The scheme has been operational for a number of years, and provides an insight as to the longer term impact of such schemes on the landscape and environment. The turbine house is of a similar construction to that proposed (stone walls with a grass roof).</p> <p>Observations on site show that the route of the pipe is indistinguishable within the landscape, while the area around the turbine house had also largely been restored.</p> <p>Noise from the turbine house was imperceptible at approx 70m, however it is noted that the scheme at Largs is smaller than that proposed at Lochwinnoch.</p> <p>The hydropower scheme at Kilbirnie is located adjacent to Holehouse Farm, and was granted permission by North Ayrshire Council in 2014.</p> <p>It is currently under construction, and provides an insight into the impacts that such schemes have during the construction phase.</p> <p>The hydropower scheme on the Maich was granted permission in 2015 (application ref: 14/0890/PP). It is also operational, and again gives an insight into the recovery of the landscape following the construction phase.</p> <p>A site visit to the Calder Glen was undertaken on the 28 January, and comprised a detailed inspection of the area around the proposed turbine house and intake dam.</p> <p>The proposed pipeline route was observed from the access road leading up to the Clyde Muirshiel Regional Park Visitor Centre.</p>
DESCRIPTION	<p>This application seeks planning permission for the installation of a 1.99MW hydropower scheme comprising of an intake, pipeline and turbine house with associated access track on land adjacent to River Calder to the north west of Lochwinnoch.</p> <p>The intake comprises of a concrete dam located approx 330m to the south west of the 'Scots Pine' car park associated with the Muirshiel Visitor Centre.</p> <p>An access road will be formed between the car park and the site of the intake. The dam is 11m wide and 4.2m in height, with the spill height 2m above the present river level.</p> <p>A galvanised metal catwalk runs along the top of the dam to provide access for maintenance.</p>

	<p>A pipeline 1m in diameter will connect the intake to the turbine house. The pipeline is approx 4.5km in length and runs along the south western side of the River Calder. The pipeline will be buried over its entire length.</p> <p>The turbine house will be located in an area of woodland immediately to the north east of Lochwinnoch Cemetery and will be built into a natural hollow adjacent to the river. It will incorporate a dual pitched roof and will be finished in a mix of stone and perforated screening to the walls, and a wild flower turf to the roof.</p> <p>Access to the turbine house will be taken from a minor road to the north west, with a track formed to connect the turbine house with the minor road.</p> <p>Installation of the turbine house, access track and pipeline in this area will require the felling of five trees though they are not protected by a Tree Preservation Order.</p> <p>In terms of designations, the intake and part of the pipeline will be located within the Renfrewshire Heights Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI), while the turbine house will be located within the River Calder Corridor Site of Importance for Nature Conservation (SINC).</p> <p>The nearest residential properties are located at Calderbank Mill approx. 85m to the north east of the turbine house site.</p> <p>This is a grouping of former mill buildings which are category B and C listed.</p>
ENVIRONMENTAL IMPACT ASSESSMENT	<p>The application must be screened against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine whether an Environmental Impact Assessment is required.</p> <p>The 2017 regulations split developments into two categories. Those developments within 'Schedule 1' always require an Environmental Impact Assessment, while those in 'Schedule 2' may require an Environmental Impact Assessment and should be screened against the selection criteria in schedule 3 of the regulations.</p> <p>The proposed development does not fall within Schedule 1. However, it does fall within Schedule 2 as it comprises of an installation for hydroelectric energy production with an output capacity in excess of 0.5 MW.</p> <p>To determine whether a Schedule 2 development requires an Environmental Impact Assessment, consideration must be given to the characteristics of the development, the location of the development, and the characteristics of the potential impact</p>

	<p>of the development.</p> <p>The applicant has submitted a screening checklist which assesses the potential impact of the development with respect to these three themes.</p> <p>The checklist concludes that there is no significant effect arising from the proposed development which would require the submission of an Environmental Impact Assessment.</p> <p>The checklist submitted by the applicant identifies several potential environmental impacts associated with the proposed development including visual impact, use of natural resources, pollution, storage and transportation of materials, absorption capacity of the natural environment and impact on designated areas. The characteristics of the potential impact are also noted.</p> <p>The screening checklist has been reviewed and has been extended to include matters relating to flood risk and the water environment, noise and ecology.</p> <p>Given the scale of the proposed development and the localised nature of the potential impact, it is considered that these issues can be suitably addressed through the planning process.</p> <p>In view of the above, it is considered that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, it is not likely that the proposal will have a significant environmental impact which would require an Environmental Impact Assessment to be carried out.</p>
PLANNING ASSESSMENT	<p>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 assessed in terms of the policies set out above, and any other material considerations.</p> <p>Policy ENV1 of the Local Development Plan states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area and promote access opportunities to open space.</p> <p>Appropriate development within the Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance identifies several forms of development which are acceptable in principle within the Green Belt. This includes renewable energy developments.</p>

	<p>Policy I6 of the Renfrewshire Local Development Plan also states that renewable and low carbon energy developments will be supported in principle.</p> <p>Support in principle within the Local Development Plan for renewable energy stems from Scottish Planning Policy which states that the planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation from renewable energy technologies.</p> <p>Both the Local Development Plan and Scottish Planning Policy clearly indicate that development of renewable energy should not be at any cost.</p> <p>In this regard, factors relating to location, siting and design both on an individual and cumulative basis must be considered.</p> <p>These factors are detailed within the Scottish Planning Policy, Renfrewshire Local Development Plan and Supplementary Guidance and will be considered in turn below.</p> <p>Policy I6 identifies the following effects which must be considered:</p> <p><u>Local environment, landscape character, built, natural and cultural heritage</u></p> <p>The benefit of hydropower schemes is the generation of clean energy. They can though have an impact on the local environment.</p> <p>These can be considered in two parts; the physical impact of the hydropower scheme itself and its ancillary elements, and the associated diversion of water away from the river.</p> <p>The Calder and its valley benefit from several environmental designations, the Special Protection Area and SSSI at Clyde Muirshiel Regional Park, and the SINC which follows the course of the river down towards Lochwinnoch.</p> <p>The applicants supporting statements, consultation responses, the content of representations, and site inspections will all be taken into consideration when determining the potential environmental impact.</p> <p>The physical impact of the hydropower scheme itself with respect to the installation of the intake, pipeline, turbine house, access and other ancillary elements is not considered to have a significant effect on the environment.</p> <p>The intake and associated access road cover a small area of the Special Protection Area and SSSI designation, and the</p>
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	<p>Planning Authority would agree with SNH that the proposal would not have an adverse effect on the integrity of the Special Protection Area.</p> <p>The route of the pipeline predominantly runs through semi improved and improved grassland which is out with the SINC boundary. The ecology survey states that the ecological value of this area mainly derives from GDTE habitats, and that impacts on these habitats can be suitably mitigated. This element of the ecology survey has been ratified by SEPA.</p> <p>The turbine house is within the SINC boundary and will result in the loss of some trees within a wooded area.</p> <p>The ecology survey notes that trees which require felling are of negligible bat roost potential.</p> <p>Mitigation in the form of pre-felling checks, and enhancement in the form of new bat box installations and replanting to replace the felled trees will compensate for the loss of trees within the SINC area.</p> <p>Impact on the river environment from a reduction in the flow of water is more difficult to quantify. The supporting information submitted by the applicants, in addition to the comments expressed in representations, suggest that the Calder does support an ecosystem of fish and other species within a network of pools.</p> <p>Representations also point to the importance of the ancient woodland fringe along the banks of the river, and the habitats and species that it supports.</p> <p>While the river is already subject to existing variations in the flow (both seasonally and as a spate river), the potential impact of the hydro scheme is to reduce flows along the river to a consistent 'compensation and residual flow' which would replicate summertime flows over an extended period. In addition, the consultation response from SEPA states that the rate at which water may be abstracted and the release of compensation or hands-off flows is a matter which is considered in detail under the Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that a CAR license would be issued on the basis that a minimum compensation or 'hands-off' flow would have to be maintained.</p> <p>This compensation flow would be a bespoke rate designed to maintain the river ecology.</p> <p>SEPA examine the needs of the river and determine a</p>
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	<p>compensation flow rate which is tailored to the ecological needs of the river.</p> <p>The compensation flow rate is measured at the intake point, so any water that feeds into the river beyond this (a catchment of approx. 11sqkm according to the applicant) would supplement the compensation flow.</p> <p>A suitable flow regime is used to ensure that the river ecology is maintained. Abstraction will only occur if there is enough river flow to maintain compensation values downstream. If the minimum compensation flow cannot be achieved, then no abstraction will take place.</p> <p>In this situation the natural river will continue to flow downstream of the intake.</p> <p>SEPA have commented that the hydropower proposal is potentially capable of being consented under the CAR license process.</p> <p>In terms of landscape character, it is not considered that the proposed scheme will have a significant visual impact.</p> <p>The pipeline will be buried over most of its length (there are two points where the pipe crosses the river), and conditions will be used to ensure that the ground is reinstated to not leave a 'scar'.</p> <p>The intake is a robust structure. However, it will not be overly visible within the landscape setting of the Muirsheil Park given the surrounding topography, and again I would not consider it to be significantly detrimental to the landscape character of the area. The turbine house will also be partly screened by surrounding topography.</p> <p>It is considered that its design or finish will not significantly harm the landscape character of the area.</p> <p>The track formed to access the intake site will be partly screened from view by a drystone dyke. Stone used to form the track will be taken from a 'borrow pit' to the east of the intake site.</p> <p>The ecology report states that this area is of low ecological value, and an existing hollow suggests that rock extraction has previously taken place at this location.</p> <p>SEPA have requested that a detailed excavation and restoration statement is provided for the proposed borrow pit as part of a revised construction method statement.</p>
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	<p>A condition to this effect will be applied should the application be granted.</p> <p>It is considered that the proposal will not have a detrimental impact on the setting of the group of listed buildings at Calderbank, the Bridgend Weir or Bridgend Bridge given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p><u>Amenity of existing or allocated uses</u></p> <p>The proposed hydropower scheme has the potential to cause loss of amenity to nearby residents from noise associated with the operation of the turbines/generators and the transformer associated with the development.</p> <p>To address this issue, the applicant has submitted a Noise Impact Assessment (NIA). The assessment concludes that noise associated with the development will not exceed background noise levels at the nearest residential receptors, while noise impact on the adjacent cemetery will be negligible. The Environmental Protection Section has assessed and found the Noise Impact Assessment acceptable.</p> <p>It is noted that conditions have been requested to ensure that appropriate noise levels within residential properties are achieved.</p> <p>If at any point the required noise levels are exceeded, the hydropower scheme will cease operations and additional mitigation will be put in place.</p> <p>Priority has been given to safeguarding residential amenity within domestic properties. While impact on associated garden ground and the neighbouring cemetery is also considered, less weight is attached to safeguarding amenity at these locations as people spend less time in these areas, do not reside in these areas in the same way that they would reside within a dwellinghouse.</p> <p>Impact on the cemetery would be difficult to quantify, and it is not considered reasonable to require that noise from the turbine house should be inaudible within the cemetery.</p> <p>The Noise Impact Assessment states that noise impact on the cemetery will be negligible when considered against background noise levels, and again the Noise Impact Assessment has been approved by the Environmental Protection Section.</p> <p>It is therefore accepted that the applicant has used the appropriate methodology to arrive at this conclusion.</p>
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	<p><u>Visual amenity</u></p> <p>Impact on landscape character has been considered above. The Planning Authority would agree with the comments from representees that the Calder Valley is an area of high amenity and landscape value.</p> <p>However, it is considered that the physical impact of the proposal will not have a significant detrimental impact on this amenity and value.</p> <p>Site visits to other similar schemes (as detailed above) demonstrate how the land heals following the installation and construction works. This would again be controlled through condition.</p> <p>The long-term visual impact associated with the proposed scheme relates to the intake, turbine house and access tracks. These elements are not considered to have a significant impact on visual amenity on either an individual or cumulative basis.</p> <p>Consideration has also been given to the visual appearance of the river, and its waterfalls, following a reduction in flows. Several representations highlight the benefits of the river and its falls in attracting tourists to the area.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the visual appearance of the river.</p> <p><u>Outdoor sport and recreation interest</u></p> <p>Several representations have highlighted that the proposed scheme will diminish the recreational value of the Calder as a place for fishing, swimming and walking.</p> <p>The scheme will not restrict existing access into the area in the long term, and the visual impact of the scheme from walking routes is not considered to be significant or a reason to refuse the application.</p> <p>The value of the Calder for swimming and fishing would potentially be impacted following a reduction in flows associated with the scheme. This would potentially diminish the habitats within the river which support fish, and the pools which are used for swimming.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the recreational interest of the river.</p>
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	<p><u>The safe and efficient use of the airport, flight activity, navigation, flight paths and Ministry of Defence surveillance systems</u></p> <p>The proposal is not considered to raise any issues with respect to the above given the nature of the development, and its proximity to such uses.</p> <p>Proposed developments must also comply with the criteria as detailed in the Supplementary Guidance.</p> <p>Renewable and Low Carbon Technologies</p> <p>The Supplementary Guidance on Renewable and Low Carbon Technologies states that the Council is supportive of an increase in the proportion of electricity produced from renewable sources, but will require proposals for development to meet the following criteria:</p> <ul style="list-style-type: none"> - <i>There is no significant impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances;</i> <p>It is not considered that the proposal will have a significant impact on the amenity of nearby residents with respect to noise. This issue is addressed in detail above.</p> <ul style="list-style-type: none"> - <i>Significant visual intrusion within the landscape in terms of scale, location, design etc. has been minimised;</i> <p>Impact on the landscape has been considered above. On balance, it is considered that the landscape qualities of the area will be significantly affected by the proposed development given its scale.</p> <ul style="list-style-type: none"> - <i>During the process leading to the selection of the proposed site, consideration must also be given to alternative sites, and the selection of the proposed site justified;</i> <p>The applicant has identified the Calder as being suitable and capable of supporting a hydropower scheme of 1.99MW capacity.</p> <ul style="list-style-type: none"> - <i>The individual or cumulative impact of the proposed development along with any other existing and approved similar developments will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;</i> <p>The history of planning applications for renewable energy in Renfrewshire is limited.</p> <p>Two previous applications for solar farms (ref: 15/0802/PP and 15/0821/PP) were refused on landscape and visual impact.</p>
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	<p>Small scale hydropower schemes as a form of renewable energy generation are generally less intrusive than wind and solar especially in a visual sense.</p> <p>As noted above, a smaller scale hydropower scheme has been approved on the Maich Water to the west of Lochwinnoch.</p> <p>It is not considered that the individual or cumulative impact of the proposed development, and other consented schemes, will have an unacceptable impact on environment, amenity, community and recreational interests.</p> <p><i>- The transportation aspects associated with implementation of the development can be accommodated or mitigated against;</i></p> <p>The applicant has submitted a roads construction methodology statement in support of the application, and in response to comments from the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Short term disruption is associated with the implementation of all developments and is not a reason to refuse the application.</p> <p>The methodology presented by the applicants seeks to mitigate disruption associated with the implementation of the hydropower scheme.</p> <p>In terms of additional roads infrastructure, the holding area associated with construction of the intake can be accessed from the existing road network.</p> <p>A small access will then be constructed from the holding area to the intake.</p> <p>The existing road network will also allow access to the site of the turbine house, while access to the pipeline route will be over existing farm tracks.</p> <p>On balance, it is considered that the transportation aspects associated with the development have been considered, and appropriate mitigation will be put in place to mitigate transportation impacts arising from implementation of the development.</p> <p><i>- Arrangements are in place to ensure restoration of the site to an acceptable standard after the operation has ceased;</i></p> <p>Observations at other hydropower sites have shown that while there are short term scars on the landscape associated with the implementation of such schemes, appropriate measures can be put in place to ensure that the sites are restored. These include reinstating the layer of turf along the route of the pipeline, recovering and seeding borrow pits, tree planting and</p>
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	<p>grass/wildflower seeding within other affected areas.</p> <p>It has been demonstrated above that the proposed scheme will not have a significant detrimental impact on landscape character or visual amenity. On this basis, it is not considered necessary to require removal of the scheme once it becomes redundant.</p> <p><i>- SEPA's Thermal Treatment of Waste Guidelines should be referred to where development involves recovering energy from waste;</i></p> <p>The proposal does not involve recovering energy from waste.</p> <p><i>- Development would be encouraged and supported where thermal treatment plants are collocated with existing energy and heat intensive uses which maximise the opportunities for effective energy use.</i></p> <p>The proposal does not involve development of a thermal treatment plant.</p> <p>Green Belt Development Criteria</p> <p>The Supplementary Guidance on the Green Belt states that all developments within the green belt require to be assessed against the following criteria.</p> <p><i>- There should be no loss of prime quality agricultural land or land of lesser quality that is locally important in line with SPP;</i></p> <p>There will be no loss of prime quality agricultural land or locally important land of a lesser quality.</p> <p><i>- Traffic and access infrastructure can be sensitively accommodated;</i></p> <p>As noted above, the extent of additional access infrastructure required to implement the development is limited to an access track to connect the holding yard at Murshiel Park with the intake site.</p> <p>The access track will be partly screened by a drystone dyke and is acceptable in a visual sense.</p> <p>Additional traffic generated by the scheme will primarily be restricted to the construction phase.</p> <p>A construction methodology statement has been prepared to mitigate potential impacts on the road network during the construction phase.</p> <p>Journeys to the site during the operational phase are restricted</p>
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	<p>to visits for maintenance approx. once a week.</p> <p><i>- There will be no significant effects on public water supply and water courses from any pollution risk;</i></p> <p>There is a pollution risk associated with the proposed development given its proximity to the Calder river. SEPA have advised that the pollution prevention measures outlined in the Planning Statement address the issues within their remit.</p> <p>From a planning perspective, it is considered that adherence to the measures within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement should contribute to mitigating the pollution risk associated with the development.</p> <p>It is considered that this matter can be addressed via condition.</p> <p><i>- The local landscape character will be maintained and enhanced;</i></p> <p>Impact on local landscape character has been addressed in detail above. It is considered that local landscape character will be maintained.</p> <p><i>- Appropriate proposals to protect and provide access to open space have been incorporated;</i></p> <p>The proposal will not have an impact on existing access to open space. There will also be some minor enhancements to existing access in the form of two new crossings across the Calder: the catwalk associated with the intake dam, and a walkway incorporated into one of the pipe bridges.</p> <p>The proposal is considered to protect and provide access to open space in this regard.</p> <p><i>- Development layout, design and siting should respect and incorporate important features such as traditional field enclosures, water courses and features, woodlands and skylines;</i></p> <p>Impact on landscape character has been addressed in detail above.</p> <p><i>-It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings;</i></p> <p>The turbine house incorporates a battered stone finish to both side elevations, and a 'green' wildflower turf finish to the roof.</p> <p>The front and rear elevations incorporate a perforated green screen to assist with ventilation, while the rear elevation also</p>
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	<p>incorporates louvered vents.</p> <p>A similar finish to the turbine house was observed at the Largs and Kilbirnie hydro schemes. The proposal in this instance has a greater expanse of perforated screening.</p> <p>The finish of the screening, and its distribution across the façade of the building, will be controlled by condition to ensure that it is suitably in keeping with the location.</p> <p>It is considered that the overall design of the proposed turbine house is acceptable and will not have a significant detrimental impact on the local landscape character or visual amenity of the area.</p> <p><i>- Appropriate landscaping proposals have been incorporated;</i></p> <p>The ecology statement recommends replacement tree planting and sowing of a wildflower mix as mechanisms to remediate the site, and to replace the trees which will be felled to accommodate the turbine house and its access.</p> <p>This matter can be addressed by condition.</p> <p><i>- There are adequate services available for the development;</i></p> <p>It is not considered that availability of services is a significant issue given the nature of the proposed development.</p> <p><i>- There is no significant detrimental effect on identified nature conservation interests, including species and habitats;</i></p> <p>These matters are considered in detail elsewhere in the report. It is acknowledged that the proposed development will have an effect on nature conservation interests and habitats.</p> <p>The effect in this instance is considered to primarily derive from a reduction in flows along the river.</p> <p>While the installation and physical footprint of the hydropower scheme will also have an impact, it is considered that this can be mitigated by controlling the timing of construction activities in certain areas and undertaking further protected species surveys during the construction phase.</p> <p>If protected species are found within the vicinity of the development, or are likely to be disturbed by the development, then works would need to cease until suitable mitigation could be put in place.</p> <p>The impact on the water environment is also addressed above. It is noted through consultation with SEPA that issues relating to the rate at which water may be abstracted, and the release</p>
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	<p>of compensation or hands off flows, are considered during the CAR hydro licensing process.</p> <p>It is considered that maintenance of a compensation flow will ensure that significant detrimental effects on conservation interests, species and habitats are avoided.</p> <p><i>- All buildings for conservation are to be structurally sound and capable of conversion without substantial rebuilding;</i></p> <p>The proposed development does not relate to the conversion of a building.</p> <p>Further policies which must be considered in addition to those above are Policy ENV2 which states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.</p> <p>Policy ENV3 which requires development proposals within the vicinity of a built heritage asset to ensure that there is no negative impact on the setting of that asset.</p> <p>Policy ENV4 which encourages protection of the existing water environment.</p> <p>All developments must be assessed against the relevant criteria within the Supplementary Guidance as follows.</p> <p>Natural Heritage</p> <p>The Supplementary Guidance states that natural heritage makes an important contribution to the local character, identity and quality of an area.</p> <p>A good natural environment, water environment, landscape setting and a range of biodiversity compliment a place, and these assets should be protected.</p> <p>As stated above, it is acknowledged that the hydropower scheme will have an effect on natural heritage. The issue to be considered is whether the benefits arising from the proposed scheme can be balanced against those effects which cannot be mitigated or compensated for, and the extent to which the effects which cannot be compensated or mitigated for impact upon the local character, identity and quality of the river Calder and its valley.</p> <p>National and Local Designations</p> <p>The application site falls within three designated areas; Renfrewshire Heights Special Protection Area and SSSI, and the River Calder Corridor SINC.</p>
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	<p>The SG states that developments will require to safeguard the nature conservation value of these sites and will only be permitted where it will not significantly affect the integrity of the site or qualities for which it has been designated.</p> <p>Renfrewshire Heights is of national and international importance for its population of breeding hen harriers. Hen harriers require a mixture of habitats to provide them with suitable nesting sites and to support large numbers of small birds and mammals upon which they prey.</p> <p>When considering developments in this area, the local authority is required to assess the possible effect of the proposal on the qualifying interests and conservation objectives of the SSSI and SPA through a Habitats Regulations Appraisal.</p> <p>The conservation objective in this instance is to avoid deterioration of the habitats of the qualifying species or significant disturbance of the qualifying species, thus ensuring that the integrity of the site is maintained. This involves ensuring for the hen harrier that the following are maintained in the long term: population of the species as a viable component of the site, distribution of the species, distribution and extent of habitats supporting the species, structure, function and supporting processes of habitats supporting the species, and no significant disturbance of the species.</p> <p>In their consultation response, SNH confirmed that they are of the view that the proposal would not have an adverse effect on the integrity of the SPA given the small scale and temporary nature of the works, and the location of the works close to the outer edge of the protected area.</p> <p>The Planning Authority agree with SNH's conclusions in this regard on the provision that suitable conditions are attached.</p> <p>Representations confirm that hen harriers are present in the protected area. It is therefore considered that works within the designated area should be restricted to out with the breeding season (April to August inclusive) to ensure that hen harriers nesting within or near the site are not disturbed. This would also allow hen harriers to forage in the area during this time.</p> <p>The scale of the works will not result in significant habitat loss within the designated area, either for the hen harrier or the mammals on which they feed.</p> <p>The Supplementary Guidance states that developments will require to protect and where possible enhance SINC's to ensure their nature conservation interest is maintained.</p> <p>The conservation interest of the SINC relates to the woodland which fringes the river (some of which benefits from an ancient</p>
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	<p>woodland classification) and the habitats and species that the woodland supports.</p> <p>The potential impact on the SINC from the proposed development derives from the installation of the turbine house and pipeline within the SINC area, and the reduction in flow through the SINC area.</p> <p>As stated above, installation of the turbine house and pipeline will require felling of at least five trees within the SINC area. The ecology survey suggests that the affected trees have negligible bat roost potential.</p> <p>Representations received suggest that additional tree felling will be required. It is considered that further tree felling would be acceptable provided that each tree is subject to a bat survey to determine bat roost potential in accordance with BS8596-2015 Bats in Relation to Trees and Woodland, and that compensation in the form of replacement trees and installation of bat boxes is required.</p> <p>Works in the area should also be undertaken in accordance with BS8537-2012 Trees in Relation to Design, Demolition and Construction.</p> <p>The impact on the SINC arising from a reduction in flows must also be considered.</p> <p>Representations suggest that the woodland fringe to the river is of significant ecological value, and that some plant species are dependent on spray/mist and humidity generated by existing flows. Diminishing the flows would compromise this habitat.</p> <p>As states above, the hydro scheme will require to maintain a minimum compensation flow along the course of the river to ensure that the habitats it supports can be maintained. This is controlled through the CAR license process.</p> <p>Many of the representations state that comments will also be issued to SEPA. This is beneficial as if SEPA are fully aware of the ecological importance of the river they can set the compensation flow accordingly.</p> <p>The compensation flow will also be supplemented by the catchment which is downstream of the intake.</p> <p>Taking the above into consideration, it is concluded that the compensation flow will ensure that the integrity and environmental value of the SINC is maintained.</p> <p>Trees, Woodland and Forestry</p> <p>The Supplementary Guidance states that the Council seeks to</p>
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	<p>enhance trees, woodlands and forestry throughout its area. As noted above, it is acknowledged that trees within the vicinity of the turbine house and pipeline will require to be felled to accommodate the proposal.</p> <p>The Supplementary Guidance requires compensatory planting where trees are removed to accommodate development, and this will be safeguarded by condition.</p> <p>Management of the retained trees will also be encouraged, while the value of the woodland will be enhanced through the installation of bat boxes.</p> <p>Biodiversity</p> <p>The Supplementary Guidance states that the Council would like to see an increase in the general level of biodiversity, as well as protection and enhancement of existing local habitats. This guidance reflects the aims of the Renfrewshire Biodiversity Action Plan 2018-2022 which must also be considered.</p> <p>To maximise the benefits for a diverse natural environment, the following criteria will require to be considered;</p> <p><i>- Development should not significantly affect existing species, habitats and ecosystems;</i></p> <p>The proposed scheme will affect existing species and habitats. The primary issue to be considered is whether the effects are significant, and if they can be mitigated and/or compensated to an acceptable level.</p> <p>It is considered that effects on the SSSI, SPA and SINC arising from the installation of the scheme can be mitigated against and compensated for. This will ensure that the effect on species, habitats and ecosystems arising from this element of the proposal will not be significant.</p> <p>Potential impacts on designated areas arising from a reduction in flows has also been considered above.</p> <p>The requirement to maintain a compensation flow to safeguard the ecology of the river is noted, and this will ensure that significant effects on river ecology arising from the proposed scheme will be mitigated. The ecological information submitted by the applicant is also relevant in this regard.</p> <p>The proposed pipeline route also crosses one Groundwater Dependent Terrestrial Ecosystem (GWDTE). The risks associated with the proposal are that the GWDTE can become dried out, and that the pipeline route can become as preferential pathway for water movement through the GWDTE instead of its present route.</p>
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	<p>The applicants Ecology report identifies mitigation measures which will be employed during the construction phase to ensure that the GWDTE habitat is safeguarded.</p> <p>SEPA has reviewed these measures and considers them to be acceptable.</p> <p>A condition will therefore be attached to ensure that these mitigation measures are put into practice during the implementation of the scheme.</p> <p><i>- Design and layout of sites encourages species dispersal through improving connectivity and habitat availability;</i></p> <p>It is not considered that the proposed scheme will have a significant impact on species dispersal and connectivity.</p> <p>The surveys submitted in support of the application suggest that the Calder already has several 'natural barriers' which would restrict the movement of fish along the river. The most notable barrier is the Bridgend Weir to the south west of the turbine house. The intake dam may present a further barrier to fish movement.</p> <p>Fish passage is an issue which would be addressed by SEPA as part of the CAR license process. SEPA have requested that conditions relating to protection of the water environment are not imposed on a grant of planning permission.</p> <p><i>- Adverse effects on species and habitats should be avoided with mitigatory measures and implementation strategies provided or compensation provided by biodiversity offsetting;</i></p> <p>Effects on species and habitats has been considered in detail elsewhere in the report.</p> <p>It is acknowledged that hydro schemes will have some effect on the natural environment. This can be offset by conditions relating to safeguarding protected species, maintenance of a minimum compensation flow along the river, and compensation for any loss of habitat.</p> <p><i>- Proposals would not be acceptable where they would have a significant effect on protected species unless it can be justified in accordance with the relevant protected species legislation;</i></p> <p>On responding to the initial ecology report, SNH advised that further ecological survey would be required to look for otters and water voles.</p> <p>It was also recommended that bats should be considered.</p>
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	<p>If otters, voles, bats, badgers or other protected species are found, SNH would expect species protection plans to be drawn up ahead of construction works.</p> <p>SNH have also reviewed the revised ecological survey and advise that its findings are generally acceptable.</p> <p>The recommendation from SNH to prepare species protection plans in advance of works starting is noted.</p> <p>Such a plan would ensure that the proposal takes into account any protected species present on the site and would set out the necessary steps to be taken, and mitigation to follow, should protected species be encountered.</p> <p>It is considered that a condition to this effect would ensure that the proposed development will not have a significant effect on protected species.</p> <p>The Water Environment</p> <p>The Supplementary Guidance states that the Council will support developments that mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.</p> <p>It is acknowledged that this guidance sits at odds with the Local Development Plan commitment to support all types of renewable generating technologies in principle as the nature of hydropower schemes such as the one proposed is that they will change the nature of the water environment in which they are located.</p> <p>Again, this comes back to ensuring that a balance is struck between the benefits of such schemes in generating clean energy, and the effect they will have on the water environment, its biodiversity and recreational opportunities.</p> <p>The Local Development Plan therefore seeks to ensure that such hydropower schemes are in the right location, and are of an appropriate scale and design.</p> <p>The following criteria should be considered:</p> <p><i>- The development will not significantly compromise the water environment in terms of its ecological status and should seek to improve the water body status and not prevent it from being able to achieve good ecological status in the future;</i></p> <p>The proposed hydro scheme will change the nature and character of the water environment by diverting water away from the river for a 4.5km stretch and thus reducing flows along this stretch of the river.</p>
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	<p>The value of the river as a habitat for fish is detailed in the supporting information, with the ecology survey stating that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level, although representations highlight that the watercourse is locally important as an area for fish and fisheries.</p> <p>While the river does support fish and other aquatic life, this is mainly restricted to trout. The only other species caught between within the reach of the hydro scheme are minnows and an eel.</p> <p>SNH have not commented on the effect of the proposal on the water environment.</p> <p>SEPA have not objected, and again they state that abstraction of water and compensation flows are controlled through the CAR license process.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that mitigation must be included within such schemes to ensure a minimum flow must pass over, or through, the weir to the river channel downstream to sustain water-dependent plants and animals. This is referred to as a hands-off flow.</p> <p>The guidance also states that specific ecological issues may require a greater hands-off flow, and the compensation flow required will be tailored to the ecological value of the water course.</p> <p>The CAR license process should therefore ensure that the development will not significantly compromise the water environment.</p> <p>SEPA will also monitor the effectiveness of the compensation flow.</p> <p><i>- There will be no significant impact on water quality in adjacent watercourses or areas downstream;</i></p> <p>There will be no significant impact on water quality during the construction phase provided that suitable pollution prevention and control measures are put in place. This can be required via condition.</p> <p>Consideration must also be given to any potential impacts on the river downstream of the turbine house. This could relate to either the flow of water existing the turbine house displacing sediment on the river bed, or temperature or oxygen variations in the water which has been diverted through the pipe.</p>
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	<p>All the water abstracted by the intake is returned to the river at the turbine house location.</p> <p>The Flood Risk Assessment submitted by the applicant states that flows just below the turbine house will be indistinguishable from the naturally occurring flows at that point.</p> <p><i>- Natural hydrology should influence the sites overall design and layout, encouraging minimal engineering works;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- Design of development should integrate SUDS and/or provide innovative landscapes which have the ability to retain flood water as well as deal with water quantity, water quality and amenity;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage;</i></p> <p>The proposal will not lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment.</p> <p>The principal issue with the proposed scheme is ensuring that the impact on the water environment is offset in so far as is possible and balancing the benefits of the hydropower scheme against the impacts on the water environment.</p> <p><i>- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community;</i></p> <p>The wildlife, recreation and amenity value of the watercourse is noted.</p> <p>It is considered that compensation flows required as part of the CAR process will mitigate the impact of the scheme on the recreation and amenity value of the river. Impact on wildlife is assessed in detail above.</p> <p>Listed Buildings</p> <p>The Supplementary Guidance requires that listed buildings and their settings require to be protected and enhanced.</p>
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	<p>Consideration must also be given to Historic Scotland's Managing Change technical guidance notes. The guidance notes on setting states that the setting of the listed building must be understood, and that finalised development proposals should seek to avoid or mitigate detrimental impacts on the setting of historic assets.</p> <p>The proposed turbine house is located approx. 100m to the south west of a group of B listed buildings at Calderbank Mill.</p> <p>The setting of these buildings is defined by the grouping of surviving former mill buildings, and the footings of other associated buildings, adjacent to the river.</p> <p>The location of the turbine house is a sufficient distance from these buildings to not have a detrimental impact on their setting.</p> <p>In addition, the proposed turbine house is located within a hollow which reduces its prominence within the landscape.</p> <p>Finally, it is within a wooded area which would also separate it visually from the listed buildings.</p> <p>Calderbank Mill is the closest grouping of listed buildings to the proposed turbine house, with Calderbank approx. 210m to the north east and the Bridgend Weir 370m to the south west.</p> <p>Scheduled Ancient Monuments & Archaeological Sites</p> <p>The Supplementary Guidance states that the Council will seek to protect and enhance unscheduled sites of archaeological significance.</p> <p>The West of Scotland Archaeology Service (WOSAS) state that the proposed development falls within an area of some archaeological sensitivity, and several archaeological sites lie close to the areas of proposed disturbance.</p> <p>As the proposal will not impact on any known areas of archaeological interest, WOSAS recommend that a written scheme of investigation is prepared which involves an archaeological walkover survey and evaluation of the area, and trial trenching targeted towards areas of likely archaeological potential.</p> <p>WOSAS advise that the written scheme of investigation can be submitted by condition prior to development commencing.</p> <p>The archaeological survey will allow for the archaeological potential of the site to be established, and for the excavation and recording of sites both prior to and during development. It is considered that this approach accords with the requirements of the Supplementary Guidance.</p>
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	<p>Environment Development Criteria</p> <p>The Delivering the Environment Strategy states that high environmental quality is central to the spatial strategy of the Local Development Plan, with policies and proposals setting out a strong commitment to protecting and enhancing the built environment.</p> <p>There is also a commitment to supporting development which can help in achieving Scotland's ambitious climate change targets.</p> <p>Taking the relevant criteria into consideration, it is not considered that the proposal will undermine the core role and function of the green belt either on an individual or cumulative basis.</p> <p>The proposal has given due regard to the importance of international, national and local designations, and appropriate conditions will ensure that the development does not have a significant adverse effect on the integrity of the national SPA and SSSI designated areas.</p> <p>The proposal will have an effect on the local SINC designation, primarily through a reduction in flows along the river and the impact this will have on the water environment, and the habitats, plants and biodiversity within the woodland edge.</p> <p>This impact will be mitigated by the compensation flows requested by SEPA through the CAR process.</p> <p>The habitat of the SINC will also be enhanced through the planting of replacement trees and the installation of bat boxes to compensate for the anticipated loss of trees. Taking the above into consideration, the effect on the SINC will not be significant.</p> <p>Planting will be incorporated into the proposal to replace any trees which are felled, while the character and integrity of listed buildings will not be significantly compromised.</p> <p>SEPA are satisfied that the peat depth survey contained within the ecology report is sufficient to demonstrate that there are no areas of deep peat within the proposed development area.</p> <p>The development will therefore avoid the unnecessary disturbance of peat and carbon-rich soils.</p> <p>Policy I5 states that new development should avoid areas susceptible to flooding and is required to demonstrate promotion of sustainable flood risk management measures.</p>
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	<p>Development must not increase the risk of flooding, and effective compensation for any loss of local flood storage capacity must be secured where any development involves land raising.</p> <p>Developments must be assessed against the criteria within the Supplementary Guidance.</p> <p>Flooding and Drainage</p> <p>The Supplementary Guidance states that development proposals should comply with the principles of sustainable flood risk management.</p> <p>The applicant has prepared a Flood Risk Assessment (FRA), and this has been approved by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the proposal will not increase the risk of flooding, and the risk of flooding to the development itself has been mitigated.</p> <p>Infrastructure Development Criteria</p> <p>Of the criteria which are relevant, the applicant has demonstrated that there will be no unacceptable flood risk arising from the development.</p> <p>Regional Parks</p> <p>The Delivering the Places Strategy on Regional Parks must also be considered. The SG states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated that:</p> <p><i>- It is for recreational, leisure or tourism use which will bring social or economic benefits to the area;</i></p> <p>The proposal does not fall within the category of recreational, leisure or tourism development, and will not bring social benefits to the area.</p> <p>Economic benefits in the form of a contribution to the Community Council have been proposed by the applicant.</p> <p>This would be a matter for the applicant and the Community Council to resolve, and would not be controlled through the planning process.</p> <p><i>- There is no significant impact on the nature conservation, landscape character or heritage resources;</i></p> <p>These matters have been addressed in detail above. There will</p>
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	<p>be no significant impact on the landscape character of the Regional Park.</p> <p>The SPA and SSSI designations within the Regional Park also will not be significantly affected. Impacts on the SINC arising from a reduction in flows are noted.</p> <p><i>- The development does not cause significant conflict with neighbouring land uses:</i></p> <p>The development will not cause significant conflict with neighbouring land uses. Conflict with neighbouring residential properties could potentially arise from noise associated with the operation of the hydropower scheme. The impact is not considered to be significant.</p> <p><i>- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;</i></p> <p>The proposal will provide two new crossings over the Calder, and this will improve active travel networks within the Regional Park.</p> <p>Impact on habitat and habitat networks has been discussed in detail above.</p> <p><i>- Any proposed building or structure is appropriate in design and scale to its surroundings;</i></p> <p>The proposed turbine house and intake dam are of an appropriate scale and design and are suitably in keeping with the character of the surrounding area.</p> <p><i>- The development has no significant impacts on the visual amenity of the area;</i></p> <p>The landscape qualities of the Regional Park will not be significantly affected by the proposal.</p> <p><i>- Development does not prevent or significantly impact upon recreational access to the surrounding area;</i></p> <p>The proposal will not prevent or significantly impact upon existing recreational access within the Regional Park.</p> <p>Taking the above assessment into consideration, it is concluded that the proposed development complies with the majority of the policies and guidance within the Local Development Plan and Supplementary Guidance.</p> <p>The proposal is considered to comply with Policy ENV1 and I6 which provide support in principle for renewable energy developments. It is considered that the applicant has</p>
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	<p>sufficiently demonstrated that the proposal will not have a significant detrimental impact on habitats, protected species and the environment.</p> <p>The proposal is therefore considered to comply with Policy ENV2, ENV4 and I5.</p> <p>There are also not considered to be any significant built heritage implications, with the proposal therefore compliant with Policy ENV3.</p> <p>In view of the above, it is considered that on balance the proposed hydro scheme is considered to be in the right location and is of an appropriate scale and design as required by the Local Development Plan and Scottish Planning Policy.</p>
SUMMARY AND RECOMMENDATION	<p>There is clear policy support at national level through the Scottish Planning Policy, and local level through the Local Development Plan for an increase in the proportion of electricity generated from renewable sources to help meet the Scottish Governments targets with respect to meeting electricity demand from renewable sources.</p> <p>The Local Development Plan states that there are limitations to the implementation of wind power due to radar restrictions at Glasgow Airport.</p> <p>The Local Development Plan goes onto state that the Council welcomes a range of other renewable technologies if they are in the right location, and of an appropriate scale and design.</p> <p>Run-of-river hydropower schemes such as the one proposed generate electricity by diverting water from a river into a pipe and through a turbine before returning the water to the river.</p> <p>This is a clean method of generating electricity, and the applicants state that the proposed scheme could generate enough electricity to power 1300 dwellings.</p> <p>Such schemes can have a significant effect on the environment, landscape and ecology. This primarily derives from both the physical aspects of the hydro scheme including the intake dam, pipeline and turbine house, the installation and operation of the scheme, and the consequential reduction in flows along the affected part of the river.</p> <p>The applicant has submitted a range of surveys and reports which assess the potential impact of the scheme on protected species, habitats, designated areas, the river ecology, flooding, noise and transport. These reports have been assessed by consultees, and no objections have been made.</p> <p>The volume and substance of representations is also</p>

	<p>acknowledged, and the ecological value of the River Calder and its importance to Lochwinnoch is noted.</p> <p>The impact of the hydro scheme has been considered in detail. It is concluded that the physical aspects of the hydropower scheme will not have a significant adverse impact on landscape or visual amenity, while impacts arising from its installation and operation can be managed and mitigated.</p> <p>Impact on protected species and designated areas can also be mitigated and managed through conditions which range from the preparation of protected species plans, to a restriction in the timing of construction works.</p> <p>The reduction in flows along the course of the river is a matter administered by SEPA through the CAR license process.</p> <p>While it would not be standard practice to rely on legislation outwith the planning process, weight must be attached to SEPA's role in this instance which is to ensure that a sufficient compensation flow is maintained in order to safeguard the river ecology.</p> <p>On balance, and taking the above into consideration, it is concluded that the benefits of green energy generation arising from the proposed development outweigh the potential environmental impacts on the basis that these impacts can be substantially mitigated through conditions.</p> <p>It is therefore recommended that the application is approved, subject to conditions.</p>
RECOMMENDATION	GRANT SUBJECT TO CONDITIONS

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

Conditions

1. That the hydropower scheme hereby approved shall be implemented in accordance with the risk reduction and mitigation measures identified in Section 4.3 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To safeguard the quality and integrity of all Groundwater Dependent Terrestrial Ecosystems (GWDTE) within 100m of any excavations associated with the implementation of the hydropower scheme.

2. That prior to the commencement of development on site, a detailed excavation and restoration statement (including a timetable for restorative works) for the borrow pit identified in Section 4.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) shall be submitted to, and approved in writing by, the Planning Authority. A similar excavation and restoration statement shall also be provided for any other borrow pits which are required during the course of the development. Excavation from the borrow pits, and their subsequent restoration, shall be undertaken in accordance with the approved statement to the satisfaction of the Planning Authority.

Reason: To ensure that all borrow pits are restored to a satisfactory standard in the interests of landscape character and visual amenity.

3. That the hydropower scheme hereby approved shall be implemented in accordance with the pollution control measures identified in Section 4.10.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) and in the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To reduce the pollution risk associated with the development in the interests of safeguarding the quality and integrity of habitats, protected species and ecosystems.

4. That no development will take place on site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing 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 in agreement with the West of Scotland Archaeology Service.

Reason: To ensure that provision is made for the excavation, recovery and recording of any archaeological remains within the development site.

5. That prior to the commencement of development on site, species protection plans for bats, badgers and otters shall be submitted to, and approved in writing by, the Planning Authority in consultation with Scottish Natural Heritage. The protection plans shall detail all additional survey work to be undertaken (including surveys prior to works commencing and ongoing through the course of the construction stage), and outline the necessary action and mitigation to follow should these species be found to be present both before and during works being undertaken. Thereafter the development shall proceed in accordance with the approved protection plans, and mitigation measures shall be implemented on site where appropriate, to the satisfaction of the Planning Authority.

Reason: To safeguard any bats, badgers and otters which may be affected by the proposed development.

6. That the hydropower scheme hereby approved shall be implemented in accordance with the recommendations set out in Section 5.2, 5.3 and Table 14 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter). Supervision of works on site by an 'Ecological Clerk of Works' shall also be undertaken in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To safeguard protected species and habitats and the interests of maintaining the ecological quality and integrity of the area.

7. That no works associated with the implementation of the hydropower scheme hereby approved shall be undertaken within the 'Renfrewshire Heights' Special Protection Area (SPA) and Site of Special Scientific Importance (SSSI) during the bird breeding season (April to August inclusive).

Reason: To safeguard the integrity of the SPA and SSSI, and in the interests of minimising the impact of the works on the ecological and habitat value of the SPA and SSSI in accordance with the Conservation Objectives for these areas.

8. That the hydropower scheme hereby approved shall be implemented in accordance with the Material Handling and Road Traffic Management Methodology dated the 20th February (and any subsequent revisions to this document). This includes the requirement for a dilapidation survey, and the parameters of the dilapidation survey shall be agreed in writing with the Planning Authority prior to works commencing. Works to restore damage to the local road network resulting from the implementation of the hydropower scheme, including those identified in the dilapidation survey, shall be completed within 6 months of the hydropower scheme becoming operational. Changes shall not be made to the approved methodology without first being agreed in writing with the Planning Authority.

Reason: To ensure that the development is implemented in an effective manner in the interests of traffic management on the local road network.

9. That all areas of ground disturbance associated with the installation of the pipeline shall be reinstated in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter). This will include reinstatement of the excavated turf along the route of the pipeline, with the excavated soil and turf pressed down in the appropriate order so that no air spaces occur which could promote drainage. In addition to the above, and prior to the commencement of development, the developer shall submit a further statement for the written approval of the Planning Authority to detail how any excavated material which cannot be returned to the pipeline trench will be removed from the site. Superfluous excavated material will thereafter be removed from the site in accordance with the details provided.

Reason: To ensure that reinstatement works are undertaken to a satisfactory standard in the interests of safeguarding landscape character and visual amenity.

10. That prior to the hydropower scheme hereby approved becoming operational, the developer shall submit details of bat roost boxes to be installed in the wooded area immediately surrounding the turbine house. The details shall generally accord with those set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter), and shall include the type and number of bat boxes to be installed, the location of the bat boxes within potential roost sites, and a timetable for the installation of the bat boxes. The details thereafter approved shall be implemented on site in accordance with the agreed timetable. Areas of bare soil patches created following construction activities shall also be sown with a wildflower seed mix in accordance with the details set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To provide alternative habitats in the interests of promoting biodiversity.

11. That tree felling within the vicinity of the proposed turbine house shall be restricted to those trees identified for removal on approved drawing number DD 003 A and titled 'Proposed Site Topo' (and any further amendments thereafter). No further tree felling shall take place without first being agreed in writing with the Planning Authority. Measures to protect the remaining trees shall also be implemented on site in accordance with recommendations in BS 5837:2012 'Trees in relation to design, demolition and construction'.

That prior to the hydropower scheme hereby approved becoming operational, a scheme of replacement tree planting shall be submitted for the written approval of the Planning Authority. The scheme shall include the location of replacement trees, the size and species of replacement trees, and a timetable for their planting on site. The approved scheme shall thereafter be implemented on site in accordance with the agreed timetable. Any trees which die, are removed, become diseased or fail to establish during the five years after planting shall be replaced with others of a similar size and species during the next planting season to the satisfaction of the Planning Authority.

Reason: To compensate for the trees removed to accommodate the turbine house, in the interests of visual amenity.

12. That prior to the commencement of development of the turbine house hereby approved, samples of all the external finishing materials to be used on the walls of the turbine house shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site.

Reason: To ensure the finishing materials are suitable for use, in the interests of visual amenity.

13. The design, installation and operation of any plant, machinery or equipment associated with the hydropower scheme hereby approved shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR30 at all other times, when measured within any dwelling in the vicinity of the development (for an explanation of noise rating curves, refer to BS 8233:1999 Sound insulation and noise reduction in buildings - code of practice, Annex B).

Materials used in the construction of the housing for the hydropower turbines/generators shall have, as a minimum, sound reduction index values as stated within Table 5-4 on page 14 of the Noise Impact Assessment by TNEI (Revision R1 dated 01/03/2019 and any subsequent revisions thereafter).

Prior to the hydropower scheme being brought into use, a verification report shall be submitted for the written approval of the Planning Authority which demonstrates that the development complies with the above requirements. Where noise levels do not comply with those stated above at any time during the operation of the hydropower scheme, the scheme shall discontinue operating until additional mitigation has been installed to ensure that the requirements can be met.

Reason: In the interests of safeguarding amenity within neighbouring residential properties.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Supplementary Report

Reference No. 18/0752/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 5 Paisley East and Central

Applicant:
Kier Homes, Caledonia Ltd

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building (Ross House)

LOCATION: Ross House, 145 Hawkhead Road, Paisley

APPLICATION FOR: Listed Building Consent

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 12 March 2019 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site, its surroundings and viewed the Listed Building. Members were able to acquaint themselves with the building's context and its condition.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and Members attending did not discuss the merits of the proposal.

RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and Housing

Planning Application: Report of Handling

Reference No. 18/0752/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 5
Paisley East and Central

Applicant: Kier Homes
Caledonia Limited

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building (Ross House).

LOCATION: Ross House, 145 Hawkhead Road, Paisley PA2 7BN

APPLICATION FOR: LISTED BUILDING CONSENT

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that on balance taking into account the condition and interest of Ross House and the likely cost of meaningful restoration they do not object to the proposal.
- There have been five representations which focus on the importance of the building, the need to preserve buildings of this type and that the need for demolition has not been proven through this proposal.
- The proposal provides sufficient evidence to satisfy the national and local tests in relation to demolition of listed buildings and it has been satisfactorily demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **(18/0752/LB)**

APPLICANT:	Kier Homes Caledonia Limited
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B Listed Building (Ross House)
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been five objections to this application. The issues raised can be summarised as follows:</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated. The need for demolition has not been proven;</p> <p>The Council should be looking to preserve buildings of this type and by architects from Paisley.</p>
CONSULTATIONS:	<p>Historic Environment Scotland (HES) - Historic Environment Scotland considered that the key issue is not about the viability or practicality of saving the building, but whether it is possible to achieve a meaningful restoration that will maintain its special architectural interest.</p> <p>They conclude that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>They advise that consideration should be given to the salvage of architectural features such as the armorial panel and lamps.</p> <p>Response The supporting statement provided by the applicant sets out a comprehensive assessment of the building, the site and provides detailed information in relation to the four test that require to be satisfied when determining the demolition of a listed building. Planning agree with Historic Environment Scotland's assessment and accept that a condition of any planning permission granted should seek to salvage architectural features.</p>
PRE-APPLICATION COMMENTS:	<p>There were several meetings over the years regarding the future proposals for Ross House. There have also been several meetings out on site looking at various options for the building.</p> <p>The applicant was aware of the comprehensive details that would be required should demolition be proposed at the site.</p>

<p>DESIGN/PLANNING STATEMENT:</p>	<p>The statement focuses on the four tests on which the case for demolition will be assessed.</p> <p>It states that the B listed building was not part of the original hospital design which was prepared in 1934 but built as an adjacent facility in 1949.</p> <p>The applicant considered therefore that the building is not central to the understanding of the layout or setting of the original hospital buildings as the building is positioned across the south boulevard road which separates it from the original buildings.</p> <p>The report concludes that the building is considered to be of secondary importance to the main hospital and all the important historical references are maintained in the main hospital site, now restored and occupied by residents.</p> <p>With regard to condition of the current listed building, the report concludes that due to the compromised state of Ross House it is considered to be lost. The secondary quality of the historical character does not merit the re - creation that would be required once the building is stripped back to what is left of the structural skeleton.</p> <p>Response</p> <p>The statement provides a detailed assessment of the historic character of Ross House and its importance to the redevelopment of the hospital site as a whole.</p> <p>It is considered that due to the location of Ross House on this site, the fact that the building is not inextricably linked to the earlier planned hospital buildings that create a feature at the entrance as well as the boulevard leading from the entrance of this site, the fact that the building has a differing design, bulk and brutalist character, its retention is not as essential or as important as the already converted listed buildings on this site.</p> <p>Removal of this building with a scheme that is in keeping with the redeveloped buildings already on the site would significantly improve the placemaking qualities of this residential estate.</p>
<p>OTHER ASSESSMENTS</p>	<p><u>Developers Statement in relation to Demolition</u> - The report states that Ross House is in a poor state of repair.</p> <p>It demonstrates that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>In particular it is claimed that the cost of reinstatement to an appropriate standard is prohibitive and is not financially viable.</p>

	<p>In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building.</p> <p>The costs that would be incurred to ensure that it would not only be capable of re-use but that it would maintain the character for which it was listed would be challenging for any developer.</p> <p>It has been comprehensively demonstrated that the re-development works required together with costs incurred are such that redevelopment to residential would be prohibitive.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that the replacement proposals will respond to the unique, historic and urban context of the site.</p> <p>Response The conservation plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report explores the relationship between Ross House and the redeveloped listed buildings.</p> <p>The report clearly demonstrates that Ross House is set apart from the original complex and of differing brutalist character which does not easily translate to residential use.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report states that from brickwork investigations undertaken by appropriate professionals, it is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>The report concludes that due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair. It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report has usefully highlighted major structural inadequacies and defects of Ross House and the extensive works which would be required to enable conversion for residential use.</p> <p>The fact that a structural engineer is recommended that it should be carefully demolished as soon as practicably possible would suggested that demolition is the correct course of action for this building.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Renfrewshire Local Development Plan 2014</u> Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Policy Statement and associated Managing Change in the Historic Environment Guidance - Demolition.</p> <p>Planning legislation requires that planning decisions are made in accordance with the development plan and any other material considerations.</p> <p>In addition, as the proposal concerns a listed building the Planning (Listed Buildings and Conservation Areas) Act 1997 is also relevant.</p> <p>In this case, the proposal requires to be assessed against the above polices and guidance, the views of consultees the objections received, and the supporting information submitted by the applicant in respect of building condition and re-development viability.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>08/0383/PP - Alterations to house types on plots K1102, K1108, K1127, K1129, K1134, K1135, K1136, K1138, K1139, K1146, K1151, K1157 and K1160 in section 11 of development area (amendment to application 06/885/PP). Granted subject to conditions July 2008.</p>

	<p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0753/PP – Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping. Currently under consideration.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a category B listed building, 'Ross House', located within the former Hawkhead Hospital site, which forms part of the Hawkhead residential redevelopment scheme.</p> <p>The former Hawkhead Hospital estate was designed by Thomas Tait in 1933.</p> <p>Permission was granted for the overall Hawkhead Masterplan development in June 2006. It comprised 15 phases of development, some being new build, others involving the conversion of listed buildings to residential use.</p> <p>To date, 12 of the 15 phases have been completed and all the architectural significant buildings (phases 3, 4, 5, 8 and 9) have been restored and occupied. The only remaining phases are phases 12,13 and 14.</p> <p>Phase 12 is a small area along the sites frontage and this has planning permission for the construction of 5 new residential dwellings.</p> <p>Phase 13 is Ross House.</p> <p>Phase 14 is a new-build block with 30 two bed flats which has planning permission.</p> <p>The applicants have submitted that the principal reason for seeking the demolition of Ross House is due to its very poor condition which has dictated that it is no longer viable for reuse.</p> <p>The applicants confirmed that the building has been inspected numerous times over the last 15 years and structural surveys undertaken since planning permission was originally granted in 2006, with the most recent update undertaken by qualified structural engineers in June 2018.</p> <p>That report concluded that from the structural evidence Ross House is a dangerous building and economic repair is not viable. That report concludes that the building should be demolished as soon as practicable.</p> <p>In addition, the applicants submit that Ross House is different in character to the main hospital buildings and is positioned outwith the originally planned hospital site.</p>

	<p>The applicants submit that Ross House is a good example of a building of this type but does not exhibit the historical and architectural qualities of the listed buildings already converted.</p> <p>A suite of reports has been submitted alongside the application which seek to demonstrate the poor condition of the building, that the conversion works required would be so invasive that any architectural character would be lost and that conversion to residential use would not be financially viable.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road.</p> <p>The White Cart lies to the north and Hawkhead Burn to the south. Ross House is located to the south of the site, close to Hawkhead Road.</p> <p>It faces on to South Boulevard which is one of the main roads within the site. To the rear is an area of woodland which slopes down to Hawkhead Burn.</p> <p>The building forms a long 'U' shape with a courtyard type area between the two shorter wings facing onto South Boulevard.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>Historic Environmental Scotland's Policy sets out that Planning Authorities should only approve such applications where they are satisfied that:</p> <p>(a) The building is not of special interest; or</p> <p>(b) The building is incapable of repair; or</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p>

	<p>These four tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland's Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest</p> <p>Ross House did not form part of the original 1936 Hawkhead Hospital.</p> <p>It is the largest structure on the site. The building stands alone being set due south on the site, a significant distance from the central range of the original structures. It is considered that the building does not contribute greatly to the original hospital grouping or setting.</p> <p>The size, proportions, materials and austere style of Ross House does not make it ideal for conversion to flats.</p> <p>The renovation that would be required would include the replacement of the external brick work. Historic Environment Scotland have previously taken the view that the requirement to rebuild the facades in a different material would not be a worthwhile exercise, as the original character would be lost.</p> <p>Historic Environment Scotland considers that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>In considering the evidence the accompanies this application along with the consideration of the Planning Authority and Historic Environment Scotland, test (a) is therefore satisfactorily met.</p> <p>(b) The building is incapable of repair</p> <p>The reports on the building condition have highlighted major structural inadequacies and defects due to years of vacancy, general neglect and weathering. Extensive works would therefore be required to enable Ross House to be converted for residential purposes.</p> <p>The building condition reports have been prepared following engagement with Historic Environment Scotland who confirm that if the wholesale replacement of brickwork is necessary this would be unlikely to be a worthwhile exercise in terms of maintaining the interest of the building and that the</p>
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	<p>reinstatement of the original specification brickwork and windows is likely to represent a significant addition to the restoration costs.</p> <p>Historic Environment Scotland have accepted there would be a substantial conservation deficit associated with the building. Therefore, while the building is not considered to be incapable of repair the reports submitted demonstrate that associated costs are prohibitive, therefore it is inherently not economically viable to repair.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community</p> <p>With regard to benefits to the wider community, it is recognised that the building in its current condition has a negative impact on the immediate environment visually.</p> <p>In contrast, its demolition and replacement with an appropriate residential scheme could benefit the visual amenity of the immediate area and the Hawkhead Hospital redevelopment as a whole.</p> <p>Historic Environment Scotland and Renfrewshire Council policies and guidance require that cognisance is taken of the importance of the building to the character or appearance of the area, and of proposals for the future of the cleared site.</p> <p>A development proposal for the site has been submitted through planning application (18/0753/PP) for the erection of 37 dwellinghouses.</p> <p>In terms of design and the use of materials, significant effort has been made to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals and takes reference from the original Thomas Tait designs making use of clipped roof edges, white render, buff brick and coloured glazed panels.</p> <p>The proposal submitted therefore demonstrates that an acceptable development could be accommodated within the cleared site.</p> <p>A condition could be imposed to ensure that demolition is contingent on redevelopment.</p> <p>The test is therefore only partly met as any benefits would be limited to the immediate area rather than to the wider community.</p>
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	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the 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.</p> <p>The supporting information includes viability appraisals, valuations and marketing advice. The reports address the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>The report concludes that Ross House is in a poor state of repair and that renovation is not viable. In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>It is considered that the evidence that accompanies this application demonstrates that test (d) has therefore also been met.</p> <p>Conclusion</p> <p>It is concluded that although Ross House would be capable of repair its restoration would not be economically viable.</p> <p>It has been demonstrated through the accompanying information that all potential scenarios for restoration have been appropriately considered and that an acceptable alternative scheme for the resultant cleared site has been demonstrated.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Ross House is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.</p> <p>It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied.</p>
RECOMMENDATION	Grant listed building consent for demolition subject to conditions.

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

Conditions

- 1 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 16/0487/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that architectural features worthy of salvage have been identified and shall be salvaged through the demolition process.

Reason: To ensure that architectural features of note are saved and capable of reuse in the redevelopment of the site.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Supplementary Report

Reference No. 18/0753/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 5 Paisley East and Central

Applicant:
Kier Homes, Caledonia Ltd

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping

LOCATION: Ross House, 145 Hawkhead Road, Paisley

APPLICATION FOR: Full Planning Permission

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 12 March 2019 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site, its surroundings and viewed the Listed Building. Members were able to acquaint themselves with the building's context and its condition.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and Members attending did not discuss the merits of the proposal.

RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and Housing

Planning Application: Report of Handling

Reference No. 18/0753/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 5
Paisley East and Central

Applicant: Kier Homes
Caledonia Ltd

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping.

LOCATION: Ross House, 145 Hawkhead Road, Paisley

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan and are consistent with P1 'Renfrewshire's Places and the New Development Supplementary Guidance.
- Five letters of representation have been received and the issues raised have been considered and addressed through the assessment of the application.
- There have been no objections or adverse comments from any Statutory Consultees.
- The principle of the development is acceptable.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (18/0753/PP)

APPLICANT:	Kier Home Caledonia Ltd
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Five objections have been received and the issues raised can be summarised as follows:</p> <p>Object to development of the site as more green space is required in Hawkhead village;</p> <p>The surrounding roads infrastructure would not cope with the increase in traffic generation;</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated;</p> <p>The need for demolition has not been proven;</p> <p>Paisley should be looking to preserve buildings of this type and by architects from Paisley;</p> <p>Any residential development should sit acceptably within the surrounding development.</p> <p>Response</p> <p>The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>The proposal seeks to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals.</p> <p>The current proposal takes reference from the original Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels.</p>
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	<p>Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to open/green space, the overall masterplan for Hawkhead Hospital has adequate provision dispersed within the site.</p> <p>In addition, the development proposed is predominantly accommodated within the footprint of Ross House and therefore does not involve any significant area of additional development.</p> <p>The access and parking arrangements are acceptable to Environmental and Infrastructure Services (Roads) who are satisfied that the development proposed can be accommodated within the existing roads infrastructure.</p> <p>The acceptability of the demolition of Ross house will be assessed through the concurrent listed building application for demolition.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Design Services) – No objection subject to the submission of an updated Flood Risk Assessment /Drainage Impact Assessment.</p> <p>Response Accepted. An appropriate condition shall be applied to any planning permission granted.</p> <p>Environment and Infrastructure Services (Roads) - No objection subject to conditions requiring the submission of a swept path analysis, widening of road bends, provision of an appropriate footpath linkage and sufficient parking provision.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Environment Protection Section – No objection subject to appropriate site investigations /remediation measures for potential contamination and the submission of a Noise Impact Assessment with appropriate remediation if required.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Scottish water – No objection.</p> <p>Response Accepted</p> <p>Scottish Natural Heritage – No response</p>

	<p>Response</p> <p>Given that development of the site has already been accepted in principle through previous consents, potential impacts on nature conservation interests are not considered to be unacceptable.</p>
PRE-APPLICATION COMMENTS:	<p>There have been several pre-application meetings with the applicant over the years as the phases of redevelopment proceed.</p> <p>There was extensive discussion regarding the appropriate style, materials, built form and positioning of any new residential units on this part of the site and the importance of the relationship with the other redeveloped and new build element of the overall site and the master planned approach.</p>
DESIGN/ACCESS STATEMENT:	<p><u>Design & Access Statement</u> - The statement focuses on the four tests on which the case for demolition of the existing Ross house Listed Building will be assessed to allow for the redevelopment of the new units on the site should demolition be accepted.</p> <p>The applicant outlines that the B listed building was not part of the original hospital design which was prepared in 1934. Ross house was built as an adjacent facility in 1949.</p> <p>It is therefore considered that Ross House is not critical and/or central to the understanding of the layout or setting of the original hospital buildings which have been listed as the building is located across the south boulevard road which separated it from the original buildings at the entrance to the site.</p> <p>The report concludes that the building is of secondary importance to the main hospital. All of the important historical references are maintained in the main part of the former hospital site which has now been successfully restored and occupied by residents.</p> <p>With regard to the design of the proposed new residential dwellings, the applicant has set out in the plans and all accompanying documents that all design considerations as detailed in the Renfrewshire Local Development Plan and Supplementary Guidance as well as the Renfrewshire's Places Residential Design Guide 2015 have been taken into account and are integral to the layout, design and appearance of the proposals. The detailed layout also fully adheres to the original master plan for the site.</p> <p>Response</p> <p>It is considered that this document provides an adequate appraisal of the site.</p>

	<p>The applicant recognises the importance of formulating a development which reflects and sits sympathetically with existing listed and non-listed buildings, in delivering an acceptable and attractive redevelopment scheme.</p>
OTHER ASSESSMENTS: -	<p><u>Site Investigation Appraisal</u> - The report states that investigations have found levels of gas within the site to be negligible and consequently no gas protection measures are proposed.</p> <p>Contaminant concentrations were found to be low and therefore no remediation or mitigation measures are proposed.</p> <p><u>Geo-Environmental and Geotechnical Interpretative Report</u> - The report states that the majority of chemical testing did not identify any contamination which is considered to pose a constraint to site development.</p> <p>Marginal elevated concentrations of metals and organic contamination was encountered.</p> <p>The report concludes that specific remediation/mitigation measures are not envisaged for the site as it is anticipated that site clearance/scrapping will remove the majority of the shallow heavy metal contamination.</p> <p>Additionally, it is stated that where contamination has been identified it is in the areas where the construction of hardstanding (ground slabs/car parking) is proposed which will create a physical barrier effectively cutting the pollutant linkage between the contamination source and end user.</p> <p>It is stated that evidence suggests that no pollution linkage exists between the contamination in the made ground and controlled waters and the groundwaters showing no specific contamination issue.</p> <p>Response Having consulted with Environmental Protection Section, a condition of any planning permission would require the submission and approval of a Site Investigation Report and Remediation Strategy prior to the commencement of development.</p> <p><u>Drainage Statement</u> – It is stated that separate drainage systems are proposed for foul and surface water and will be in accordance with Scottish Water’s requirements.</p> <p>Response Having consulted with Environment and Infrastructure (Design Services) it is considered that additional information shall be required to demonstrate that any drainage scheme proposed is reflective of the Flood Risk Assessment/Drainage Impact</p>

	<p>Assessment submitted and approved for the site as a whole in 2006.</p> <p>A condition of any planning permission granted would therefore require the submission and approval of an updated Flood Risk Assessment/Drainage Impact Assessment prior to the commencement of development.</p> <p><u>Developers Statement outlining reasons for Demolition</u> - The report states that Ross House is in a very poor state of repair and seeks to demonstrate that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>It concludes that due to the works required, renovation would not be economically viable and would compromise the character of the building.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building and the costs that would be incurred to ensure that it would be capable of re-use.</p> <p>The redevelopment works required together with costs incurred would form the basis of the assessment on the acceptability of demolition through the concurrent application 18/0752/LB.</p> <p><u>Tree Management Plan</u> - The purpose of the Tree Management Plan is to prioritise work programmes to existing trees/woodland within the development site as a whole.</p> <p>The aim of the management plan is to reduce the risk of trees causing harm to people and property, to deal with trees which are likely to cause future damage to infrastructure, trees which are interfering with services or enjoyment of a property and trees which are causing an inconvenience.</p> <p>It is stated within the report that due to the desire to retain as many mature trees as possible, trees are only recommended for removal where they pose a high current risk.</p> <p>It recommends that out of the 137 individual trees within the site that 6 trees are removed, that five trees have major crown reduction and that five trees are pruned.</p> <p>Response The report adequately demonstrates the health of the trees on site and provides a justification for the tree works proposed.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that</p>
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	<p>the proposals will respond to the unique, historic and urban context of the site.</p> <p>It is proposed to create a framework of sound environmental principals within which sensitive architectural expression can take place within and or/outwith the existing buildings and their environs.</p> <p>The proposals will accommodate parking and service elements in a manner which reduce their impact while satisfactorily achieving these necessary functions.</p> <p>Response The Conservation Plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report sets out and explores the relationship between Ross House and the remainder of the original listed buildings.</p> <p>It is considered that the Conservation Plan demonstrates that Ross House is set apart from the original complex and is of differing character and scale to those listed buildings already converted.</p> <p>It further demonstrates that given its brutalist design, Ross House is not easily converted to a domestic scale.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report outlines that extensive brickwork investigations have been undertaken by an appropriate professional.</p> <p>It is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>Due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair.</p> <p>It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report highlights the major structural inadequacies and defects due to years of vacancy, general neglect and weathering.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV2: Natural Heritage Policy ENV3: Built Heritage Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; Places Checklist Delivering the Environment Strategy: National Designations; Listed Buildings and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide 2015</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.</p> <p>In this case the proposal requires to be considered against the policies and guidance set out above, the comments of the consultees, the history of the site, any representations received and any other relevant material considerations.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0752/LB – Demolition of B listed building (Ross House). Currently under consideration.</p>
DESCRIPTION	<p>This application seeks planning permission for the development of part of the former Hawkhead Hospital Site for residential development.</p> <p>The proposal involves the demolition of a 'B' Listed Building known as 'Ross House' and the erection of 37 dwelling houses.</p>

	<p>The site originally formed part of the larger re-development of the former hospital grounds and buildings which was granted planning consent for redevelopment in 2006.</p> <p>The masterplan for the site was designed around the retained listed buildings from the original hospital designed by Thomas Tait in 1933.</p> <p>The retained buildings were refurbished to create flats and houses. New build residential units were also constructed throughout the site around the original buildings.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road. The White Cart lies to the north and Hawkhead Burn to the south.</p> <p>Ross House is located to the south of the site, close to Hawkhead Road. It faces on to South Boulevard which is one of the main roads within the site.</p> <p>The building is 4 storeys in height with a flat roof. It is constructed predominately of brick with some stone features around the entrances.</p> <p>It was originally built as a nurse's home after the 2nd World War.</p> <p>The current application proposes a mix of detached and semi-detached two storey houses. They would have pitched roofs finished in roof tiles and would have a mix of render, facing brick with timber doors and glazed balconies.</p> <p>The new houses would be arranged in a rectangular form, following the shape of the site. They would form two rows arranged back to back with one row facing onto South Boulevard and the other onto the new access road and SUDS pond.</p> <p>Access to the development is to be taken from Hawkhead Road, with parking to serve the development located within the plots and throughout the development generally.</p> <p>The demolition of the building will require Listed Building Consent and a separate application for Listed Building Consent has been submitted and is being considered concurrently with this application.</p>
OTHER COMMENTS	<p>Policy P1 covers the application site and identifies the land as suitable for development which would be compatible and complementary to existing uses within the area.</p> <p>As the wider former Hawkhead hospital site currently benefits from permission for residential redevelopment, the proposed</p>

	<p>residential development in an area which is characterised by similar development is considered to be acceptable in principle.</p> <p>Considering the provisions of the Delivering the Places Strategy of the New Development Supplementary Guidance as well as Renfrewshire's Places Residential Design Guidance, the following criteria are assessed: -</p> <p>a) The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>b) With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>In terms of design and the use of materials, the proposals reflect the design features of adjacent retained listed buildings with a contemporary design.</p> <p>The current proposal takes reference from the original Thomas Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels. Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to amenity, sufficient separation distances have been achieved between development blocks to prevent the potential for overlooking from the development.</p> <p>The access and parking arrangements are to the satisfaction of the Director of Environment and Infrastructure (Roads).</p> <p>c) Concerning the provision of open and play space within development, the overall master plan for the redevelopment of this site sees adequate provision dispersed within the site in accordance with the original 2006 consent.</p> <p>d) The development proposed would be contained predominantly within the footprint of the demolished Ross House and a small area of land to the south west, adjacent to the designated SINC.</p> <p>The remainder of the SINC contained within the application site would remain as existing providing the location for the SUDS pond and natural landscaping would be maintained.</p> <p>As such it is unlikely that any impact would be significant or unacceptable in accordance with Policy ENV2.</p>
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	<p>e) Adequate service provision to serve the proposed development can be achieved, in accordance with the currently approved consent for this site.</p> <p>f) Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Environmental Protection Section has raised no objections with regard to noise or air pollution from any existing surrounding or proposed land use, provided that appropriate mitigation measures, if required, are undertaken.</p> <p>An updated site investigation and remediation method statement shall be required due to the time which had lapsed since the submission of the original information in 2006.</p> <p>g) Given the location of the proposed development within the overall site, the development would not constitute backland development and a suitable frontage has been demonstrated.</p> <p>Taking the above into account, the proposal does not conflict with the provisions of The New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance.</p> <p>To ensure compliance with Policy I5, it is considered prudent to attach a condition to any consent given requiring the submission of full drainage details prior to the commencement of any construction works on site, as the applicant has provided only the original Drainage Impact Assessment with the current submission from 2006 which is now outdated.</p> <p>In light of the above assessment it is considered that the proposal is generally in accordance with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Council's Residential Design Guidance.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

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

2. That prior to occupation of the last 5 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 1 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.

That no development shall commence on site until the applicant submits and has approved in writing by 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 within the site investigation report, prepared in accordance with current authoritative technical guidance.

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

3. Prior to occupation of any dwelling unit hereby approved, the developer shall provide for the written approval of the Planning Authority: -

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

4. 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.

5. That prior to the commencement of development, a DIA/FRA shall be submitted for the written approval of the Planning Authority and shall reflect the recommendations contained within the Flood Risk Assessment Revised Final Draft by Kaya Consulting Ltd and WSP Buildings Ltd and dated August 2006. The DIA/FRA shall reflect any policy/statute/ guidance changes which have taken place

since the approval of the original DIA/FRA for the site including SEPA revised policy on flood plain development and the SIA SUDSWUP site tool with regards to SUDS design.

Reason: To ensure that appropriate drainage for the site is provided.

6. Prior to commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance. Thereafter the development shall proceed in accordance with the details finally approved.

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

7. Prior to the commencement of any residential development on the site, the developer shall provide for the written approval of the Planning Authority, a survey to determine the impact of noise from the commercial operations on the development, using the principles set out in British Standard BS4142:1997 - 'Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas', or a method agreed by the Planning Authority. The survey shall identify the:
-

- Ambient night time noise levels between the hours of 0300 to 0400 hours;
- Internal noise levels with windows open for ventilation;
- the maximum Rating Level; and
- 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 dwellings from 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.

Rating Level (L_{Ar,T}) dB - Open Site /external *

- Day 55 dB
- Night 45 dB

BS 4142: 1997 indicates that where the Rating Level* (L_{Ar,T}) exceeds the Background Noise Level** (LA_{90,T}) by greater than 10dB complaints of noise are likely. In such circumstances, notwithstanding compliance with the Site Standard, and before any development is commenced, a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be submitted to, and approved by Renfrewshire Council's Planning Authority. The Background Noise Level for the most sensitive period that the source could operate should be used for the assessment.

****Note:-** Rating Level (L_{Ar,T}) and Background Noise Level (LA_{90,T}) are calculated in accordance with BS4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas.

Reason: In the interests of residential amenity.

8. That prior to the commencement of development it shall be demonstrated to the written satisfaction of the planning authority that the architectural features of merit salvaged from the demolition of Ross House shall be utilised in the redevelopment of the site.

Reason: To ensure that architectural features of merit are appropriately utilised and remain on site.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Supplementary Report

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 6 Paisley Southeast

Applicant:
NHS Greater Glasgow and
Clyde

Registered: 17/08/2019

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Demolition of former hospital
building (Category B Listed)

LOCATION: Hazelwood, Dykebar, Grahamston Road, Paisley

APPLICATION FOR: Listed Building Consent

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 12 March 2019 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site, its surroundings and viewed the Listed Building. Members were able to acquaint themselves with the building's context and its condition.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and Members attending did not discuss the merits of the proposal.

RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

Planning Application: Report of Handling

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 6 Paisley Southeast

Applicant:
NHS Greater Glasgow and
Clyde

Registered: 17/08/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Demolition of former hospital
building (Category B Listed).

LOCATION: Hazelwood, Dykebar, Grahamston Road, Paisley

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant Subject to
Conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that taking into account the condition of Hazelwood Villa and all of the circumstances of the case, they do not object.
- There have been no representations in relation to the proposal.
- The supporting information demonstrates that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.
- The demolition of the building would have a low scale impact on the other 15 listed buildings that are to be retained and enhanced at Dykebar Hospital.
- The removal of the building will allow a comprehensive masterplan for new housing to be delivered at the site in line with Policy P6 of the Renfrewshire Local Development Plan.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0570/LB**

APPLICANT:	NHS Greater Glasgow and Clyde
SITE ADDRESS:	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE
PROPOSAL:	Demolition of former hospital building
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	No objections or representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland: - No objections. Taking into account the condition of Hazelwood Villa and the circumstances of the proposal, it is not considered that it raises such issues of national significance.</p> <p>In their consultation response Historic Environment Scotland requested further information in support of demolition. This additional information was requested by Planning and a further Economic viability supporting statement was submitted along with a Heritage Statement.</p> <p>The points that require clarification included: -</p> <p>Repair of building is not economically viable Historic Environment Scotland note that the Supporting Statement has provided an outline figure that the refurbishment and conversion into 10 flats would result in a deficit of between £620,000 and £910,000.</p> <p>Testing and a detailed assessment of these figures requires to be clearly set out. This is a key factor in the justification for demolition.</p> <p>Viability is normally tested through marketing to ensure that there is not a potential restoring purchaser.</p> <p>Response: The combined Supporting Statement submitted by the applicant states that the listed Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other buildings within the central area of the hospital, it is now in a severely dilapidated condition. There is no prospect to bring it back into hospital use.</p> <p>The applicant's statement has provided additional information including an outline specification of works and cost plan for conversion of Hazelwood Villa.</p>

	<p>Consulting engineers have undertaken structural assessment and found that extensive restoration to bring the property back into active use would cost around £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p> <p>The information demonstrates the lack of economic viability for the Hazelwood Villa's redevelopment as an alternative sustainable use and given the estimated redevelopment shortfalls, it is considered highly unlikely that a restoring purchaser will come forward given the deficit in value.</p> <p>In terms of marketing, that applicant confirmed that the building has been available to approaches from potential restoring purchasers since the late 1990s.</p> <p>The building has been on the Buildings at Risk Register since January 1995. Given the low scale of importance of Hazelwood Villa within the context of the wider listed complex, access to a sufficient level of grant funding would also be highly unlikely.</p> <p>Cross funding Historic Environment Scotland requested that the deficit relating to the listed Hazelwood Villa should also be considered in the context of the overall site and the potential for cross-funding.</p> <p>Response: In response to this the applicant confirmed that the inclusion of a requirement to cross fund the repair of the Hazelwood Villa from the sale of the overall site would directly impact on the sale price. This would have a reciprocal impact upon the capital receipt and consequent benefits to be derived by the NHS from the sale which indirectly benefits the ongoing sustainability of the wider hospital complex.</p> <p>Planning consider that given the dilapidated condition of the Hazelwood Villa and the relatively low scale of impact that its loss would have on the surrounding listed buildings at Dykebar Hospital, any sale requirement to cross fund the retention of the Hazelwood Villa from new development on the land to the west and south of the hospital would be disproportionate.</p> <p>The risk of such a requirement is what makes the retention of the derelict Villa an impediment to the comprehensive masterplanned approach to redeveloping this site.</p> <p>Demolition of the building is essential to deliver significant economic benefits The applicant's supporting document states that the demolition of Hazelwood Villa is necessary to maximise the potential of the Dykebar site to provide a comprehensive masterplanned approach to redeveloping this site.</p> <p>Historic Environment Scotland requested that a clear distinction</p>
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	<p>should be made between maximising potential and jeopardising development should Hazelwood Villa be retained.</p> <p>Response: The applicant confirmed that this relates to the cross funding as discussed above.</p> <p>It is considered that the retention of the derelict Hazelwood Villa would have a disproportionate impact on the sale of land and a reciprocal impact upon the capital receipt and the consequent benefits that would be derived for the NHS.</p> <p>The long-term future of Dykebar Hospital Historic Environment Scotland also raised concerns that the gradual loss and deterioration of the listed buildings within the hospital grounds could have a cumulative detrimental impact on the special interest of the hospital.</p> <p>A potential scheme of repairs and maintenance and the establishment of a maintenance plan for the remaining listed buildings should be explored.</p> <p>Response: At the request of Planning, a Heritage Statement was submitted by the applicant. This statement sets out that the removal of the costs associated with the ongoing retention of Hazelwood Villa will reduce pressure on the repair and maintenance budget for the functioning buildings at Dykebar Hospital, improving the future sustainability of these existing listed buildings.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application discussions were undertaken by the applicant's agent, Planning and Historic Environment Scotland. The applicant's agent was advised of the requirement for demolition proposals to the requirements of the relevant Local Development Plan policies, Historic Environment Scotland Policy and the need to ensure that there was a robust evidence case put forward to remove any listed building.</p>
DESIGN/PLANNING STATEMENT:	<p>Supporting Statement The initial statement and addendum includes an outline specification of works and cost plan for the conversion of Hazelwood Villa.</p> <p>This report states that Hazelwood Villa is in a poor state of repair and seeks to demonstrate that its renovation is not viable. In this regard, the report addresses the condition of the building, the viability /non viability of conversion, repair costs and sales values.</p> <p>The structural assessment undertaken found that extensive restoration to bring the property back into active use would amount to £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p>

	<p>The statement also focuses on the economic benefits of demolition and concludes that the presence of Hazelwood Villa diminishes the residential capacity by at least 42 units and potentially 74 units thus reducing the potential to provide a comprehensive masterplanned approach to the redevelopment of the site.</p> <p>The report concludes that the demolition would have positive economic effects locally by increase in total gross value added, total gross domestic product, increase in tax revenue and potential consumer spending.</p> <p>Response: Both the initial and addendum to the supporting statement submitted by the applicant sets out a comprehensive analysis of the economic benefits and wider public benefits should the demolition of the listed building on the site be considered acceptable.</p> <p>Heritage Statement</p> <p>The Heritage Statement states that Hazelwood Villa is not an individually listed building and is a component element of Category B Listed Dykebar complex.</p> <p>The statement of special interest published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the “village” philosophy of care for the mentally ill and the most complete example designed by a single architect.</p> <p>Whilst the report acknowledges that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex, it is stated that the Hazelwood Villa does not have the same level of importance as some of the more uniquely designed buildings of the original hospital.</p> <p>In this regard, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>The report confirms that Hazelwood Villa is beyond economic repair and the removal of the costs associated with ongoing retention would reduce the pressure on the repair and maintenance of functioning original buildings at Dykebar, improving sustainability.</p> <p>The report concludes that the scale of impact of the loss of the Villa on the special interest of Dykebar would be relatively low level, considerably lower than the loss of one of the more unique original functioning buildings located within the heart of the complex and would be outweighed by the direct and indirect beneficial impacts that this would have on the prospects for the</p>
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	<p>ongoing preservation of the remaining buildings.</p> <p>Response: It is considered that the applicant has provided a comprehensive Heritage Statement for the case for listed building consent in line with Scottish Planning Policy and the planning policy framework set out in the Adopted Renfrewshire Local Development Plan.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment: - Demolition.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a former hospital building known as Hazelwood Villa within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>Hazelwood Villa is not an individual listed building. The Villa is a component element of Category B Listing at Dykebar Hospital. It is one of sixteen buildings designed by Thomas Graham Abercrombie.</p> <p>Hazelwood Villa was constructed as part of the original development, located to the west of the main complex of buildings. It was segregated from the main hospital complex by farm steadings.</p> <p>The Dykebar Hospital Site is located within the Paisley South Expansion Area as identified within the Renfrewshire Local Development Plan. The site at Dykebar is allocated to provide new housing in the medium to long term through a masterplanned approach.</p>

	<p>A consortium of housebuilders (CALA, Barratt & Bellway) have been selected by the NHS to develop the site via a masterplanning process.</p> <p>Several NHS buildings at Dykebar would be retained for NHS operational facilities. The vacant Hazelwood Villa is not intended to be retained by NHS and forms part of the landholding to be sold.</p> <p>If Listed Building Consent was granted for the demolition of the building, the consortium of housebuilders proposed to re-use the material from the demolition of the building within landscape features in re-developing the site.</p> <p>Dykebar Hospital is located on the southern side of Paisley to the west of Grahamston Road and is enclosed on all sides by woodlands.</p> <p>Hazelwood Villa is located to the north-west corner of the site. It is Edwardian Baroque style dating from the beginning of the 20th century.</p> <p>Hazelwood Villa is 2 storey, finished with red sandstone with projecting gables with ornate detailing around the window openings.</p> <p>The villa is one of four residential villas which were built in the first phase of the hospital's construction. The villa is identical to the other three villas, of which two remain in use and one has been demolished.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest;</p> <p>Hazelwood Villa is not an individually listed building. It is a component element of Category B Listed Dykebar which originally comprised an Administrative Centre with hospital wings and several ancillary buildings within the main hospital complex.</p> <p>The statement of special interest of the site that was published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the "village philosophy of care for the mentally ill" and the most complete example designed by a single architect.</p> <p>It is acknowledged that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex.</p> <p>However, it is considered that this building located to the north west of the main cluster of buildings and does not have the same level of importance as some of the more uniquely designed buildings of the original and functioning hospital which are at the heart of the complex.</p> <p>Of significance, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>In terms of the Hazelwood Villa's importance within the context of the Hospital, the proposed demolition requires to be considered in terms of the impact of its loss on the special interest of Dykebar Hospital as a whole, rather than as the demolition of an individual listed building.</p> <p>It is considered that Hazelwood Villa is less significant than the uniquely designed central buildings. Its contribution to the special interest of Dykebar is as one of three remaining villas,</p>
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	<p>essentially of the same design, belonging to the original phases of development.</p> <p>Hazelwood Villa is in a severely dilapidated condition and its isolated location is considered to detract from the general character and appearance of the wider complex. As such, it is considered that the retention of the villa is not essential to the preservation of the special interest of Dykebar Hospital.</p> <p>(b)The building is incapable of repair;</p> <p>The Villa has been available to approaches from potential restoring purchasers since the late 1990 and has been on the at risk register since January 1995.</p> <p>It is considered that the Supporting Statement demonstrates the lack of economic viability for the Villa's redevelopment in an alternative sustainable use.</p> <p>Whilst the report submitted in support of the application states that it is not contended that the villa is incapable of repair, the necessary repair works are so significant that the restoration of the listed building is inherently beyond viable economic repair and would make any future development unviable.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;</p> <p>It is considered that the benefits for economic growth and/or the wider community that would be derived from the demolition of the Villa are those which would be realised from the consequent sale and development of the land to the west and south of Dykebar Hospital.</p> <p>For this test, the supporting statement concludes that the demolition would be a significant catalyst for the swift realisation of the wider, social and economic benefits that would be derived from the comprehensive redevelopment of the Paisley South Expansion Area.</p> <p>It is considered that the general condition of the buildings within the main part of the hospital complex are in reasonable condition, however all are in need of ongoing maintenance.</p> <p>The applicant states that the costs associated with the ongoing retention of Hazelwood Villa will reduce the pressure on the repair and maintenance budget for the functioning original buildings at Dykebar Hospital, improving the future sustainability of these buildings.</p> <p>Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other building</p>
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	<p>central to the hospital complex, the NHS have confirmed that there is no prospect of the Villa being returned to hospital use.</p> <p>It is agreed that there is a strong argument that the demolition would have both a direct and indirect beneficial impact on prospects for the ongoing preservation and enhancement of Category B Listed Dykebar Hospital in a sustainable future use.</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Environment Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the 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. As set out above, the Buildings at Risk Register for Scotland identifies the villa as having deteriorated since at least January 1995 and that it has been subject to vandalism, fire damage and theft of rainwater goods and lead flashing from the roof.</p> <p>An outline specification of works and cost plan associated with the conversion was submitted in support of the application which assumes that the vast majority of the internal structural timbers are beyond economic repair due to the damage of the roof structure.</p> <p>Similarly, the external assessment shows water ingress, timber decay, corrosion and that the building is in very poor condition. A profit and loss development appraisal of the works required to bring the building back into active use would result in the loss of £620,000.</p> <p>In view of this, it is considered that the applicants have sufficiently demonstrated that the independent repair and conversion of the Villa to an appropriate sustainable alternative use would not be economically viable to a substantial degree. This test has therefore been met.</p> <p>It is concluded that although Hazelwood Villa would be capable of repair, its restoration would not be economically viable.</p> <p>The Heritage Statement clearly demonstrates that the low scale impact of the demolition on the special interest of Dykebar Hospital would be outweighed by the consequent economic benefits that would be derived from the comprehensive redevelopment of the Dykebar Hospital as part of the Paisley South Expansion Area.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hazelwood</p>
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	<p>Villa is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>It is also considered appropriate to impose a condition with respect to a detailed itemising those architectural elements of the building to be re-used within the landscape of any re-development.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hazelwood Villa is beyond viable conversion, refurbishment or reuse.</p> <p>The proposal meets the relevant tests in both Historic Environment Scotland's Policy Statement and associated policy set out in the Renfrewshire Local Development Plan. It is therefore recommended that the Board grant listed building consent for demolition subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

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.

Conditions

- 1 That no development shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as Planning Authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site following its demolition.

- 2 That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0114/CC



Renfrewshire
Council

KEY INFORMATION

Ward: 5
Paisley East and Central

Applicant:
Nixon Blue (Bridge Street)
Ltd
38 Hydepark Street
Glasgow
G3 8BW

Registered:
07 March 2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of vacant nightclub.

LOCATION: 22 Bridge Street, Paisley, PA1 1XN

APPLICATION FOR: Conservation Area Consent



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RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as well as the New Development Supplementary Guidance.
- Historic Environment Scotland have no objections to the proposal. It is in line with Historic Environment Scotland's Historic Environment Policy for Scotland (2019).
- No representations have been received.
- The proposal involves the demolition of a long term prominent vacant building to allow for the redevelopment of a key corner site within Paisley Town Centre. It is considered that the removal of the building which is in poor condition and is unsightly will be a significant improvement to the Conservation Area.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES

REPORT OF HANDLING FOR APPLICATION (19/0114/CC)

APPLICANT:	Nixon Blue (Bridge Street) Ltd
AGENT:	Vellow Wood Architecture
SITE ADDRESS:	22 Bridge Street, Paisley, PA1 1XN
PROPOSAL:	Demolition of vacant nightclub
APPLICATION FOR:	Conservation Area Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	None received.
CONSULTATIONS:	Historic Environment Scotland - No objections.

SUPPORTING STATEMENTS	None received.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Policy & Material Considerations</u> <u>Adopted Local Development Plan 2014</u> Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Built Heritage Conservation Areas</p> <p><u>Proposed Local Development Plan 2019</u> Policy ENV3: Built and Cultural Heritage</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Environment Strategy: Built and Cultural Heritage</p> <p><u>Material considerations</u> Historic Environment Policy for Scotland 2019 and associated "Managing Change in the Historic Environment" Technical Guidance Note on demolition.</p>

PLANNING HISTORY	04/1289/PP - Erection of residential development comprising 28 flatted units with underground parking and formation of access. Granted subject to conditions April 2005.
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	<p>14/0570/PP - Part change of use from nightclub to cafe with soft play area, external alterations and formation of car park to rear. Granted subject to conditions November 2014.</p> <p>16/0316/PP - Change of use from nightclub to restaurant in part and renewal/repair of glazed facades to North and East elevations, repainting of render/brick/metal cladding facades, alteration to roof/facade to rear and formation of car park to rear. Granted subject to conditions July 2016.</p> <p>19/0044/PP - Demolition of nightclub and erection of 36 flats and Class 3 (restaurant) commercial unit. Currently under consideration.</p>
DESCRIPTION	<p>Conservation Area Consent is sought for the demolition of a vacant single storey (with basement) former nightclub at 22 Bridge Street, Paisley.</p> <p>The building currently extends to approximately 1365 square metres over two levels and consists of a collection of single storey warehouse / commercial buildings, located within the Paisley Town Centre Conservation Area.</p> <p>The application premises are bounded to the north east by an area of informal open space, the public footpath connecting to Forbes Place and the White cart Water beyond that. To the north west by the vacant Kelvin House, to the south east by Bridge Street and to the south west by a motor vehicle repair garage. There are surface level public car parks located to the east across Bridge Street and to the south west accessed from Orchard Street</p> <p>It should be noted that an application for planning permission is also currently under consideration for the redevelopment of the site should demolition be approved through the granting of this application.</p>
COMMENTS	<p>With respect to the demolition of unlisted buildings in Conservation Areas, Historic Environment Scotland's Guidance advises that planning authorities should take into account the contribution of the building to the character, appearance and history of the Conservation Area.</p> <p>The premises in this instance are a collection of single storey sheds which have deteriorated over time due to vacancy.</p> <p>The buildings provide minimal architectural interest and do not contribute to the townscape value or historic character of the Conservation Area.</p> <p>An application is currently under consideration for the erection of a mixed use development comprising flats and a restaurant.</p>

	<p>The principle of redevelopment with a scheme which proposes residential and commercial uses is considered acceptable in this location.</p> <p>Having assessed the proposal against Historic Environment Scotland's Policy Statement and the Adopted and Proposed Renfrewshire Local Development Plan's and their relevant Supplementary Guidance, it is considered that the demolition of the buildings would enhance the character of the Conservation Area subject to the satisfactory redevelopment of the site.</p>
RECOMMENDATION	Grant.

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.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.p

Planning Application: Report of Handling

Reference No. 19/0118/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North, Kilbarchan, Howwood and Lochwinnoch West

Applicant:
Noah Management and Development Ltd

Registered: 26/02/2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Conversion of B listed church to form 17 flats, internal and external alterations including demolition of flue and associated infrastructure works.

LOCATION: Kilbarchan West Parish Church, Church Street, Kilbarchan

APPLICATION FOR: Full Planning Permission.



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RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted and Proposed Renfrewshire Local Development Plan and the New Development Supplementary Guidance.
- There have been 29 objections to the proposals. The points raised include that the alterations would be unsympathetic to the listed building and to the conservation area generally, that stained glass would be lost from the building, that the development would have insufficient parking provision and could not be accommodated within the existing roads infrastructure.
- Historic Environment Scotland are supportive of the proposals and consider them to be generally sympathetic to the building.
- Environment and Infrastructure Services (Roads/Traffic) consider that there will be an appropriate level of parking.
- External alterations have been kept to a minimum and significant efforts have been made to enhance the building through its conversion to residential use.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0118/PP)

APPLICANT:	Noah Management and Developments Ltd
SITE ADDRESS:	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone
PROPOSAL:	Conversion of B listed church to form 17 flats, internal and external alterations and associated infrastructure works.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 29 objections received which can be summarised as follows:</p> <ul style="list-style-type: none"> Insufficient parking provision for the proposal with increased pressure on the already congested parking in Church Street. <p>Response – Consultation with Environment and Infrastructure Services (Roads/Traffic) confirmed that the conversion of both the church hall and the West Church building have an appropriate level of parking.</p> <ul style="list-style-type: none"> The installation of roof lights would impact the privacy of adjoining residents and could result in unacceptable overlooking. <p>Response – A separation distance of over 18 metres is to be provided between the proposal and existing properties. There would be no unacceptable overlooking from the proposal.</p> <p>The conversion is capable of providing an acceptable residential amenity both in relation to existing dwellings and the dwellinghouses now proposed.</p> <ul style="list-style-type: none"> The replacement of stained glass windows with clear glass would negatively impact on the character of the listed building and area generally. <p>Response – While every effort has been made to ensure that architectural features are retained wherever possible, an acceptable residential environment with sufficient daylight requires to be created.</p> <p>A condition of any planning permission granted would ensure that the stained glass is utilised elsewhere within the building or that it is relocated to an acceptable building within the Conservation Area.</p>
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	<ul style="list-style-type: none"> The conversion and external alterations required would be unsympathetic to the character of the conservation area. <p>Response – It is considered that the applicant has kept external alterations to a minimum and significant efforts have been made to enhance the building through its conversion to residential use.</p> <p>Historic Environment Scotland is supportive of the proposal and consider them to be generally sympathetic to the building.</p> <ul style="list-style-type: none"> Increasing parking and traffic in the street would have safety implications given the absence of pavements in Church Street and a smaller development with more on site parking would be more suitable. <p>Response – Environment and Infrastructure Services (Roads/Traffic) are satisfied that the surrounding roads infrastructure can accommodate the development proposed.</p> <ul style="list-style-type: none"> Development could result in restricted access to the graveyard which is of considerable local historic interest. <p>Response – A main consideration of the proposal is that the graveyard remains in public ownership with access to the grounds. The graveyard does not form part of the application site.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Roads/Traffic) – No objection subject to conditions regarding a linkage from the footway network to the building. Provision of a suitably located bin store. Visitor parking provided at a rate of 25%.</p> <p>Response – Appropriate conditions can be applied.</p> <p>With regards to the requirement for visitor parking, this would require an additional 5 spaces to be provided within the grounds of the Church.</p> <p>It is considered that to preserve the character and appearance of both the listed building and the Conservation Area that there is a balance between providing the maximum parking standards and ensuring adequate open ground/amenity space around the proposal.</p> <p>Whilst it is recognised that there are pressures on parking provision within Kilbarchan village centre, there are areas of parking in the vicinity of the site for visitor parking.</p> <p>Environment and Infrastructure Services (Design Services) – No objection.</p>

	<p>Response – Noted</p> <p>Environmental Protection Section – No objection</p> <p>Response – Noted.</p> <p>Scottish Water – No objection</p> <p>Response – Noted</p> <p>West of Scotland Archaeology Service - No objections subject to a condition requiring the implementation of a programme of archaeological works, in accordance with a written scheme of investigation.</p> <p>Response – Appropriate condition will be imposed.</p> <p>Kilbarchan Community Council – Support the proposals and consider the conversion to be sympathetic to the historic character of the building.</p> <p>Concern is expressed in relation to the inadequacy of parking provision within the site, given that there is no scope for on street parking in the vicinity. Consider that a reconfiguration of car parking is required to allow more spaces to be provided.</p> <p>Response – External alterations have been kept to a minimum and efforts have been made to enhance the building through its conversion to residential use.</p> <p>It is considered that to preserve the character and appearance as well as the setting of the listed building within the middle of the Conservation Area that there is a balance between providing the maximum parking standards and ensuring adequate open ground/amenity space around the proposal.</p> <p>It is considered that by having an increased amount of parking surrounding the listed building that this would impact on the setting of the building within the mature landscaped site, to the detriment of the character and appearance of the listed building.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with two meetings out on site with Historic Environment Scotland, Planning and the applicant.</p> <p>Details in relation to both internal and external alterations were discussed with particular emphasis in retaining the fabric of the building with minimal intrusion.</p> <p>Parking and open space along with servicing of the site was also discussed.</p>

DESIGN/PLANNING STATEMENT:	<p>The statement presents an overview of the proposal and outlines the intentions of the applicant regarding the extent of the refurbishment and the preserving as much as the internal and external building fabric through sympathetic alterations.</p> <p>It is considered that the design statement provides a comprehensive overview of the project and the detailed consideration of the alterations and additions required for the proposed residential scheme.</p> <p>It explains how the proposals have evolved with input from various parties which influenced the final proposal submitted for Planning.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Policy & Material Considerations</u> <u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; and Places Checklist</p> <p>Delivering the Environment Strategy: Listed Buildings and Conservation Areas</p> <p><u>Renfrewshire Local Development Plan 2019 (Proposed Plan)</u> Policy P1: Renfrewshire's Places Policy ENV 3: Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019 (Proposed)</u> Delivering the Places Strategy – Alterations and Extensions to Existing Properties</p> <p>Delivering the Environment Strategy – Conservation Area; Listed Buildings</p> <p><u>Material considerations</u> Historic Environment Scotland's Policy Statement 2019. 'Managing Change in the Historic Environment' guidance notes.</p>
PLANNING HISTORY	19/0119/LB - Conversion of Church to 17 flats with associated parking and external alterations. Currently under consideration with this application.
DESCRIPTION	<p>Planning permission is sought for the conversion and sub-division of the Category B Listed Kilbarchan West Church to form 17 flats, with associated parking and alterations to the interior and exterior.</p> <p>The proposed flats would comprise between five and six units per floor, over three floors, ranging from one to two bedroom</p>

	<p>flats, including two duplex flats.</p> <p>Internal alterations would involve down taking and removal of balconies, relocation of historic features for their retention on site or elsewhere and the formation of partition walling.</p> <p>External alterations would include the removal of a redundant chimney, removal of stained glass and its replacement with clear glass, alterations to window and door openings and the introduction of new door openings, extract vents and conservation style windows.</p> <p>Kilbarchan West Church is located off Church Street within the Kilbarchan Conservation Area.</p> <p>The church is of a gothic revival style, stone built with a stone spire constructed between 1899 and 1901.</p> <p>The building is surrounded by a historic graveyard and is bounded to the north and west by gardens, stone walls with wrought iron fencing, landscaped hedging to the front and a gated entrance to the main car park.</p> <p>The site extends to approximately 0.5 hectares and the grounds have been laid with grass, shrubbery and trees.</p> <p>The adjacent category B Listed Church Hall is the former Parish Church, built in 1724 on the site of the original Parish Church.</p> <p>This application for planning permission has been submitted in conjunction with a listed building application for the proposals (19/0119/LB).</p>
DESIGN AND MATERIALS	<p>The proposal aims to retain and integrate as much of the existing building into the development as is practically possible to provide interesting and unique living spaces.</p> <p>External interventions have been kept to a minimum and have been undertaken when daylighting, amenity or building requirements have required alteration.</p> <p>There are a number of stained-glass elements across the church located both internally and externally which would be removed and replaced with clear glass in order to provide the apartments with adequate light and ventilation.</p> <p>Additionally, due to the requirement to drop certain window cills and provide apartments with natural light and ventilation, window openings are required which would involve the alteration of existing stained-glass configurations.</p> <p>To provide natural light to the roof level, a scheme of 27 conservation style rooflights are proposed.</p>

SCALE AND POSITIONING	<p>Regarding density, the surrounding area is characterised by a tight street pattern and density, incorporating predominantly residential buildings of traditional appearance and differing heights and bulk.</p> <p>The conversion of the church to flats would not be out of keeping with the density or character of the surrounding area.</p>
PRIVACY AND OVERLOOKING	<p>The proposal would meet the requirements set out in the Renfrewshire Local Development Plan and associated Supplementary Guidance regarding separation distances from directly facing windows.</p> <p>There would be no significant impact in terms of privacy or overlooking.</p>
DAYLIGHT AND OVERSHADOWING	<p>Given that the proposal is a conversion of the existing church there would be no additional impact in relation to daylight or overshadowing.</p>
LANDSCAPING	<p>The church building is surrounded by existing mature landscaping and this would be improved and augmented sensitively where required, most notably along the front boundary.</p>
ACCESS AND PARKING	<p>The existing car park within the grounds of the church would be upgraded with some additional spaces added.</p>
OTHER COMMENTS	<p>Policy ENV3 of the Adopted and Proposed Renfrewshire Local Development Plan (2014) and Historic Environment Scotland's Policy Statement both require that development proposals preserve or enhance listed buildings.</p> <p>Policy ENV3 of the Renfrewshire Local Development Plan sets out that the Council will support the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.</p> <p>Historic Environment Scotland's Policy Statement also advises that listed buildings may require alteration and adaptation from time to time in order to remain in beneficial use; and will be at risk if such alteration and adaptation is unduly restrained.</p> <p>The church has not been in ecclesiastical use for several years and has attracted little interest for re-use despite being advertised on the open market.</p> <p>Lack of use jeopardises the condition of the listed building. Viable proposals such as conversion to residential would ensure its re-use, which is welcomed, subject to the detail of any proposals being sympathetic to the building, graveyard and surrounding area.</p>

	<p>Policy ENV3 advises that the layout, design, materials, scale, siting and use of any development affecting a listed building should be sensitive to the character, appearance and setting of the building.</p> <p>Historic Environment Scotland have no objection to the proposal and accept that it is unlikely that a use other than housing is likely to be viable in this location. They accept that the size and layout of the church make it difficult to convert into flats in a way that can preserve all of the special interest of the interior.</p> <p>Additionally, they note that given that the church occupies a prominent position in the heart of Kilbarchan and if it were to fall into dereliction it is likely to cause considerable blight, its retention and the reuse of the existing fabric is essential.</p> <p>It is considered that the proposals are appropriately sympathetic to preserving the special character of the building and wider built environment, subject to a number of conditions which would ensure that appropriate details are acceptable.</p> <p>The application site is located centrally within Kilbarchan where Policy P1 'Renfrewshire's Places' applies.</p> <p>Policy P1 considers that there will be a general presumption in favour of a continuance of the built form and that new development within these areas should be compatible and complementary to existing uses and cause so significant harm as set out by the criteria in the New Development Supplementary Guidance.</p> <p>When assessed against the provisions of the Delivering the Places Strategy of the Local Development Plan Supplementary Guidance, the following conclusions can be made.</p> <p>In terms of the surrounding residential environment, the layout, built form and design of the development is acceptable.</p> <p>In terms of services, the building is located within an established urban area and local infrastructure is in place for the building to be served by all relevant utilities.</p> <p>With regard to open space, curtilage amenity space for future residents is provided in gardens surrounding the building.</p> <p>The preservation of the historic graveyard, which is not within the applicant's ownership or control, is considered to be of great importance and does not therefore form any part of this application.</p> <p>The graveyard would continue to provide an open setting to the building and provide a sense of open space. This arrangement</p>
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	<p>would also allow the continued protection of the historic graveyard surrounding the application site and maintain public access.</p> <p>Regarding any natural landscaping or ecological features, no trees are proposed for felling and there are no other important natural features affected by the proposals.</p> <p>In relation to impact from surrounding land uses, these are predominantly residential in character.</p> <p>With regard to parking provision and accessibility, this has been addressed above.</p> <p>Overall the conversion of the listed building to provide new residential units in Kilbarchan is welcomed in an existing site within the village centre.</p> <p>In conclusion, it is considered that the proposals are to be welcomed as they propose to bring back into use a vacant listed building to provide much need new homes to the village.</p> <p>The proposals are also considered to be appropriately sympathetic to preserving the special character of the building and wider built environment.</p> <p>Taking into consideration the information submitted and the proposed safeguarding conditions in relation to the listed elements of the building, these are considered to adequately address the matters raised in the representations.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

- 1 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.
- 2 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the materials, form and method of opening to be used in the installation of these windows. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 3 That prior to the commencement of development, a detailed inventory shall be submitted for the prior approval of the planning authority itemising where the stained glass windows to be replaced, would be re-used or incorporated elsewhere within the building or within an acceptable building within the Conservation Area.
Reason: In the interests of preserving elements of architectural and/or historic importance.

- 4 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.

- 5 Prior to the erection of any wall or fence within the curtilage of the site, the developer shall provide for the written approval of the Planning Authority, full details of the design and location of this wall and/or fence. Thereafter, any wall or fence to be erected within the curtilage of the site, shall be in accordance with the detail finally approved.

Reason: These details have not been submitted.

- 6 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.

- 7 That prior to the commencement of development:
- (a) a site investigation report characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein
- (b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

Shall be prepared in accordance with current authoritative technical guidance and submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 8 That prior to the occupation of any unit hereby approved:

(a) a verification Report confirming completion of the works specified within the approved Remediation strategy; or

(b) where remediation works are not required but soils are to be imported to the site, a Verification Report confirming imported materials are suitable for use

Shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 9 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

- 10 That prior to any of the flats hereby approved being brought into use, full specifications of the bin store shall be submitted for the written approval of the Planning Authority.

Reason: These details have not been submitted and in the interests of preserving the special character of the listed building.

- 11 That prior to the commencement of development, a method statement shall be submitted for the approval of the Planning Authority outlining the measures to be undertaken and employed in the protection of the graveyard for the duration of the development and no development shall commence until such measures as agreed are in place.

Reason: To protect the graveyard and gravestones during development of the site.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0119/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North, Kilbarchan, Howwood and Lochwinnoch West

Applicant:
Noah Management and Development Ltd.

Registered: 26/02/2019

Report by Director of Communities, Housing and Planning Services

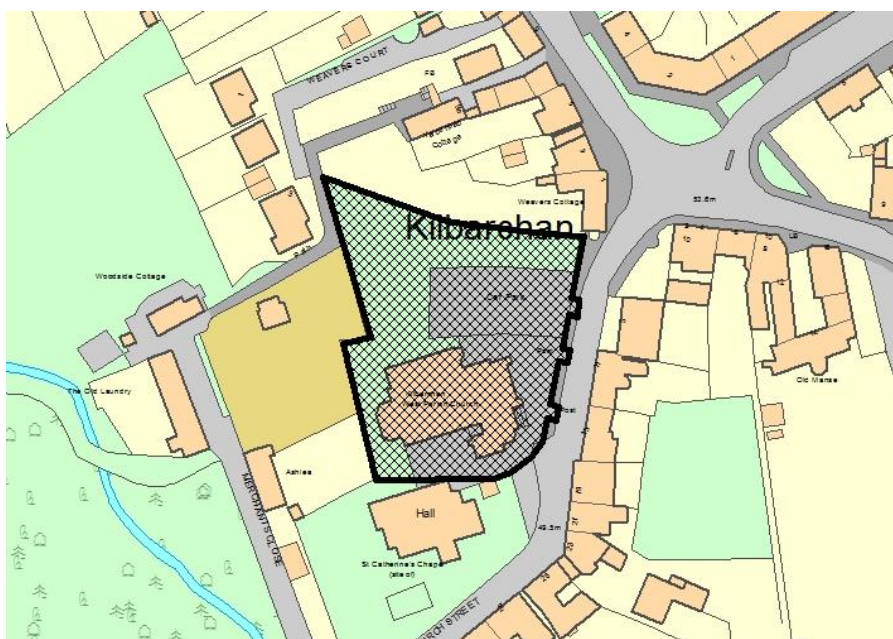
PROSPECTIVE PROPOSAL: Conversion of B listed church to form 17 flats, internal and external alterations including demolition of flue and associated infrastructure works

LOCATION: Kilbarchan West Parish Church, Church Street, Kilbarchan

APPLICATION FOR: Listed Building Consent

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

- The proposals accord with both the Adopted and Proposed Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.
- There have been 11 objections to these proposals. The points raised include that the alterations required would be unsympathetic to the listed building and to the conservation area generally, that stained glass would be lost from the building, that the development would have insufficient parking provision and could not be accommodated safely within the existing roads infrastructure
- Historic Environment Scotland are supportive of the proposals and consider them to be generally sympathetic to the building.
- External alterations have been kept to a minimum and significant efforts have been made to enhance the building through its conversion to residential use.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0119/LB)

APPLICANT:	Noah Management and Development Ltd
SITE ADDRESS:	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone
PROPOSAL:	Conversion of B listed church to form 17 flats, internal and external alterations and associated infrastructure works
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 11 objections received and the issues raised are summarised below:</p> <ul style="list-style-type: none"> Insufficient parking provision for the proposal with increased pressure on the already congested parking in Church Street. <p>Response – Consultation with Environment and Infrastructure Services (Roads/Traffic) confirmed that the conversion of both the church hall and the West Church building have an appropriate level of parking.</p> <ul style="list-style-type: none"> The installation of roof lights would impact the privacy of adjoining residents and could result in unacceptable overlooking. <p>Response – The positioning of the proposals relative to surrounding residential buildings has a separation distance of over 18 metres, there would be no unacceptable overlooking from directly facing windows.</p> <p>The conversion is capable of providing an acceptable residential environment both in relation to existing dwellings and the dwellinghouses now proposed.</p> <ul style="list-style-type: none"> The replacement of stained glass windows with clear glass would negatively impact on the character of the listed building and area generally. <p>Response – While every effort has been made to ensure that architectural features are retained wherever possible, an acceptable residential environment with sufficient daylight requires to be created.</p> <p>A condition of any planning permission granted would ensure that the stained glass is utilised elsewhere within the building or that it is relocated to an acceptable building within the Conservation Area.</p>
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	<ul style="list-style-type: none"> The conversion and external alterations required would be unsympathetic to the character of the conservation area. <p>Response – It is considered that the applicant has kept external alterations to a minimum and efforts have been made to enhance the building through its conversion to residential use.</p> <p>Historic Environment Scotland is supportive of the proposal and consider them to be generally sympathetic to the building.</p> <ul style="list-style-type: none"> Increasing parking and traffic in the street would have safety implications given the absence of pavements in Church Street and a smaller development with more on site parking would be more suitable. <p>Response – Environment and Infrastructure Services (Roads/Traffic) are satisfied that the surrounding roads infrastructure can accommodate the development proposed.</p> <ul style="list-style-type: none"> Development could result in restricted access to the graveyard which is of considerable local historic interest. <p>Response – A main consideration of the proposal is that the graveyard remains in public ownership and access to the grounds will remain. The graveyard does not form part of the application site.</p>
CONSULTATIONS:	<p>Historic Environment Scotland – Historic Environment Scotland have no objection to the proposal.</p> <p>It is accepted that it is unlikely that a use other than housing is likely to be viable in this location and that the size and layout of the church make it difficult to convert into flats in a way that would preserve all of the special interest of the interior.</p> <p>Historic Environment Scotland note that the church occupies a prominent position in the heart of Kilbarchan and if it were to fall into dereliction it is likely to cause considerable blight.</p> <p>Retention and reuse of the existing fabric is encouraged.</p> <p>Historic Environment Scotland accept the principle of lowering the window cills but advise that existing cills should be reused and new stone margins dressed to match the existing.</p> <p>They consider that the design of the replacement glazing will be very important to maintaining the historic character of the building.</p> <p>Response – Agree with Historic Environment Scotland's comments and are satisfied that on balance the application proposal is acceptable.</p>

PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with two meetings out on site with Historic Environment Scotland, Planning and the applicant.</p> <p>Details in relation to both internal and external alterations were discussed with particular emphasis in retaining the fabric of the building with minimal intrusion.</p>
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DESIGN/PLANNING STATEMENT:	<p>The statement presents an overview of the proposal and outlines the intentions of the applicant regarding the extent of the refurbishment of the internal and external building fabric alterations.</p> <p>It is considered that the design statement provides a comprehensive overview of the project and the detailed consideration of the alterations and additions required for the proposed residential scheme.</p>
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LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; and Places Checklist</p> <p>Delivering the Environment Strategy: Listed Buildings and Conservation Areas</p> <p><u>Renfrewshire Local Development Plan 2019 (Proposed Plan)</u> Policy P1: Renfrewshire's Places Policy ENV 3: Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019 (Proposed)</u> Delivering the Places Strategy – Alterations and Extensions to Existing Properties</p> <p>Delivering the Environment Strategy – Conservation Area; Listed Buildings</p> <p><u>Material considerations</u> Historic Environment Scotland's Policy Statement 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
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PLANNING HISTORY	19/0118/PP - Conversion of Church to 17 flats with associated parking and external alterations. Currently under consideration with this application.
DESCRIPTION	Listed building consent is sought for internal and external alterations to a church associated with its sub-division to form

	<p>17 flats, with associated car parking in Church Street, Kilbarchan.</p> <p>The Kilbarchan West Parish Church is a prominent landmark on Church Street within the Kilbarchan Conservation Area, set within its original grounds, and is a category B listed building.</p> <p>The church is of Gothic irregular plan form by William H Howie and dates from between 1899 - 1901.</p> <p>The church is characterised by a buttressed gable, narrower than the body of the church constructed of red sandstone snecked bull-nosed rubble, with ashlar.</p> <p>The proposed sub-division and conversion would comprise between five and six units per floor, over three floors, ranging from one to two-bedroom flats, including two duplex flats.</p> <p>Internal alterations would involve downtaking and removal of balconies, relocation of historic features for their retention on site or elsewhere and the formation of partition walling.</p> <p>External alterations would include the removal of a redundant chimney, removal of stained glass and its replacement with clear glass, alterations to window and door openings and the introduction of new door openings, extract vents and conservation style windows.</p> <p>It is proposed to remove the existing boiler flue chimney which sits on the west elevation, largely hidden by the principle elevation to Church street and an existing concrete ramp which currently dissects the car park so that a greater parking allocation can be provided for the development.</p> <p>There are several stained-glass elements across the Church located both externally and internally and the intention is to remove all the stained glass currently located within the building and replace it with clear glass and alter existing window configurations.</p> <p>The scheme also proposes the installation of 27 conservation style roof lights.</p> <p>Two new windows are proposed as part of the development and an escape door positioned at the rear of the building on the western elevation, largely hidden behind the church volume.</p> <p>The site is bounded to the east by stone walls with wrought iron fencing, landscaped hedging to the front and a gated entrance to the main car park.</p> <p>The site extends to approximately 0.5 hectares and the grounds in the main have been laid with grass, bushes and</p>
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	<p>trees.</p> <p>The adjacent B listed Church Hall is the former parish church and was built in 1724 on the site of the original parish church.</p> <p>This application for listed building consent has been submitted in conjunction with a planning application for the proposals (19/0118/PP).</p>
OTHER COMMENTS	<p>Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and any application for listed building consent must have special regard to the desirability of preserving the building and its features of special architectural and historic interest.</p> <p>Policy ENV3 of the both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) along with the associated New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement, all require that development proposals preserve and enhance listed buildings.</p> <p>Policy ENV3 of the Renfrewshire Local Development Plan states that the Council will support the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.</p> <p>In terms of the above, the church has not been in use for a few years. Lack of a use, occupiers and on-going maintenance causes issues with the condition of the listed building, therefore re-use of the building with a viable and suitable use is welcomed, subject to the detail of any proposals being sympathetic to the building, graveyard and surrounding area.</p> <p>Policy ENV3 in this regard advises that the layout, design, materials, scale, siting and use of any development affecting a listed building should be sensitive to the character, appearance and setting of the building.</p> <p>Internally, the proposal has been to retain and integrate as much of the existing building into the development as is practically possible.</p> <p>It is proposed to remove the existing gallery levels which currently occupy the first-floor level of the north and east elevations, to enable the new building levels to work.</p> <p>An existing opening serving the previous north gallery space would be blocked up and a new opening formed based on the proposed internal configuration, providing access to the upper level apartments.</p>

	<p>Externally, the alterations and interventions affect the character of the building to a lesser extent.</p> <p>It is proposed to remove the existing boiler chimney which sits on the western elevation, largely hidden by the principle elevation to Church Street. The chimney is no longer required and was an unsympathetic addition to the original building and as such its removal would improve the overall aesthetic of the building.</p> <p>There are a number of stained-glass elements across the church located both internally and externally which would be removed and replaced with clear glass in order to provide the apartments with adequate light and ventilation.</p> <p>Additionally, due to the requirement to drop certain window cills and provide apartments with natural light and ventilation, window openings are required which would involve the alteration of existing stained-glass configurations.</p> <p>To provide natural light to the roof level, a scheme of 27 conservation style rooflights are proposed.</p> <p>Two new windows are proposed as part of the development and would be simple modern interpretations where aesthetic impact would be minimal.</p> <p>To ensure that appropriate means of escape are provided, an escape door would be positioned at the rear of the building on the western elevation. The door is not in a prominent position, largely hidden behind the church volume and associated escape stair.</p> <p>Historic Environment Scotland have accepted the need for these alterations and are assured that that careful design of the replacement glazing could ensure that the historic character of the building is maintained.</p> <p>It is considered that the design of the proposed openings and alterations, these are generally compliant with the relevant guidance of Historic Environment Scotland, subject to the submission of specific detailed proposals as a condition of any consent given.</p> <p>In terms of the proposed main access arrangements, to ensure the ancient tombs and graves are adequately protected during the construction phase, it is recommended that a method statement be submitted for the written approval of the Planning Authority prior to the commencement of any construction works on site.</p> <p>The proposed bin store would be discreetly positioned behind an existing wall to the east of the main entrance to the building</p>
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	<p>and is unlikely to have an adverse impact on the building itself or its setting.</p> <p>In conclusion, it is considered that the proposals are to be welcomed as they propose to bring back into use a vacant listed building which otherwise risks falling into disrepair.</p> <p>The proposals are considered to be appropriately sympathetic to preserving the special character of the building and wider built environment.</p> <p>Taking into consideration the information submitted in relation to the listed elements of the building, and the proposed safeguarding conditions, these are considered to adequately address the matters raised in the representation.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

- 1 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.
- 2 Notwithstanding the stamped approved plans, the arched door of the vestry should be retained/reused in the flats as far as possible as should the entrance doors to the written satisfaction of the planning authority. In addition good quality timber in the form of wood panelling, the balcony fronts of the galleries and pews should be retained and reused within the development as far as possible to the written satisfaction of the planning authority

Reason: In the interests of amenity and to assist in retaining/protecting the historic character of the building.
- 3 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the design of the opening, materials, form and method of opening to be used in the installation of these windows incorporating the reuse of existing cills where possible. Replacements , should be double glazed leaded lights that are openable, where possible. All new stone margins should be dressed to match the existing. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 4 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

- 5 That prior to the commencement of development, a detailed inventory shall be submitted for the prior approval of the planning authority itemising where the stained glass windows to be replaced, would be re-used or incorporated elsewhere within the building or within an acceptable building within the Conservation Area.

Reason: In the interests of preserving elements of architectural and/or historic importance.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0121/PP



Renfrewshire
Council

KEY INFORMATION

Ward:

9 Johnstone North,
Kilbarchan, Howwood and
Lochwinnoch

Applicant:

Noah Management and
Development Ltd

Registered: 27/02/2019

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Conversion of B listed church hall to
form dwellinghouse, demolition of single storey extension, internal
and external alterations and associated infrastructure works.

LOCATION: Kilbarchan West Church Hall, Church Street,
Kilbarchan, Johnstone

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

The proposals accord with the both the Adopted and the Proposed Renfrewshire
Local Development Plan and the New Development Supplementary Guidance.

There have been 20 objections to these proposals. The points raised include that
the alterations required would be unsympathetic to the listed building and to the
conservation area generally, that stained glass would be lost from the building, that
the development would have insufficient parking provision and could not be
accommodated safely within the existing roads infrastructure

Historic Environment Scotland are supportive of the proposals and consider them to
be generally sympathetic to the building.

External alterations have been kept to a minimum and significant efforts have been
made to enhance the building through its conversion to residential use.

Environment and Infrastructure Services (Roads/Traffic) that the church hall and the
West Church proposals have an appropriate level of parking.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0121/PP)

APPLICANT:	Noah Management and Developments Ltd
SITE ADDRESS:	Kilbarchan West parish Church, Church Street, Kilbarchan, Johnstone
PROPOSAL:	Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, internal and external alterations and associated infrastructure works.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 20 objections received and the issues raised are summarised below:</p> <ul style="list-style-type: none"> Insufficient parking provision for a 4 bedroomed house and increased pressure on the already congested parking in Church Street. <p>Response - Environment and Infrastructure Services (Roads/Traffic) do not object to the proposal, an appropriate level of parking has been provided.</p> <p>As part of this application for the conversion of the church hall to one residential dwelling, two dedicated parking spaces are provided within the main car park serving both developments.</p> <ul style="list-style-type: none"> The installation of roof lights would impact the privacy of adjoining residents and could result in unacceptable overlooking. <p>Response - The positioning of the church hall relative to surrounding residential buildings has a separation distance of over 18 metres, there would be no unacceptable overlooking from directly facing windows.</p> <p>The conversion is therefore capable of providing an acceptable residential environment both in relation to existing dwellings and the dwellinghouse now proposed.</p> <ul style="list-style-type: none"> The replacement of stained glass windows with clear glass would negatively impact on the character of the listed building and area generally. <p>Response - Every effort has been made to ensure that architectural features are retained wherever possible, an acceptable residential environment with sufficient daylight requires to be created.</p>
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	<p>A condition of any planning permission granted could ensure that the stained glass is utilised elsewhere within the building or that it is relocated to an acceptable building within the conservation area.</p> <ul style="list-style-type: none"> The conversion and external alterations required would be unsympathetic to the character of the conservation area. <p>Response - External alterations have been kept to a minimum and efforts have been made to enhance the building through its conversion to residential use.</p> <p>Historic Environment Scotland are supportive of the proposal and consider them to be generally sympathetic to the building.</p> <ul style="list-style-type: none"> Increasing parking and traffic in the street would have safety implications given the absence of pavements in Church Street and a smaller development with more on site parking would be more suitable. <p>Response - Environment and Infrastructure Services (Roads/Traffic) have not objected to the proposal on this basis and are satisfied that the surrounding roads infrastructure can accommodate the development proposed.</p> <ul style="list-style-type: none"> Development could result in restricted access to the graveyard which is of considerable local historic interest. <p>Response - A main consideration of the conversion of this building has been the fact that the graveyard remains in public ownership and would not form part of the application site.</p> <p>The proposal has therefore ensured that there is appropriate private access to the dwellinghouse proposed and an acceptable level of outside amenity space whilst retaining the graveyard and public access to it.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Roads Traffic) – No objection.</p> <p>Response - Noted</p> <p>Environment and Infrastructure Services (Design Services) – No objection</p> <p>Response - Noted</p> <p>Environmental Protection Section – No objection</p> <p>Response - Noted</p> <p>Scottish Water – No objection.</p>

	<p>Response - Noted</p> <p>Historic Environment Scotland – Have no objection to the proposal but have commented on various aspects of the proposal including window treatments and door openings.</p> <p>Response - These aspects of the proposal could be resolved through a condition requiring the approval of final details.</p> <p>West of Scotland Archaeology Service - No objections subject to a condition requiring the implementation of a programme of archaeological works, in accordance with a written scheme of investigation.</p> <p>Response - Noted. An appropriate condition could be attached to any grant of planning permission.</p> <p>Kilbarchan Community Council - The Community Council consider that this is a sympathetic conversion of the old church hall and that alterations would be subtle.</p> <p>They consider that the walled garden would be an attractive feature which would not alter the setting of the old church.</p> <p>Response - Noted</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with two meetings out on site with Historic Environment Scotland, Planning and the applicant.</p> <p>Details in relation to both internal and external alterations were discussed with particular emphasis in retaining the fabric of the building with minimal intrusion.</p>
DESIGN/PLANNING STATEMENT:	<p>The statement presents an overview of the proposal and outlines the intentions of the applicant regarding the extent of the refurbishment of the internal and external building fabric alterations required for a successful residential scheme.</p> <p>It is considered that the design statement provides a comprehensive overview of the project and the detailed consideration of the alterations and additions required for the proposed residential scheme.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Policy & Material Considerations</u> <u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; and Places Checklist</p>

	<p>Delivering the Environment Strategy: Listed Buildings and Conservation Areas</p> <p><u>Renfrewshire Local Development Plan 2019 (Proposed Plan)</u> Policy P1: Renfrewshire's Places Policy ENV 3: Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019 (Proposed)</u> Delivering the Places Strategy – Alterations and Extensions to Existing Properties</p> <p>Delivering the Environment Strategy – Conservation Area; Listed Buildings</p> <p><u>Material considerations</u> Historic Environment Scotland's Policy Statement 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
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PLANNING HISTORY	<p>19/0122/LB – Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, internal and external alterations and associated infrastructure works. Currently under consideration with this application.</p>
DESCRIPTION	<p>The application property is located within the grounds of the Kilbarchan West Church on Church Street, within the Kilbarchan conservation area.</p> <p>The present Church Hall was built as the Parish Church in 1724 and served as such until 1901, when the adjacent West Church was built.</p> <p>It was reputedly erected on the site of an earlier church and part of that original church, known as the Craigends Aisle was incorporated into the rebuilt church and still stands today.</p> <p>Planning permission is sought for the restoration of the B listed Old Kilbarchan West Church Hall and its change of use to a dwellinghouse.</p> <p>The proposal includes the demolition of an existing single storey extension to the rear and creation of a private walled garden/bin store in its place, the creation of a new access and the provision of two car parking spaces within the existing church car park footprint.</p> <p>It is proposed to remove all stained glass from the building and replace it with clear glass.</p> <p>Alterations to existing window configurations would be required to enable the creation of internal rooms with sufficient natural</p>

	<p>light and ventilation and where floor junctions are visible behind window sections, spandrel panels to sections of the glazing are proposed.</p> <p>Where it is not possible for a room to have direct access to a window providing natural light and ventilation, rooflights are proposed.</p> <p>Original boarded up windows would be reinstated into the development and two new access doors to the garden created.</p> <p>Internal alterations would comprise demolition of a series of partitions which currently form ancillary spaces and stores.</p> <p>The application site which extends to approximately 0.61 hectares comprises the church hall building itself and an access and maintenance strip around the building.</p> <p>A stone boundary wall of varying height runs the length of the partial northern and entire western site boundary alongside mature vegetation and tree groupings.</p> <p>The site is bounded to the south and east by stone walls with wrought iron fencing including a wrought iron gate attached to stone pillars designating the formal entrance from Church Street.</p> <p>There is no physical barrier between the Church hall building and the adjacent B listed West Church. The Church Hall sits adjacent to the Old Kilbarchan West graveyard which encircles it to the south, east and west, in which are buried many notable Kilbarchan residents.</p> <p>The graveyard remains in the ownership of the Local Authority and it does not form any part of the application site.</p> <p>This application for planning permission has been submitted in conjunction with a listed building application for the proposals (19/0122/LB).</p>
DESIGN AND MATERIALS	<p>Externally it is proposed to demolish the existing single-storey extension currently located at the north-west corner of the building.</p> <p>The applicant's engineers have confirmed that the entire structure is in a severe state of disrepair and liable to collapse due to neglect and dilapidation.</p> <p>It is proposed that a walled garden would be erected within its footprint to provide some private amenity space to any dwelling created.</p> <p>A discreet refuse and recycle bin enclosure would be created</p>

	<p>within the newly formed walled garden and an access gate to allow bins to be wheeled to the kerbside for collection.</p> <p>To ensure sufficient natural light and ventilation to rooms, it is proposed to remove all the stained glass across the church hall and replace it with clear glass and alteration to some window openings would also be required.</p> <p>Significant effort has been made to ensure that the stained glass is re-used elsewhere within the building.</p> <p>It is evident that these alterations have been carefully considered and any interventions are sensitive and respectful to the character of the building.</p> <p>The design of the proposed openings and alterations are generally compliant with the relevant guidance of Historic Environment Scotland, subject to the submission of specific detailed proposals as a condition of any consent given.</p> <p>In terms of the proposed main access arrangements, to ensure the ancient tombs and graves are adequately protected during the construction phase, it is recommended that a method statement be submitted for the written approval of the Planning Authority prior to the commencement of any construction works on site.</p>
SCALE AND POSITIONING	<p>The conversion of the church hall to a dwellinghouse is not considered to be out of keeping with the density or character of the surrounding area.</p>
PRIVACY AND OVERLOOKING	<p>The proposed use would not have a negative impact on the amenity of residential properties in the vicinity in terms of privacy or unacceptable overlooking.</p>
LANDSCAPING	<p>Open space, private amenity space would be provided by the walled garden proposed.</p> <p>The graveyard would continue to provide an open setting to the building and provide a sense of open space.</p> <p>This arrangement would also allow the continued protection of the historic graveyard surrounding the application site and maintain public access.</p>
ACCESS AND PARKING	<p>Regarding parking provision and accessibility, Environmental and Infrastructure Services (Roads Traffic) have offered no objection to the proposal.</p> <p>The applicant has demonstrated 2 spaces outwith the application site, which is considered acceptable, given the historic constraints of the site.</p>

OTHER COMMENTS	<p>The principle issues in the assessment of this application are the impact of the proposals on the special interest of the listed building (including the graveyard) and the wider impact of the proposals on the character of the conservation area and surrounding land uses in the area, including nearby residential properties.</p> <p>Regarding the character of the listed building and impact on the character of the conservation area, Policy ENV3 of the Adopted and Proposed Renfrewshire Local Development Plan and Historic Environment Scotland's Policy Statement require that development proposals preserve or enhance listed buildings and the character of conservation areas.</p> <p>Policy ENV3 of the Renfrewshire Local Development Plan adds that the Council will support the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.</p> <p>This application puts forward viable proposals that would ensure its re-use of this important listed building within Kilbarchan.</p> <p>Externally it is proposed to demolish the existing single-storey extension currently located at the north-west corner of the building.</p> <p>The applicant's engineers have confirmed that the entire structure is in a severe state of disrepair and liable to collapse due to neglect and dilapidation.</p> <p>It is proposed that a walled garden would be erected within its footprint to provide some private amenity space to any dwelling created.</p> <p>A discreet refuse and recycle bin enclosure would be created within the newly formed walled garden and an access gate to allow bins to be wheeled to the kerbside for collection.</p> <p>It is considered that the alterations have been carefully considered and any interventions are sensitive and respectful to the character of the building.</p> <p>In terms of the proposed main access arrangements, to ensure the ancient tombs and graves are adequately protected during the construction phase, it is recommended that a method statement be submitted for the written approval of the Planning Authority prior to the commencement of any construction works on site.</p> <p>The application sit is located centrally within Kilbarchan where Policy P1 'Renfrewshire's Places' applies.</p>
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	<p>Policy P1 considers that there will be a general presumption in favour of a continuance of the built form and that new development within these areas should be compatible and complementary to existing uses and cause so significant harm as set out by the criteria in the New Development Supplementary Guidance.</p> <p>When assessed against the provisions of the Delivering the Places Strategy of the Local Development Plan Supplementary Guidance, the following conclusions can be made.</p> <p>In terms of the surrounding residential environment, the layout, built form and design of the development has been considered above and is acceptable.</p> <p>Regarding density, the surrounding area is characterised by a tight street pattern and density, incorporating predominantly residential uses of traditional appearance.</p> <p>The conversion of the church hall to a dwellinghouse would therefore not be out of keeping with the density or character of the surrounding area.</p> <p>In terms of services, the building is located within an established urban area and local infrastructure is in place for the building to be served by all relevant utilities.</p> <p>With regard to open space, private amenity space would be provided by the walled garden proposed.</p> <p>The preservation of the historic graveyard, which is not within the applicant's ownership or control, is of great importance and does not therefore form any part of this application.</p> <p>The graveyard, however, would continue to provide an open setting to the building and provide a sense of open space.</p> <p>This arrangement would also allow the continued protection of the historic graveyard surrounding the application site.</p> <p>Regarding any natural landscaping or ecological features, no trees are proposed for felling and there are no other important natural features affected by the proposals.</p> <p>In relation to impact from surrounding land uses, these are predominantly residential in character and the Environmental Protection Section has raised no objections to the proposals.</p> <p>Regarding parking provision and accessibility, (Roads Traffic) has requested the provision of parking spaces to serve potential residents and visitors, the applicant has demonstrated that two space can be provided.</p>
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	<p>In conclusion, it is considered that the proposals are to be welcomed as they propose to bring back into use a vacant listed building.</p> <p>The proposals are also considered to be appropriately sympathetic to preserving the special character of the building, the conservation area and wider built environment.</p> <p>Taking into consideration the information submitted and the proposed safeguarding conditions in relation to the listed elements of the building, these are considered to adequately address the matters raised in the representation.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

- 1 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.

- 2 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the materials, form and method of opening to be used in the installation of these windows. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 3 Prior to the erection of any wall or fence within the curtilage of the site, the developer shall provide for the written approval of the Planning Authority, full details of the design and location of this wall and/or fence. Thereafter, any wall or fence to be erected within the curtilage of the site, shall be in accordance with the detail finally approved.

Reason: These details have not been submitted.

- 4 That prior to the commencement of development, a detailed inventory shall be submitted for the prior approval of the planning authority itemising where the stained glass windows to be replaced, would be re-used or incorporated elsewhere within the building or within an acceptable building within the Conservation Area.

Reason: In the interests of preserving elements of architectural and/or historic

importance.

- 5 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.

- 6 That prior to the commencement of development:

(a) a site investigation report characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein

(b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

Shall be prepared in accordance with current authoritative technical guidance and submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 7 That prior to the occupation of any unit hereby approved:

(a) a verification Report confirming completion of the works specified within the approved Remediation strategy; or

(b) where remediation works are not required but soils are to be imported to the site, a Verification Report confirming imported materials are suitable for use

Shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 8 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

- 9 That prior to the commencement of development, a method statement shall be submitted for the approval of the Planning Authority outlining the measures to be undertaken and employed in the protection of the graveyard for the duration of the development and no development shall commence until such measures as agreed are in place.

Reason: To protect the graveyard and gravestones during development of the site

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0122/LB



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:
Noah Management and Development Ltd

Registered: 27/02/2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension and erection of walled garden, internal and external alterations and associated infrastructure works

LOCATION: Kilbarchan West Parish Church Hall, Church Street, Kilbarchan, Johnstone

APPLICATION FOR: Listed Building Consent

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

The proposals accord with the Adopted and Proposed Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance.

There have been 5 objections to these proposals. The points raised include that the alterations required would be unsympathetic to the listed building and to the conservation area generally, that stained glass would be lost from the building, that the development would have insufficient parking provision and could not be accommodated safely within the existing roads infrastructure

External alterations have been kept to a minimum and significant efforts have been made to enhance the building through its conversion to residential use.

Historic Environment Scotland are supportive of the proposals and consider them to be generally sympathetic to the building.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0122/LB)

APPLICANT:	Noah Management and Developments Ltd
SITE ADDRESS:	Kilbarchan West Parish Church, Church Street, Kilbarchan, Johnstone
PROPOSAL:	Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, formation of walled garden, internal and external alterations and associated infrastructure works.
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 5 objections received and the issues raised are summarised below:</p> <ul style="list-style-type: none"> Insufficient parking provision for a 4 bedroomed house and increased pressure on the already congested parking in Church Street. <p>Response - Environment and Infrastructure Services (Roads/Traffic) consider that the conversion of both the church hall and the West Church have provision for an appropriate level of parking.</p> <ul style="list-style-type: none"> The installation of roof lights would impact the privacy of adjoining residents and could result in unacceptable overlooking. <p>Response – The positioning of the church hall relative to surrounding residential buildings has a separation distance of over 18 metres. There would be no unacceptable overlooking from directly facing windows.</p> <p>The conversion is therefore capable of providing an acceptable residential environment both in relation to existing dwellings and the dwellinghouse now proposed.</p> <ul style="list-style-type: none"> The replacement of stained glass windows with clear glass would negatively impact on the character of the listed building and area generally. <p>Response – The proposal aims to ensure that architectural features are retained wherever possible as well as converting a building to residential which creates an acceptable residential environment with sufficient daylight.</p> <p>A condition of any planning permission granted could ensure that the stained glass is utilised elsewhere within the building or</p>
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	<p>that it is relocated to an acceptable building within the conservation area.</p> <ul style="list-style-type: none"> The conversion and external alterations required would be unsympathetic to the character of the conservation area. <p>Response – External alterations have been kept to a minimum. Historic Environment Scotland are supportive of the proposal and consider them to be generally sympathetic to the building.</p> <ul style="list-style-type: none"> Increasing parking and traffic in the street would have safety implications given the absence of pavements in Church Street and a smaller development with more on site parking would be more suitable. <p>Response – Environment and Infrastructure Services (Roads/Traffic) are satisfied that the surrounding roads infrastructure can accommodate the development proposed.</p> <ul style="list-style-type: none"> Development could result in restricted access to the graveyard which is of considerable local historic interest. <p>Response – A main consideration of the conversion of this building has been the fact that the graveyard remains in public ownership, access to the ground will be retain for the public. The graveyard does not form part of the application site.</p> <p>The proposal ensures that there is appropriate private access to the proposed dwellinghouse as well as an acceptable level of outside amenity space whilst retaining the graveyard and public access to it.</p>
CONSULTATIONS:	<p>Historic Environment Scotland - Have no objections to the proposal but have commented on various aspects of detail including window treatments and door openings.</p> <p>Response – These aspects of the proposal could be resolved through a condition requiring the approval of final details.</p> <p>Kilbarchan Community Council - The Community Council consider that this is a sympathetic conversion of the old church hall and that alterations would be subtle.</p> <p>They consider that the walled garden would be an attractive feature which would not alter the setting of the old church.</p> <p>Response – Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings were undertaken, with two meetings out on site with Historic Environment Scotland, Planning and the applicant.</p>

	Details in relation to both internal and external alterations were discussed with particular emphasis in retaining the fabric of the building with minimal intrusion.
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DESIGN/PLANNING STATEMENT:	<p>The statement presents an overview of the proposal and outlines the intentions of the applicant regarding the extent of the refurbishment of the internal and external building fabric alterations required for a successful residential scheme.</p> <p>It is considered that the design statement provides a comprehensive overview of the project and the detailed consideration of the alterations and additions required for the proposed residential scheme.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Policy & Material Considerations</u> <u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; and Places Checklist</p> <p>Delivering the Environment Strategy: Listed Buildings and Conservation Areas</p> <p><u>Renfrewshire Local Development Plan 2019 (Proposed Plan)</u> Policy P1: Renfrewshire's Places Policy ENV 3: Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019 (Proposed)</u> Delivering the Places Strategy – Alterations and Extensions to Existing Properties</p> <p>Delivering the Environment Strategy – Conservation Area; Listed Buildings</p> <p><u>Material considerations</u> Historic Environment Scotland's Policy Statement 2016 and associated "Managing Change in the Historic Environment" guidance notes.</p>

PLANNING HISTORY	19/0121/PP – Conversion of B listed church hall to form dwellinghouse, demolition of single storey extension, internal and external alterations and associated infrastructure works. Currently under consideration with this application.
DESCRIPTION	Listed building consent is sought for the restoration of the B listed Old Kilbarchan West Church Hall and its change of use to

	<p>a dwellinghouse, including the demolition of the existing single storey extension to the rear and creation of a private walled garden in its place, the creation of a new access and the provision of 2 car parking spaces within the existing church car park footprint.</p> <p>It is proposed to remove all the stained glass and replace it with clear glass. Alterations to existing window configurations would be required to enable the creation of internal rooms with sufficient natural light and ventilation.</p> <p>Where floor junctions are visible behind window sections, spandrel panels to sections of the glazing are proposed.</p> <p>Where it is not possible for a room to have direct access to a window providing natural light and ventilation, rooflights are proposed.</p> <p>Original boarded up windows would be reinstated into the development and two new access doors to the garden created.</p> <p>A discreet refuse and recycle bin enclosure would be created within the newly formed walled garden. An access gate in the walled garden is proposed to enable bins to be wheeled to the kerbside for collection.</p> <p>Internal alterations would comprise demolition of a series of partitions which currently form ancillary spaces and stores.</p> <p>The application site which extends to approximately 0.61 hectares comprises the church hall building itself as well as an access and maintenance strip around the building.</p> <p>A stone boundary wall of varying height runs the length of the partial northern and entire western site boundary alongside mature vegetation and tree groupings.</p> <p>The site is bounded to the south and east by stone walls with wrought iron fencing including a wrought iron gate attached to stone pillars designating the formal entrance from off Church Street.</p> <p>There is no physical barrier between the Church hall building and the adjacent Church.</p> <p>The Church Hall sits adjacent to the Old Kilbarchan West graveyard.</p> <p>The graveyard remains in the ownership of the Local Authority. The present Church Hall was built as the Parish Church in 1724 and served as such until 1901, when the adjacent West Church was built.</p>
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	<p>It was reputedly erected on the site of an earlier church and part of that original church, known as the Craigends Aisle was incorporated into the rebuilt church and still stands today.</p> <p>This application for listed building consent has been submitted in conjunction with a planning application for the proposals (19/0121/PP).</p>
DESIGN AND MATERIALS	<p>Externally it is proposed to demolish the existing single-storey extension currently located at the north-west corner of the building.</p> <p>The applicant's engineers have confirmed that the entire structure is in a severe state of disrepair and liable to collapse due to neglect and dilapidation.</p> <p>It is proposed that a walled garden would be erected within its footprint to provide some private amenity space to any dwelling created.</p> <p>A discreet refuse and recycle bin enclosure would be created within the newly formed walled garden and an access gate to allow bins to be wheeled to the kerbside for collection.</p> <p>To enable sufficient natural light and ventilation, it is proposed to remove all the stained glass across the church hall and replace it with clear glass and alteration to some window openings would be required.</p> <p>A significant attempt would be made to re-use the stained glass elsewhere within the building.</p> <p>The design of the proposed openings and alterations are generally compliant with the relevant guidance of Historic Environment Scotland, subject to the submission of specific detailed proposals as a condition of any consent given.</p>
SCALE AND POSITIONING	<p>The conversion of the church hall to a dwellinghouse would not be out of keeping with the density or character of the surrounding area.</p>
PRIVACY AND OVERLOOKING	<p>The proposed use would not have a negative impact on the amenity of residential properties in the vicinity in terms of privacy or unacceptable overlooking.</p>
LANDSCAPING	<p>Open space, private amenity space would be provided by the walled garden proposed.</p> <p>The graveyard would continue to provide an open setting to the building and provide a sense of open space.</p> <p>This arrangement would also allow the continued protection of the historic graveyard surrounding the application site and</p>

	maintain public access.
ACCESS AND PARKING	<p>Regarding parking provision and accessibility, Environmental and Infrastructure Services (Roads Traffic) have offered no objection to the proposal.</p> <p>The applicant has demonstrated two spaces outwith the application site, which is considered acceptable, given the historic constraints of the site.</p>
OTHER COMMENTS	<p>Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and any application for listed building consent must have special regard to the desirability of preserving the building and its features of special architectural and historic interest.</p> <p>Policy ENV3 of the Adopted and Proposed Renfrewshire Local Development Plan and Historic Environment Scotland's Policy Statement require that development proposals preserve and enhance listed buildings.</p> <p>This application puts forward viable proposals that would ensure its re-use of this important listed building within Kilbarchan.</p> <p>Policy ENV3 of the Renfrewshire Local Development Plan adds that the Council will support the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.</p> <p>Externally it is proposed to demolish the existing single-storey extension currently located at the north-west corner of the building.</p> <p>The applicant's engineers have confirmed that the entire structure is in a severe state of disrepair and liable to collapse due to neglect and dilapidation. It is proposed that a walled garden would be erected within its footprint to provide some private amenity space to any dwelling created.</p> <p>It is proposed to remove all the stained glass across the church hall and replace it with clear glass.</p> <p>Due to the requirement to provide natural light and ventilation to newly created internal rooms alteration to some window openings would also be required.</p> <p>It is evident that these alterations have been carefully considered and any interventions are sensitive and respectful to the character of the building.</p> <p>The proposed openings and alterations are generally compliant</p>

	<p>with the relevant guidance of Historic Environment Scotland, subject to the submission of specific detailed proposals as a condition of any consent given.</p> <p>In terms of the proposed main access arrangements, to ensure the ancient tombs and graves are adequately protected during the construction phase, it is recommended that a method statement be submitted for the written approval of the Planning Authority prior to the commencement of any construction works on site.</p> <p>The proposed bin store would be discreetly positioned behind a newly created walled garden and is unlikely to have an adverse impact on the building itself or its setting.</p> <p>In conclusion, it is considered that the proposals are to be welcomed as they propose to bring back into use a vacant listed building. The proposals are also considered to be appropriately sympathetic to preserving the special character of the building and wider built environment.</p>
RECOMMENDATION	Grant subject to conditions.

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

Conditions

- 1 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.
- 2 That as soon as is reasonably possible subsequent to the commencement of development, details of the external treatment of proposed new openings, where the building is currently overlaid by the extension, shall be submitted for the written approval of the planning authority. Thereafter, the windows shall be finished using only the detailing and materials finally approved.

Reason: Given that some parts of the building are currently inaccessible and in the interests of amenity and to retain the historical character of the building.
- 3 Notwithstanding the stamped approved plans, the proposal to lower the floor in the proposed study shall not commence until the condition of the burial chamber below is known. If it contains burial monuments it should be left unaltered and the floor retained at its current level. If the chamber is empty then the floor can be removed, however, the proposed new glazed door should be set back in the door frame to

maintain the character of the opening, to the written satisfaction of the planning authority.

Reason: Given that some parts of the building are currently inaccessible and in the interests of amenity and to retain the historical character of the building.

- 4 Notwithstanding the stamped approved plans, prior to the commencement of development details of the new openings from the existing entrance vestibule and relocation of the memorial shall be submitted for the written approval of the planning authority illustrating that only one new doorway shall be created on the upper level from the existing entrance vestibule. Thereafter, the opening onto this vestibule shall be finished and the memorial relocated as finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 5 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the materials, form and method of opening to be used in the installation of these windows. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 6 That prior to the commencement of development, a detailed inventory shall be submitted for the prior approval of the planning authority itemising where the stained glass windows to be replaced, would be re-used or incorporated elsewhere within the building or within an acceptable building within the Conservation Area.

Reason: In the interests of preserving elements of architectural and/or historic importance.

- 7 Prior to the commencement of any development works on the walled garden hereby approved, the developer shall provide full details of the materials to be used on the external walls, for the written approval of the Planning Authority. Thereafter the walls shall be finished using only the materials finally approved, in accordance with the detailing finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 8 Prior to the erection of any wall or fence within the curtilage of the site, the developer shall provide for the written approval of the Planning Authority, full details of the design and location of this wall and/or fence. Thereafter, any wall or fence to be erected within the curtilage of the site, shall be in accordance with the detail finally approved.

Reason: These details have not been submitted.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0051/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 10
Houston, Crosslee and
Linwood

Applicant:
Capper Farming
Enterprises

Registered:
07 March 2019

Report by Director of Communities, Housing and Planning
Services

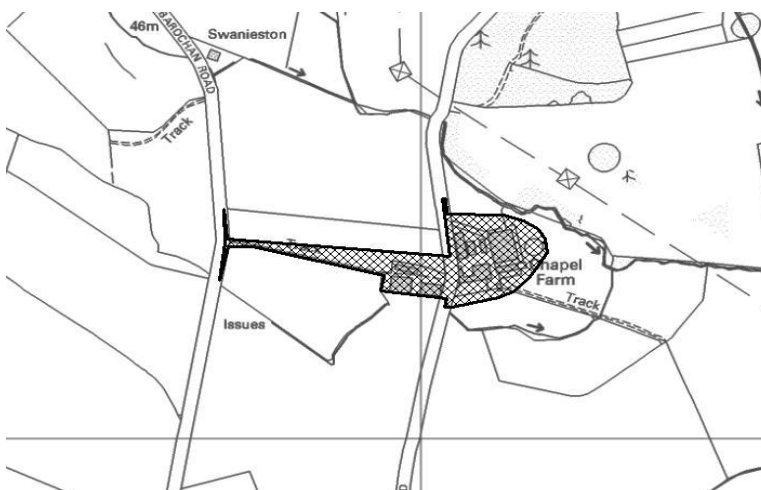
PROSPECTIVE PROPOSAL: Partial demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form 10 dwellinghouses, erection of garage blocks, formation of hard standing, landscaping and parking areas, formation/alteration of access road and refurbishment of animal sheds

LOCATION: Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted and Proposed Renfrewshire Local Development Plans and are consistent with Policy ENV1 'Green Belt' and the New Development Supplementary Guidance.
- A representation has been received from Houston Community Council objecting to the application due to a number of issues which include that the proposal is inappropriate in the Green Belt, it creates an undesirable precedent, impact on local infrastructure and clarification of materials to be used in the proposal.
- The principle of the development is considered to be acceptable and does not vary significantly from a similar development at this location which was granted approval by the Board in May 2018.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 19/0051/PP

AGENT:	Manor Architects
APPLICANT:	Capper Farming Enterprises
SITE ADDRESS:	Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX
PROPOSAL:	Partial demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form 10 dwellinghouses, erection of garage blocks, formation of hard standing, landscaping and parking areas, formation/alteration of access road and refurbishment of animal sheds.
APPLICATION FOR:	<u>Planning Permission Full</u>

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	One from Houston Community Council which is summarised as a consultation response below.
CONSULTATIONS:	<p>Scottish Water - No objections.</p> <p>Environment and Infrastructure Services (Design Services) - No objections.</p> <p>Environment and Infrastructure Services (Roads/Traffic) - No objections, subject to conditions.</p> <p>Environmental Protection Section - No objections, subject to conditions requiring the submission of a site investigation report, a remediation method statement and a verification report.</p> <p>Children's Services - No objections.</p> <p>West of Scotland Archaeology Service – No objections subject to a condition.</p> <p>Houston Community Council - Object to the proposal on the basis that the development is considered to be inappropriate for the green belt location with no guarantee made that the site could be further increased for residential development at a later date and raise concerns that the proposal will place unnecessary burden on local infrastructure such as roads, sewage and schools. It is stated that there is no need for 3 bed roomed houses in the West Renfrewshire housing sub market but that smaller single person housing is required. Further confirmation of the proposed materials to be used is also sought.</p>

STATEMENTS &	Design Statement
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INFORMATION PROVIDED BY APPLICANT	<p>Chapel Farm is a derelict farm no longer is use with planning approval for re-development for residential purposes granted in May 2018.</p> <p>The applicant states that as the continued use of the farm buildings is not an option, the current proposal seeks to prevent the buildings falling into disrepair.</p> <p>The applicant considers that the development would create a sense of place and be commensurate with the policies and guidance of the Adopted Renfrewshire Local Development Plan.</p> <p>The proposals aim to ensure that the existing farmhouse would remain the dominant feature within the site, with converted and redevelopment structures utilising existing materials on site as far as possible.</p> <p>As per the previous approval for residential development it is also considered that access and parking arrangements can be sensitively accommodated and the proposal aims to reflect this in its design.</p> <p>Response</p> <p>It is considered that the Design Statement is in line with the previous approval for a similar residential redevelopment at this location which was approved by the Communities, Housing and Planning Policy Board in May 2018.</p> <p>Although the proposal would increase the number of proposed residential units by 3, it is considered that this will not compromised the overall layout. The design is considered appropriate for its setting. Amenity at the site and to future residential occupants would be safeguarded.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV1: Green Belt</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Environment Development Criteria; Green Belt; and Housing in the Green Belt Delivering the Places Strategy: Alterations and Extensions to Existing Properties</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV1: Green Belt Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Environment Strategy: Green Belt; Green Belt Development Criteria; and Housing in the Green Belt</p>
PLANNING HISTORY	<p>18/0072/PP- Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.</p>

	Granted subject to conditions May 2018.
DESCRIPTION	<p>Planning permission is sought for the partial demolition, conversion and extension of a large former agricultural farm steading to form ten dwellinghouses (including the existing farmhouse) and the formation of a parking area and garaging.</p> <p>In addition to the proposed residential development proposed, the applicant also proposes the refurbishment of existing animal sheds to the north west of the site to provide stables and a paddock area.</p> <p>The existing farm steading comprises a traditional stone built two storey farm house and attached traditional stone built single storey farm buildings, together with a number of larger agricultural sheds of more recent steel and brick construction added to the steading at later dates.</p> <p>The proposal seeks to convert the original farm steading and to demolish the larger agricultural sheds which have no particular architectural merit.</p> <p>The proposal seeks to create ten dwellings through the conversion, extension and redevelopment of the traditional buildings of the steading. Two garage blocks and parking areas are proposed to the east of the proposed development.</p> <p>The proposal seeks to retain the existing stone buildings of the steading and the new elements would be finished with reclaimed facing brick.</p> <p>Access to the development proposed would be via the three existing points of access already serving the site with a new access road also to be provided from Barochan Road (B789).</p> <p>The site is bounded to the north, south and east by open agricultural land and to the west by Chapel Road and agricultural land and buildings beyond.</p>
COMMENTS	<p>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) and the New Development Supplementary Guidance and the Proposed Renfrewshire Local Development Plan (2019) and its New Development Supplementary Guidance.</p> <p>The application site is located within the Green Belt and is therefore subject to assessment against Policy ENV 1 'Green Belt' which considers that appropriate development will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance on 'Green Belt', sets out types of</p>

	<p>developments which are considered to be acceptable in principle and includes the conversion and rehabilitation of redundant buildings to residential use. It is considered that the application proposals are therefore acceptable in principle.</p> <p>In relation to the detailed elements of the proposal, the Supplementary Guidance on 'Housing in the Greenbelt' considers that, amongst others, buildings which have a special architectural, traditional or historic character and which contribute to the setting of the area may be converted or re-used for residential purposes. Proposals require to demonstrate that the buildings are no longer suitable for the purpose originally intended and that the original building must form the main part of the development.</p> <p>In converting existing buildings, development requires to demonstrate that they are capable of conversion without substantial rebuilding along with respecting the character of the building to be converted.</p> <p>In this regard it was evident from the site visit that the steading is no longer in agricultural use and that the building is in a state of disrepair. The more modern agricultural buildings are also in a poor condition, detracting from the overall site and surroundings.</p> <p>In considering the proposals, the original building would continue to be dominant in the overall layout, retaining the front elevation and distinction between the farm house and attached farm buildings.</p> <p>The design would enhance the character of the steading and bring a redundant building back into use.</p> <p>The conversion proposed could be achieved without substantial alteration to the frontage of the building and the portion of the building which is most evidently part of the traditional steading.</p> <p>Existing openings would be retained albeit door openings would become windows with the creation of additional small windows, however, the character of this elevation would be retained to an acceptable degree.</p> <p>The extension to the rear of this building will be generally hidden from public view by existing boundary treatments and in views from within the steading courtyard.</p> <p>The conversion of buildings to residential use would be sympathetic to the overall character of the courtyard and the area adjacent to Chapel Farm.</p> <p>The new dwellings to be created would not raise any issues with regard to privacy and overlooking of the existing dwelling within the steading. Separation distances are acceptable and adequate areas of amenity space have been allocated to each dwelling.</p>
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	<p>Environment and Infrastructure Services (Roads/Traffic) have offered no objection and are satisfied that access and parking arrangements are acceptable.</p> <p>Environment and Infrastructure Services (Design Services) have offered no objection to the proposal and are satisfied that the proposal can be accommodated within the existing drainage infrastructure.</p> <p>The paddocks and stables to be created are also considered acceptable for the green belt location.</p> <p>Referring to the points made by Houston Community Council as a Statutory Consultee which have not already been addressed, the following is considered.</p> <p>Although the proposal represents residential development in the Green Belt, the Renfrewshire Local Development Plan through Policy ENV1 aims to identify appropriate locations to support planned growth and appropriate development within the Green Belt and considers that development will be considered acceptable where it is comparable with the Supplementary Guidance.</p> <p>The Supplementary Guidance on 'Acceptable Forms of Development in the Green Belt' considers that the conversion and rehabilitation of redundant farm buildings to residential use is an appropriate form of development in principle.</p> <p>Following on from this acceptance of appropriateness of development in principle, the Supplementary Guidance 'Housing in the Green Belt' states that buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purposes originally intended, with the original building forming the main part of the development.</p> <p>In this regard although the proposal involves the conversion of existing buildings and their extension to provide an additional 3 residential units (over and above that which was granted approval in 2018), due to the scale, positioning and design of the extensions the original buildings will remain the main part of the overall development.</p> <p>In addition, the extensions to the original buildings would be in locations which are currently occupied by large industrial type farm buildings of no architectural or intrinsic character but that are obviously out of character with the traditional steading buildings and which are particularly evident in public views of the site.</p> <p>Furthermore, the extended elements would be to the rear of the original steading buildings and would not be readily visible in public views from Chapel Road or Barochan Road.</p>
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	<p>This type of development is compliant with the Renfrewshire Local Development Plan. The proposal is not comparable to the unplanned release of Green Belt land for residential development.</p> <p>With regard to impact on existing infrastructure, Environment and Infrastructure Services (Roads Traffic) have confirmed that, subject to road and junction improvements, the development proposed can be accommodated acceptably within the existing network.</p> <p>A development of an additional 3 dwellings in this location is not of such a scale that it would impact on the wider local road network infrastructure.</p> <p>Children's Services have also raised no objections to the proposal in terms of school capacity.</p> <p>In conclusion, it is considered that the proposals will bring back into use a vacant traditional farm building of character which otherwise runs the risk of falling into further disrepair.</p> <p>The proposals are also considered to be appropriate to their green belt location in line with the policies of the Renfrewshire Local Development Plans and Supplementary Guidance. It will not impact unacceptably on the general character of the area.</p>
RECOMMENDATION	Grant subject to conditions

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.

Conditions

1 No development shall begin on site until written approval of:

- 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 of implementing all remedial recommendations contained within the site investigation report;

prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

2 Prior to occupation of any unit within an identified phase of development:

- a) Verification report confirming completion of the works specified within the

approved Remediation Strategy for that phase of development; or

- b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site

shall be submitted to the Planning Authority and approved in writing.

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

- 3 That prior to occupation of the last dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, also hereby approved, 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.

- 4 The prior to the commencement of development, details of the upgrading of the access road and its junction with the B789 Barochan Road, shall be submitted for the written approval of the Planning Authority and thereafter the scheme of improvements as approved shall be completed prior to the occupation of the dwellings hereby approved.

Reason: To ensure that the development can be satisfactorily accessed and accommodating within the surrounding roads network.

- 5 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. Concrete roof tiles shall not be acceptable as a roof finish and slate samples should be provided for roofs.

Reason: These details have not been submitted.

- 6 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.

Fraser Carlin
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.