

Notice of Meeting and Agenda Planning & Property Policy Board

Date	Time	Venue
Tuesday, 23 August 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor John Caldwell: Councillor Eddie Devine: Councillor Andy Doig: Councillor Audrey Doig: Councillor Roy Glen: Councillor John Hood: Councillor James MacLaren: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Bill Brown (Convener): Councillor Christopher Gilmour (Depute Convener):

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at www.renfrewshire.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.

Items of business

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.

- 1 Pre-determination Hearing - Land at 144 Hawkhead Road, Paisley 7 - 16**

Conduct pre-determination hearing in relation to the following planning application:

16/0139/PP - Miller Developments Limited: Land at 144 Hawkhead Road, Paisley - Erection of residential development with associated remediation/enabling works and formation of vehicular access.
- 2 Pre-determination Hearing - Land to the North East of Strathgryffe Crescent, Gryffe Castle, Bridge of Weir 17 - 28**

Conduct pre-determination hearing in relation to the following planning application:

16/0291/PP - Gladman Developments Limited: Land to the North East of Strathgryffe Crescent, Gryffe Castle, Bridge of Weir - Erection of residential development including formation of vehicular access, open space and landscaping, provision of Sustainable Urban Drainage (SUDS) and associated engineering works.
- 3 Revenue Budget Monitoring Report 29 - 38**

Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services.
- 4 Capital Budget Monitoring Report 39 - 44**

Report by the Director of Finance & Resources.
- 5 8 Collier Street, Johnstone 45 - 50**

Report by the Director of Finance & Resources.
- 6 Lease Request - 5/1 High Street 51 - 56**

Report by the Director of Finance & Resources.

7	Former Foxbar Civic Amenity Site, Leitchland Road, Paisley	57 - 62
	Report by the Director of Finance & Resources.	
8	Lease Renewal - Glasgow and the Clyde Valley Strategic Development Planning Authority (Clydeplan)	63 - 66
	Report by the Director of Finance & Resources.	
9	Glenburn Resource Centre, 91 Donaldswood Road, Paisley	67 - 72
	Report by the Director of Finance & Resources.	
10	Bridgewater, Erskine Sites 4A & 4B - Proposed Disposal/Option Agreement	73 - 78
	Report by the Director of Finance & Resources.	
11	Ardgryffe Football Park Houston - Proposed Lease to Houston United	79 - 84
	Report by the Director of Finance & Resources.	
12	Land at East Lane, Paisley	85 - 90
	Report by the Director of Finance & Resources.	
13	Disposal of Site of Former Stewart House, Glendee Road, Renfrew	91 - 96
	Report by the Director of Finance & Resources.	
14	Renfrewshire Outdoor Access Strategy 2016 - Outdoors For You	97 - 146
	Report by the Director of Development & Housing Services.	
15	Planning Application 13/0049/PP: Braehead	147 - 156
	Report by the Director of Development & Housing Services.	
16	Renfrewshire Planning Performance Framework 2015/16	157 - 206
	Report by the Director of Development & Housing Services.	

- 17 Review of Fees for High Hedge Applications 207 - 216**
- Report by the Director of Development & Housing Services.
- Proposal of Application Notices**
- Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.
- 18 Proposal of Application Notices 217 - 236**
- Report by the Director of Development & Housing Services.
- Planning Applications**
- Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.
- 19 Planning Applications 237 - 258**
- Report by the Director of Development & Housing Services.
- 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 paragraph 6 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.
- 20 Land at Riverside, Bridgewater, Erskine - Proposed Disposal**

RENFREWSHIRE COUNCIL

Application No: 16/0139/PP

Item 1

DEVELOPMENT AND HOUSING SERVICES

Regd: 08/03/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Miller Developments Ltd
Miller House
2 Lochside view
Edinburgh Park
Edinburgh
EH12 9DH

Nature of proposals:

Erection of residential development with associated remediation/enabling works and formation of vehicular access

Site:

144 Hawkhead Road, Paisley, PA2 7BG

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the development plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to gather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Council's Pre-determination Hearing Procedures are appended to this report for Member guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission is sought, in principle, for the erection of a residential development (up to 580 units), with associated remediation and enabling works, including the formation of an internal road layout and accesses, SUDS ponds and landscaping at the former BASF chemical works site on Hawkhead Road, Paisley. The proposal would involve the redevelopment of the former industrial site, (following its closure in 2015) for residential purposes. The application site extends to approximately 23 hectares in total. The site is presently being cleared of the redundant industrial buildings. Existing residential areas surround the site to the north, north west and south. To the north east, lies the Scott's Road industrial area. To the east lies Hawkhead Cemetery and to the immediate west a Site of Importance for Nature Conservation (SINC); with Hawkhead Railway Station to the immediate north.

Since cessation of the industrial operation at this site, the landowner has commenced demolition work on the buildings associated with the former use. As such, the site is now largely cleared with a limited degree of planting remaining along the site boundaries.

The current proposal would see the formation of three new access junctions onto Hawkhead Road, where possible utilising those already in place to serve the factory use. In addition, SUDS ponds are proposed along the boundary with the SINC, which is to be interspersed with planting. Existing mature planting shall be retained adjacent to the railway line and along the north eastern boundary with additional planting proposed to the south and north west of the site. Three play areas are also proposed, two within the landscape buffer to the west (one north west and one south west) and one centrally within the overall residential development. It is estimated that the site could be capable of accommodating in the region of 500 units but this would be entirely dependent on satisfactory layouts being demonstrated.

History

15/0797/NO – Proposal of Application Notice for the erection of a residential development with associated remediation/enabling works and access. Accepted, November 2015.

15/0090/HZ - Revocation of Hazardous Substances Consent 12/0509/HZ. Granted subject to conditions, September 2015.

12/0587/HZ- Revocation of hazardous substances consents 01/0007/HZ, 02/0902/HZ and 06/0355/HZ. Granted, September 2013.

12/0509/HZ - Storage of 40 Tonnes (T) (max) 2:5 dichloroaniline; 10T (max) 1-phenyl 3-methyl 5-pyrazolone; 45T (max) sodium nitrite solution 40%; 60T (max) 2,4,5 trichloroaniline; 25T (max) strontium nitrite; 5T (max) neodol 45-7E; 100T (max) 3,3 dichlorobenzidine di-hydrochloride; 10T (max) arquad HC; 50T (max) ortho-anisidine; 10T(max) sodium hydrosulphite and 5T (max) ammonia. Granted subject to conditions September 2013

06/0355/HZ - Installation of storage facility for diesel oil. Granted November 2006.

02/0902/HZ - Storage of 2.5 Dichloroaniline (5 tonnes). Granted November 2002.

01/0007/HZ - Claim for deemed hazardous substances consent in respect of the manufacturing, drying, grinding and dispersion of Classical organic Azo and Phthalocyanine pigments. Granted deemed consent January 2001.

Policy & Material Considerations

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 10: Housing Development and Local Flexibility

Diagram 4: Sustainable location assessment

Adopted Renfrewshire Local Plan Development Plan 2014

Policy E1: Renfrewshire's Economic Investment Locations

Policy P1: Renfrewshire's Places

Policy P2: Housing Land Supply

Policy I1: Connecting Places

Policy I5: Flooding and Drainage

Policy ENV2: Natural Heritage

New Development Supplementary Guidance

Delivering the Economic Strategy

Delivering the Infrastructure Strategy: Infrastructure Development Criteria; Connecting Places and; Flooding and Drainage

Delivering the Places Strategy: Places Development Criteria

Delivering the Environment Strategy: Natural Heritage; Local Designations - Local Nature Reserves; Noise; Contaminated Land; Air Quality and; Pipelines and Controls of Major Accident Hazards

Material considerations

Scottish Government Planning Policy (SPP)

Renfrewshire Councils Housing Land Supply Supplementary Guidance

Renfrewshire Council's Residential Design Guide

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposals shall require to be considered against the policies and guidance set out above, the comments of the consultees, any objections received, the approved use of the site and the potential benefits of developing this vacant brownfield site and any other relevant material considerations.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley Daily Express on 16 March 2016, with a deadline for representations to be received of 31 March 2016. Following submission of a masterplan layout for the site, the application was re-notified on 26 July 2016, with a deadline for further representations to be received of 18 August 2016.

Objections/Representations -

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

1. Concerned at the noise levels from building works and unwanted new neighbours.
2. The development could lead to crime and litter levels increasing.
3. Development could bring vermin and disturb other animals.
4. Overlooking of existing properties could be an issue and planting should be re-instated. Details of units proposed should also be provided.
5. The proposals would exacerbate traffic congestion.

Consultations

Director of Community Resources - Through an Approval of Matters Specified in Conditions (AMSC) application the applicant shall be required to submit a site investigation report, verification strategy/method statement and a verification report. Additional information in accordance with the applicant's noise assessment shall also require to be submitted through an AMSC application.

Director of Community Resources (Design Services) - No objections, providing all recommendations contained within the applicant's Flood Risk Assessment and Drainage Strategy are safeguarded through the imposition of appropriate conditions.

Director of Community Resources (Roads) - Still under consideration.

Network Rail - No objection in principle. Should the Council grant this application, additional servitude rights of access/bridge agreements will have to be secured from Network Rail for the creation of any proposed pedestrian link through the under-bridge area. All surface water or foul arising from the development must be collected and diverted away from Network Rail Property and suitable barriers must be put in place by the applicant to prevent unauthorised and unsafe access to the railway. In addition where trees/shrubs are to be planted adjacent to the railway boundary these should be positioned at a minimum distance from the boundary which is greater than their predicted mature height. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site.

Glasgow Airport Safeguarding - No objections, subject to conditions relating to landscaping and layout of development.

West of Scotland Archaeology Service - No objections.

The Coal Authority - No objections.

Scottish Natural Heritage - No comments offered.

The Health and Safety Executive - As confirmation of the Revocation of Consent for the BASF site has been obtained, and the fact that there are no other Sites/Pipelines located within the vicinity, HSE do not advise against the proposed development.

SEPA - No objections, subject to a condition requiring that SUDS basin 1 is constructed entirely outwith the floodplain; or if sited within the floodplain the required volume of compensatory storage is to be provided to offset the loss of floodplain storage.

Director of Education - Still under consideration.

Historic Environment Scotland - No objections.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it is not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out. It was concluded that no significant long-term impacts on the environment were anticipated having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

Proposal of Application Consultation Report - The applicant submitted a proposal of application notice (15/0797/NO) to the Council on 23 October 2015. This required a Pre-application Consultation (PAC) process prior to the submission of a planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 10 November 2015 and individual presentations to the local and surrounding community councils between September 2015 and January 2016. The main public consultation event was held at the Accord Hospice, with the local Community Council and local Members invited and the event open to all interested parties. The summary states that attendees were generally supportive of the development, although key areas of concern related to vehicle movement during any construction phase, potential issues with the existing road network, particularly at peak times and education capacity within surrounding schools.

Planning Policy Statement - In support of the current application, the applicant's agent has provided a Planning Policy Statement which details the site history and surrounding land uses in the context of the current proposal. The statement identifies the relevant policy and material considerations to be taken into account in the assessment of the proposal and asserts that delivery of the development would see the re-use of a significant brownfield site, which would assist in the delivery of Renfrewshire Council's housing land supply shortfall; whilst recognising that the proposal does not accord with the land use designation identified within the Adopted Renfrewshire Local Development Plan.

Air Quality Impact Assessment - The Air Quality Impact Assessment provided by the applicant considers the potential air quality impacts associated with the proposed re-development of the application site for residential use and concludes that any impact resulting would be classified as negligible at all receptor locations. For surrounding local circumstances, air quality impact is considered to be 'not significant', assuming proposed mitigation measures are implemented during the construction phases of development.

Flood Risk Assessment - The applicant's Flood Risk Assessment considers risk from the White Cart Water to the west of the site, surface water run-off from adjacent land, existing drainage systems, proposed site drainage systems, groundwater and the site access and concludes that a degree of land raising within the floodplain would be required for the development with compensatory flood storage also proposed in accordance with SEPA's requirements.

Design & Access Statement - The applicants Design and Access Statement provides a brief history to the site and its location. The document also considers the proposals against the relevant planning policies and guidance with regard to local amenities and access arrangements/provision. In terms of design, the applicant has considered built form in conjunction with environmental integration and enhancement.

Construction Method Statement and Surface and Ground Water Protection Plan - These documents consider the scope of works contained within the redevelopment of the former BASF site, namely site clearance works, demolition works, drainage and SUDS works, and earthworks and remediation, how they are to be managed, progressed and reported.

Transport Assessment - A Transport Assessment has been provided by the applicant which examines the existing, surrounding road networks and available methods of public transport, with impact from the proposed development on this network analysed. In order to accommodate the proposed development the applicant identifies that mitigation proposals would require to be put in place at the A726/Hawkhead Road roundabout, including the provision of new signalling and lining; and at the traffic signals at the Glasgow Road/Hawkhead Road/Arkleston Road junction with the installation of new signal equipment. The introduction of signalisation at Hawkhead Road/Seedhill Road mini roundabout is also considered. The assessment is supported by a Travel Plan Framework for residents advising them of surrounding sustainable modes of transport.

Noise and Vibration Impact Assessment - The Noise and Vibration Impact Assessment provided by the applicant primarily considers the impact of road traffic from Hawkhead Road affecting the site and vibration from the railway line to the north of the site. However, it also considers the impact from commercial premises to the east of the site on Hawkhead Road. In summary, the report concludes that in order to meet the relevant target criteria for residential developments, mitigation measures will be required, including the use of enhanced glazing panels and acoustic fencing.

Drainage Strategy Plan - The applicant's Drainage Strategy Plan, through investigation, concludes that the current development proposals can be drained in accordance with the recommendations of current planning guidance in conjunction with key stakeholder design criteria.

Education Impact Report - In response to discussions with the Council's Education Department, the applicant has submitted an Education Impact Report pertaining to denominational educational capacity. The document bases calculations relating to capacity on a reduced number of dwelling units and seeks recalculations on this basis. The potential for provision within both St Charles' Primary and St Catherine's Primary (both denominational) also requires to be considered.

Archaeological Data Structure Report - Following initial comments from West of Scotland Archaeology Service, the applicant has submitted an Archaeological Data Structure Report. The report provides a summary of the results of an archaeological walkover of the site and a history of the site and concludes that no visible archaeological remains were observed. Due to ongoing demolition works across the site any visible archaeological remains were severely compromised, however the line of the former canal will be preserved by the concrete wall forming the boundary of the proposed development site in the north western corner, and by the site boundary along the northern extent.

Geotechnical Report – This sets out the results of various investigations into ground conditions, quantitative risk assessments, in situ soils and ground gassing characteristics, and ground and surface water and contamination status. A remediation strategy is also provided to demonstrate the site's suitability for low rise residential redevelopment.

Planning Obligation Summary - To be considered, negotiated and agreed as necessary.

Scottish Ministers Direction - N/A

Conclusion.

Members are advised that when the application comes before the Council for determination, a detailed assessment of the proposals will be provided. This assessment will test the proposals against both relevant Development Plan policies and also their suitability in terms of traffic and any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

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 David Bryce on extension 7892.

Pre - determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is substantially contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and venue for the hearing shall be agreed with the Convener of the Planning and Property Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) the applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint a representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) the applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) the members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) the members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) no cross examination of any of the parties by other parties will be allowed.
 - vii) the Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) no decision on the application will be taken at the hearing.
 - ix) details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.



Renfrewshire
Council

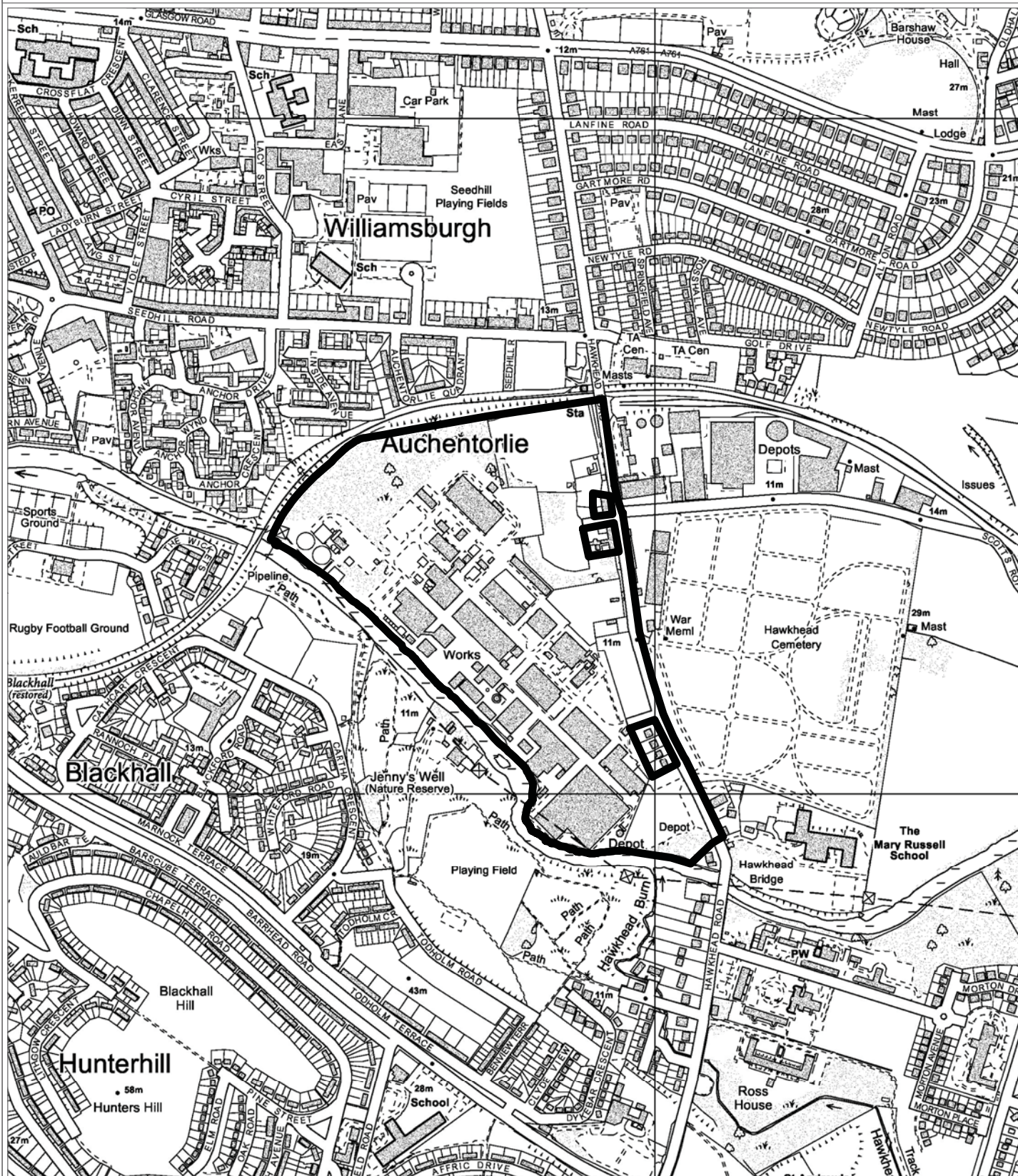
16/0139/PP
144 Hawkhead Road,
Paisley, PA2 7BG



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User: ptcameronr1

Date: 11/08/2016



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RENFREWSHIRE COUNCIL

Application No: 16/0291/PP
Item 2

DEVELOPMENT AND HOUSING SERVICES

Regd: 21/04/2016

PLANNING APPLICATION PRE-DETERMINATION HEARING

Applicant

Gladman Developments Ltd.
2 Elburn Office Park
Elburn
Livingston
EH54 6GR

Nature of proposals:

Erection of residential development including formation of vehicular access, open space and landscaping, provision of Sustainable Urban Drainage (SUDs) and associated engineering works.

Site:

Land to North East of Strathgryffe Crescent, Gryffe Castle, Bridge of Weir

Application for:

Planning Permission in Principle

Introduction

This application is the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 38A requires that the applicants for, and any party making representations on, proposals for developments falling within the category of 'major' and which are considered to be significantly contrary to the development plan, are to be given the opportunity for appearing at a pre-determination hearing. The purpose of the hearing is to gather information and Members are reminded that they should not express a view either in favour of, or against the proposals as this may preclude them from participating in making a decision on the application when it comes before the meeting of the Council for formal determination.

Renfrewshire Council's Pre-determination Hearing Procedures are appended to this report for Member guidance (refer to Appendix 1).

The following information is provided to brief Members on the content of the proposed development.

Description

Planning permission (in principle) is sought for residential development on an area of agricultural land located within the greenbelt to the north west of Bridge of Weir. The application site extends to approximately 4.4 hectares on the north side of Kilmacolm Road. The site is bounded to the east and south east by mature woodland, subject of a Tree Preservation Order, beyond which sits Gryffe Castle, a Category B listed building formerly used as a children's home and converted to private residential use in 2002. Kilmacolm Road defines the southern and western boundaries of the site adjacent to existing residential development at Strathgryffe Crescent. The northern edge of the site is currently undefined. The applicant indicates that one vehicular access to the site will be taken from Kilmacolm Road.

Although the application is in principle an indicative layout has been submitted illustrating a development of approximately 80 dwellings with a mix of detached, semi detached and terraced houses.

History

16/0012/EO - Request for a screening opinion as to the requirement for an Environmental Impact Assessment for residential development. Environmental Impact Assessment not required 10/03/2016.

15/0787/NO - Proposal of Application Notice for the erection of residential development. Accepted November 2015.

Policy & Material Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan 2012, Clydeplan's Strategic Development Plan Proposed Plan (2016) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 1: Delivering the Spatial Development Priorities
 Strategy Support Measure 8: Green Infrastructure: An Economic Necessity
 Strategy Support Measure 10: Housing Development and Local Flexibility
 Diagram 3: Spatial Development Strategy and Indicative Compatible Development
 Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

Policy 1: Placemaking
 Policy 7: Joint Action Towards the Delivery of New Homes
 Policy 8: Housing Land Requirement
 Policy 14: Green Belt
 Policy 16: Managing Flood Risk and Drainage
 Policy 18: Strategic Walking and Cycling Network
 Table 1: Placemaking Principles
 Schedule 14: Strategic Scales of Development
 Diagram 11: Assessment of Development Proposals

Adopted Renfrewshire Local Development Plan 2014

Policy ENV1: Green Belt
 Policy ENV2: Natural Heritage
 Policy ENV 3: Built Heritage
 Policy P2: Housing Land Supply
 Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land ; Natural Heritage; Trees, Woodland and Forestry; Listed Buildings; Noise; Contaminated Land
 Delivering the Places Strategy: Places Development Criteria
 Delivering the Infrastructure Strategy: Flooding and Drainage and Infrastructure Development Criteria

Material considerations

Renfrewshire's Housing Land Supply Supplementary Guidance 2015 requires to be considered in addressing the Council's shortfall in housing land supply. The replacement Renfrewshire Local Development Plan will set out a framework for new and appropriate housing sites for meeting housing need and demand in Renfrewshire.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the supporting information submitted, the comments of the consultees, any objections received and any other relevant material considerations.

Publicity

Neighbour notification has been undertaken in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 27th April 2016, with a deadline for representations to be received by 18th May 2016.

Objections/Representations

There has been 134 letters of objection and 1 letter of support submitted in relation to this application. The issues raised can be summarised as follows:

1. The spatial policy of the Clyde Valley Plan considers that sites for development should follow the sequential approach of firstly brownfield; brownfield within green belt and finally green belt. The proposal contravenes this strategic policy as it is green belt land.
2. Development of this site ignores the Renfrewshire Local Development Plan and is an expansion into the green belt contrary to Policy ENV1.
3. The application fails to reflect and adopt the main considerations and requirements of the Renfrewshire Local Development Plan, Housing Land Supply Supplementary Guidance 2015 and the various incorporated documents, guidance and policies.
4. The application does not undertake a sequential test of sites within Bridge of Weir but promotes a case that there is a shortfall of housing within the 5 year effective supply. The proposal would not only permanently remove a significant green belt area in an important location, but would make it difficult to halt other such opportunistic proposals.
5. There is land available within the confines of the village that is ripe for development on a smaller scale such as the site at Bulls Garage which is already becoming an eyesore.
6. There are other brownfield sites which adjoin the settlement boundary of Bridge of Weir and are sustainable in terms of location and proximity to different transport modes.
7. The essential character of the village would be severely eroded by such large scale development in a wholly inappropriate setting, in the green belt and adjacent to an important listed building.
8. The site is not contained in landscape and visual terms with a minimum landscape boundary proposed of 7.5 to 10 metres in width.
9. The proposed development breaks the long standing western edge of the village and the tree belt proposed for the western boundary does not provide a robust and defensible boundary. There is therefore nothing physical to mark the extent of western expansion.
10. Bridge of Weir as a village has the important characteristic of separation from other surrounding villages. If the application was approved it would decrease the area of open countryside between Bridge of Weir, Quarriers Village and Kilmacolm.
11. The application site is rolling countryside and clearly visible from public roads, clearly separated from the settlement area by the policies and gardens of Gryffe Castle, a category 'B' listed building.
12. The wooded grounds of Gryffe Castle are one of only two remaining extensive areas of mature, deciduous and mixed woodland in the village. This amenity is used by local residents and visitors. The proposed development would negatively alter the landscape character of this valuable asset.
13. The areas health care facilities, services and infrastructure would be unable to cope with the demands of further residential development. Further expansion will result in a negative impact on Bridge of Weir's village structure and community.

14. Primary and High Schools within the catchment are at or very close to capacity, in part due to high numbers of placement pupils.
15. There are already two new housing developments in the Bridge of Weir area; Shillingworth and Weirs Wynd and these will put further pressure on the local schools where some classes are already large.
16. The roads through Bridge of Weir would be unable to accommodate the increase in traffic from the development.
17. The volume of traffic at the times of the “school runs” will be increased causing unnecessary delays for people travelling to work.
18. Kilmacolm Road is a fast, busy road which has already had traffic calming measures applied. At peak times the traffic is frequently queued back beyond the edge of the village. The village is at saturation point for parking.
19. When added to the developments at Brookfield and Shillingworth, the volume of traffic will cause even more problems at Spurryhillock Roundabout and on the entry slip roads to the A737. The traffic lights at the slip roads cannot accommodate the level of traffic at the moment.
20. Public transport is poor so would result in a minimum of 80 more cars additional to the 42 (minimum) from Shillingworth and 200 at the old Merchiston site using the local road network.
21. It is currently difficult to enter and leave the Gryffe Castle driveway at peak times due to high volumes of traffic. The proposed development would make the situation much worse as it would add volume and another bottleneck.
22. No direct pedestrian access is proposed from the development to the village amenities, including the school.
23. No safe route to the schools exists for children from the proposed development without impacting on the property rights of other users and in particular the residents of Gryffe Castle, where a proposed access route is planned.
24. Approximately 45 healthy and mature trees covered by a Tree Preservation Order (TPO) would have to be felled to accommodate any pavement and the boundary wall of Gryffe Castle would require to be moved back from the road and the requisite permission of owners would be required.
25. The types of homes proposed and approved in the vicinity are not in accordance with the affordable homes the government seeks.
26. This development poses a threat to many different animal species due to loss of habitat and foraging grounds. There are regular sightings of bats, owls, birds of prey, a multitude of bird species, foxes, deer and the common lizard.

Consultations

The Director of Community Resources (Roads) – Has raised a number of concerns which require to be addressed and additionally recommends a suite of conditions to deal with detailed matters.

The Director of Community Resources (Design Services) – The Drainage Impact Assessment (DIA) is considered to be acceptable for a planning application in principle and should form the basis of any related DIA for a detailed application.

The Director of Community Resources (Environmental Services) – No objection subject to conditions requiring the submission of site investigation reports, remediation strategy and/or method statement and verification reports and subject to compliance with the mitigation measures detailed

within the report titled 'Enviro Centre, Kilmacolm Road, Bridge of Weir, Noise Impact Assessment Report', dated March 2016.

The Director of Education and Leisure – Await response.

West of Scotland Water – Await response.

Strathclyde Partnership for Transport - No objection subject to the provision of a footway and bus shelter on the north side of Bridge of Weir Road.

West of Scotland Archaeology Service – No objection subject to the implementation of a programme of archaeological works to be submitted for the written approval of the Planning Authority in association with the West of Scotland Archaeology service.

Bridge of Weir Community Council – Object to the proposal on the basis of location within the green belt contrary to the LDP, that a defensible green belt boundary exists and development of this site would set a precedent for further residential development along Kilmacolm Road, inadequate service provision and impact on local road network/traffic and pedestrian safety.

Kilbarchan Community Council – Object to the proposal on the basis of its impact on the surrounding road network.

Summary of Main Issues

Environmental Statement - A request for a screening opinion determined that although the proposal would fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it was not considered likely that the proposed works would have a significant environmental impact which would require an Environmental Impact Assessment be undertaken on the basis of no significant long term impacts on the environment having had regard to the characteristics of the development, the location of the development, and the characteristics of the potential impact.

Appropriate Assessment – N/A

Design & Access Statement - The applicant states that the application proposal creates a logical extension to the existing settlement form and reflects its position on the periphery of the settlement edge by introducing a robust defensible green belt boundary by introducing new mixed species structure planting along the northern edge of the site. This, it is submitted, supplements green infrastructure with internal landscaping to soften the built form. It is submitted that the proposal will have no direct affect on Gryffe Castle and its setting by setting development back from the northern and eastern sectors of the site to mitigate against any filtered views through the trees from Gryffe Castle's south facing facade and its access road. It is further stated that development of the site would comprise a mix of detached, semi-detached and terraced houses similar to densities of surrounding development.

Other Assessments

Pre-Application Consultation Report - Outlines the process which has been undertaken and confirms that pre-application consultation, set out by statute, including a public exhibition, was satisfied. It states that approximately 80 members of the public visited the exhibition and 15 completed questionnaires were received. It is stated that in general terms the questionnaires raised concerns over the infrastructure impact of the proposed development, the overarching need for more housing development in Renfrewshire and the impact of the proposals on the green belt. The applicant claims that following the event, access arrangements for the site have been reviewed in particular whether the site will be accessed by a roundabout or signal controlled junction. The general feedback favoured a signal controlled junction which was seen as a positive intervention to control traffic speeds on Kilmacolm Road.

Planning Statement – The applicant states that Renfrewshire Council is failing to maintain an effective 5 year housing land supply, as required by national planning policy and therefore additional housing sites in sustainable locations that can be delivered in the short term require to be brought forward. The applicants accept that the council has been proactive in approving the Housing Land Supply Supplementary Guidance (HLSSG) as a framework to facilitate this and consider that this proposal represents an opportunity for the housing land supply issue to be positively addressed. It is submitted by the applicant that it has been demonstrated that the application complies with the HLSSG and with Scottish Planning Policy (SPP). It is submitted that it has been demonstrated that the benefits of approving the proposal, in terms of augmenting the housing land supply, and supporting the economy are neither significantly nor demonstrably outweighed by any adverse impacts.

Soil and Agriculture Report – It is stated that the site is currently primarily utilised as grassland, defined as category 4, type 4.1 in the Land Classification for Agriculture which is non prime and supports a narrow range of crops. It is recommended in the report that any topsoil from the site should be reused on the site, or utilised for the continual improvement of soil resources in neighbouring localities.

Utilities Report – It is reported that there is existing 11kV infrastructure, low pressure gas mains, water mains and telecoms infrastructure within close proximity of the site boundary and proposed new site entry. It is stated that there is a potential requirement for the protection or diversion of localised infrastructure but required works are expected to be minor. It is claimed that initial investigations have illustrated that the site is deliverable from a utilities perspective and solutions necessary to support the water supply will be progressed as part of the detailed design.

Archaeology Report – The report states that based on the results of assessments, there is a low potential for the discovery of buried archaeological remains within the proposed development site. It is submitted that there would be no significant effect upon the setting of Gryffe Castle, which is set within its own grounds and enclosed by mature woodland.

Economic Effects – The applicants claim that the proposed development will have a number of positive economic effects, including supporting a number of construction, retail and public service jobs as well as providing increased expenditure into the local Renfrewshire economy.

Extended Phase 1 Habitat Survey - The applicants recommendations are that any development of the site is preceded by a suite of activity surveys in order to determine use of the site by foraging and commuting bats. It is recommended that the site is enhanced for foraging and commuting bats by retaining as much of the existing hedgerow as is practical and by incorporating additional native hedge, tree and shrub planting into landscaping proposals. It is suggested that a bat sensitive lighting scheme should be designed to ensure that habitats are maintained as dark corridors and buildings are enhanced for roosting bats by the addition of bat boxes or bat tubes.

With regard to badgers, the applicant recommends that precautionary measures are used during any proposed construction activity and that any excavations are covered during the hours of darkness. It is recommended that any works affecting potential bird nesting habitat should be carried out outside the breeding season and that additional native hedge, tree and shrub planting be incorporated into the landscaping proposals. With regard to invertebrates and other species, it is recommended that an Ecological Clerk of Works is present prior to any planned vegetation clearance to check the area for hedgehogs and moles and that native trees and shrubs are planted within the development to mitigate for any potential loss of such habitat.

Landscape and Visual Appraisal

Affects on the landscape: The applicants assessment concludes that in terms of landscape resources within the site, minor adverse effects are anticipated as a result of the removal of part of the mixed species hedgerow and complete removal of the existing pastoral grassland and that once the new structural planting is established, a minor beneficial effect is predicted. It is stated that the Clyde Basin Farmlands regional character area, within which the site is located, will be largely unaffected by the proposed development with minor adverse effects predicted through the construction and operational stages of development. It is also considered that the Rugged Upland Farmland type will also be

largely unaffected, and whilst there will be moderate adverse effects during the construction stage, the effects will reduce to minor adverse once the development is completed.

Affects on visual amenity: The applicants assessment states that the landscape effects will be localised and contained within the site boundary, with only minimal indirect effects on the wider landscape setting in the long term. Once the new structure planting is established, a minor beneficial effect is predicted as the new tree belt along the northern boundary establishes a link to the existing woodland areas to the east and west. It is stated that Gryffe Castle and its grounds will not be affected by the proposed development as the application site lies wholly within the agricultural lands located to the west of the listed building group and its setting. It is submitted by the applicant that the Clyde Basin Farmlands regional character area within which the site is located, will be largely unaffected by the proposed development with minor adverse effects predicted through the construction and operational stages of development. It is claimed that the Rugged Upland Farmland landscape type will also be largely unaffected, and whilst there will be moderate adverse effects during the construction stage, the effects will reduce to minor once the development is completed. In terms of visual assessment, it is claimed that the development will be visible from select locations to the south and west, with views from the north and east largely obscured by intervening features such as vegetation, localised landforms and buildings. The report concludes that once complete, the new development will complement existing housing.

Air Quality Assessment - The applicants submit that the primary long-term concern in relation to air quality is the emissions generated by traffic and the subsequent impact on the local ambient air quality at residential and public areas located within the vicinity of the main road network. The two main pollutant concentrations of concern from this source are nitrogen dioxide and particulate matter. It is submitted that the air quality assessment predicts no significant change in nitrogen dioxide and particulate concentrations at all locations on the comparison of the 'with and without' development scenarios. The magnitude of impact for both pollutants is considered to be negligible.

Drainage Strategy Plan and Flood Risk Assessment – The applicants submit that the development can be drained in accordance with the recommendations of the latest planning guidance and design criteria. It is stated that the foul water from the development is to be discharged to the existing, publicly owned, combined sewerage network and that the surface water drainage from the site will incorporate full SUDs measures to control the discharge from the site and reduce the pressure on the existing drainage system. It is claimed that in the main this will be achieved using detention basins and filter trenches; surface water will discharge, either to the combined sewerage network or to the natural watercourses to the west of the site. It is concluded that the Type 1 Flood Assessment presented above confirms that the site is at low risk of flooding from tidal, fluvial, groundwater and pluvial sources.

Preliminary Environmental Assessment Report – The applicants report recommends that sufficient gas monitoring installations are included in the site investigation specification to suitably assess the potential for ground gas generation within the in situ soils. It is submitted that with the exception of the southern boundary adjacent to Kilmacolm Road, the site is not indicated to lie within a flood risk area. The report states that the site lies out with a Radon affected area and no Radon gas protective measures are necessary within the site area and that a review of BGS Geology and Coal Authority Reports indicate that the site can be considered stable.

Noise Assessment – The applicants report states that due to the proximity of the A761 Kilmacolm Road, there is potential for noise from road traffic to impact on future residents. The assessment concludes that sufficient mitigation measures, including acoustic fencing and window design, could be incorporated into the detailed design to ensure that both the external and internal living areas can be reduced to levels appropriate for future residents.

Traffic Statement – The applicants state that the site will be accessed by a new signalised junction, which will be constructed at the existing priority junction between A761 Kilmacolm Road and Strathgryffe Crescent. It is further stated that a junction assessment has been completed for the proposed site access junction and for the A761/B790 signalised junction within Bridge of Weir. It is claimed that the results show that development traffic can be accommodated at these locations. The report concludes that accessibility from the development to local services is good in terms of walking

and cycling, with the village centre being less than 1km distant. It is stated that a network of paths is proposed to provide good connectivity within the development and that pedestrians will be provided with a signalised crossing across the A761 to link into the footway on the southern side. The report concludes that the scale of development proposed is not anticipated to have a detrimental impact on the local network.

Planning Obligation Summary – N/A

Scottish Ministers Direction – N/A

Conclusion.

Members are advised that when the application comes before the Council for determination, a detailed assessment of the proposals will be provided. This assessment will test the proposals against both relevant Development Plan policies and also their suitability in terms of traffic and any other material planning considerations. A recommendation will be made on the basis of this detailed assessment as to whether planning permission should be granted or refused.

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 David Bryce on extension 7892.

Pre - determination Hearing Procedures

1. Pre-determination hearings will be held when the application is of a national category or a major category where the proposal involves a planning application for development which is substantially contrary to the provisions of the Development Plan. The test which will apply would be whether an approval would be contrary to the vision or wider spatial strategy of the plan.
2. Any hearing would only be held once the period for neighbour notification or advertisement in the local press had expired.
3. The hearing will be open to the press and public but only those persons invited to make representations at the hearing will be allowed to participate.
4. The parties to be invited to participate in the hearing will be the applicant and agent acting on their behalf and any person who has submitted representations on the application.
5. The date, which shall allow for at least 14 days notice to be given to participants, and venue for the hearing shall be agreed with the Convener of the Planning and Property Policy Board.
6. Thereafter, members of the Board will be advised of the date and venue and formal invitations will be issued to the applicant/agent and any person who has submitted representations.
7. All parties wishing to be heard at the hearing will be asked to advise the Council of their intention to participate by 12 noon of the last working day before the hearing. Parties must advise the name(s) of those who intend to speak.
8. On the day the order of proceedings will be as follows:
 - i) the applicant, or an agent acting on their behalf, will be asked by the Convener to describe the proposal – with a limit of 15 minutes, although this could be extended to 30 minutes in cases of complexity at the discretion of the Board.
 - ii) thereafter, individual objectors will be invited to comment. Each will be restricted to no more than 15 minutes but where there are several objectors making the same points they will be encouraged to appoint a representative to speak on their behalf. Again in cases of complexity this could be extended to 30 minutes at the discretion of the Board.
 - iii) the applicant/agent will have the right to reply to any points raised by any party to the hearing.
 - iv) the members of the Board will be invited by the Convener to question any party to the hearing to seek clarification regarding any matter raised.
 - v) the members of the Board will be able to seek guidance on factual matters relating to the proposal or hearing procedure from Council officers at any time during the hearing.
 - vi) no cross examination of any of the parties by other parties will be allowed.
 - vii) the Convener will be responsible for ensuring that the hearing is carried out efficiently while having due regard to the principles of natural justice.
 - viii) no decision on the application will be taken at the hearing.
 - ix) details of the matters raised at the hearing will be incorporated within the Report of Handling on the planning application which will be put before the meeting of the Council for consideration.



Renfrewshire
Council

16/0291/PP

Land to North East of Strathgryffe Crescent,
Gryffe Castle, Bridge of Weir



1:6,000

User: ptcameronr1

Date: 11/08/2016



Notes:
Please enter notes here

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To: Planning and Property Policy Board

On: 23 August 2016

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

Heading: Revenue Budget Monitoring to 24 June 2016

1. Summary

- 1.1 Gross expenditure and income are reported to be in line with budget which results in a **net breakeven position** for the services reporting to this Policy Board.

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

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

2. Recommendations

- 2.1 Members are requested to note the budget position.
- 2.2 Members are requested to note there have been net budget realignments of £1,008,418 processed since the budget was approved related to transfers to corporate landlord for Education Services and Lighting Maintenance from Community Resources.
-

3. **Planning**

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

The Planning Division account reflects a breakeven position with an overspend within supplies and services for the provision for IT maintenance. The overspend is being funded by increased levels of planning income.

3.1 **Projected Year End Position**

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

4. **Property and Construction Services**

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

At this stage in the financial year Property and Construction Services reflects a breakeven position with no significant variances to report on any of the budget categories.

4.1 **Projected Year End Position**

It is anticipated that Property & Construction Services will achieve a breakeven position at the year end.

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** – none
3. **Community Planning** – none
4. **Legal** – none
5. **Property/Assets** – none
6. **Information Technology** - none.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none
9. **Procurement** – none
10. **Risk** – none
11. **Privacy Impact** - none

List of Background Papers

None

Author: Valerie Howie, Extension 7796
Margo Simpson, Extension 5392

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	5,077	943	968	(25)	943	0	0.0%
Property Costs	3,572	718	122	596	718	0	0.0%
Supplies & Services	148	65	112	(26)	86	(21)	-32.3%
Contractors and Others	456	177	148	29	177	0	0.0%
Transport & Plant Costs	6	1	1	0	1	0	0.0%
Administration Costs	1,778	25	(10)	37	27	(2)	-8.0%
Payments to Other Bodies	1,473	40	28	12	40	0	0.0%
CFCR	0	0	0	0	0	0	0.0%
Capital Charges	1,550	0	0	0	0	0	0.0%
GROSS EXPENDITURE	14,060	1,969	1,369	623	1,992	(23)	-1.2%
Income	(8,426)	(603)	(626)	0	(626)	23	3.8%
NET EXPENDITURE	5,634	1,366	743	623	1,366	0	0.0%

£000's

0.0%

Bottom Line Position to 24 June 2016 is an underspend of

0.0%

Anticipated Year End Budget Position is breakeven of

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5) £000's	Budget Variance £000's (7)	%
Planning		1,769	(72)	(77)	5	(72)	0	0.0%
Property and Construction Services		3,865	1,438	820	618	1,438	0	0.0%
NET EXPENDITURE		5,634	1,366	743	623	1,366	0	0.0%
								breakeven
								breakeven

Bottom Line Position to 24 June 2016 is an underspend of 0.0%
Anticipated Year End Budget Position is breakeven of 0.0%

RENFREW'SHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
£000's	£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	1,979	342	345	(2)	343	(1)	-0.3%
Property Costs	58	0	0	0	0	0	0.0%
Supplies & Services	4	0	46	(25)	21	(21)	0.0%
Contractors and Others	23	8	(22)	30	8	0	0.0%
Transport & Plant Costs	4	1	1	0	1	0	0.0%
Administration Costs	1,364	17	30	(11)	19	(2)	-11.8%
Payments to Other Bodies	547	0	(12)	12	0	0	0.0%
CFCR	0	0	0	0	0	0	0.0%
Capital Charges	652	0	0	0	0	0	0.0%
GROSS EXPENDITURE	4,631	368	388	4	392	(24)	-6.5%
Income	(2,862)	(440)	(465)	1	(464)	24	5.5%
NET EXPENDITURE	1,769	(72)	(77)	5	(72)	0	0.0%

£000's

0.0%

0.0%

Bottom Line Position to 24 June 2016 is breakeven of
Anticipated Year End Budget Position is breakeven of

0
(0)

RENFREW'SHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY : PLANNING

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Policy and Regeneration Development Standards		2,027 (258)	178 (250)	179 (256)	(1) 6	178 (250)	0 0	0.0% 0.0%	breakeven breakeven
NET EXPENDITURE		1,769	(72)	(77)	5	(72)	0	0.0%	breakeven

Bottom Line Position to 24 June 2016 is breakeven of	£000's	0	0.0%
Anticipated Year End Budget Position is breakeven of		(0)	0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		3,099	601	623	(23)	600	1	0.2%	underspend
Property Costs		3,514	718	122	596	718	0	0.0%	breakeven
Supplies & Services		144	64	65	(1)	64	0	0.0%	breakeven
Contractors and Others		433	170	171	(1)	170	0	0.0%	breakeven
Transport & Plant Costs		2	0	0	0	0	0	0.0%	breakeven
Administration Costs		414	8	(40)	48	8	0	0.0%	breakeven
Payments to Other Bodies		926	40	40	0	40	0	0.0%	breakeven
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		897	0	0	0	0	0	0.0%	breakeven
GROSS EXPENDITURE		9,429	1,601	981	619	1,600	1	0.1%	underspend
Income		(5,564)	(163)	(161)	(1)	(162)	(1)	-0.6%	under-recovery
NET EXPENDITURE		3,865	1,438	820	618	1,438	0	0.0%	breakeven

Bottom Line Position to 24 June 2016 is an underspend of £000's 0 0.0%

Anticipated Year End Budget Position is breakeven of £000's 0 0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2016/2017
1st April 2016 to 24 June 2016

POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
							£000's	%
Directorate		(124)	19	19	0	19	0	0.0%
Investment & Technical Services		216	597	548	48	596	1	0.2%
Finance & Support Services		8	68	93	(24)	69	(1)	-1.5%
Corporate Landlord		3,765	751	157	595	752	(1)	-0.1%
Office Accommodation		0	3	3	(1)	2	1	33.3%
NET EXPENDITURE		3,865	1,438	820	618	1,438	0	0.0%
								breakeven
								underspend
								overspend
								overspend
								underspend

Bottom Line Position to 24 June 2016 is an overspend of 0.0%
 Anticipated Year End Budget Position is an overspend of 0.0%



To: PLANNING & PROPERTY POLICY BOARD

On: 23 AUGUST 2016

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 24th June 2016 totals £0.529m compared to anticipated expenditure of £0.534m for this time of year. This results in an under-spend position of £0.005m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.020m o/spend	10% o/spend	<i>n/a</i>	<i>n/a</i>
Corporate Projects (Property)	£0.025m u/spend	7% u/spend	<i>n/a</i>	<i>n/a</i>
Total	£0.005m u/spend	1% u/spend	<i>n/a</i>	<i>n/a</i>

- 1.2 The expenditure total of £0.529m represents 7% of the resources available to fund the projects being reported to this board. Appendix 2 provides further information on the budget monitoring position of the projects within the remit of this board.
-

2. Recommendations

- 2.1 It is recommended that Members note this report.

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2 This is the first capital budget monitoring to members in 2016/17 and it details the performance of the Capital Programme to 24th June 2016, and is based on the Capital Investment Programme which was approved by members on 3rd March 2016, adjusted for movements since its approval. Appendix 1 lists the approved projects for information.

4. **Budget Changes**

- 4.1 Since the capital budget was approved budget changes totalling £2.622m have arisen which reflect budget carried forward from 2015/16:
- Townscape Heritage Initiative (£0.292m).
 - Local Green Area Networks Projects (£0.234m).
 - Energy Efficiency Programme (£1.059m).
 - Lifecycle Capital Maintenance Fund (£1.036m).

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Greener - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

List of Background Papers

- (a). Capital Investment Programme 2016/17 & 2017/18 – Council, 3rd March 2016.

The contact officers within the service are:

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

Author: *Geoff Borland, Principal Accountant, 0141 618 4786,
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Planning & Property - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: PLANNING & PROPERTY

Project Title	Approved Programme @03/03/16	Current Programme MR 3
Department: Housing & Development		
Townscape Heritage Initiative	0	292
Townscape Heritage Initiative 2	1,512	1,512
Local Green Area Networks Projects	0	234
Total Housing & Development Services	1,512	2,038
Department: Corporate Projects		
Energy Efficiency Programme	0	1,059
Lifecycle Capital Maintenance (LCM) Fund	4,000	5,036
Total Corporate Projects	4,000	6,095
TOTAL PLANNING & PROPERTY BOARD	5,512	8,134

Appendix 2

CAPITAL PROGRAMME 2016/17 - BUDGET MONITORING REPORT TO 24 JUNE 2016 (£000s)

POLICY BOARD Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 24-Jun-16	Spent to 24-Jun-16	Variance to 24-Jun-16	% variance	Unspent Cash Flow For Year	% Cash Spent
Planning & Property Development & Housing (THI/LGAN) Corporate Projects (Property)	1,512	2,038	2,038	193	213	-20	-10%	1,825	10%
	4,000	6,095	6,095	341	316	25	7%	5,779	5%
	5,512	8,133	8,133	534	529	5	1%	7,604	7%
TOTAL									



To: Planning & Property Policy Board

On: 23 August 2016

Report by: Director of Finance & Resources

Heading: 8 Collier Street Johnstone

1. Summary

The purpose of this report is to

Seek consent to grant a 5 year Full Repairing & Insuring lease of the property at 8 Collier Street Johnstone to the applicant, Beau Ami Hair and Beauty Limited, on the terms and conditions set out in this report.

2. Recommendations

- 2.1 It is recommended that the Board agree to grant a 5 year Full Repairing & Insuring lease of the property at 8 Collier Street Johnstone to Beau Ami Hair and Beauty Limited on the terms and conditions set out in this report

3. Background

- 3.1 The property at 8 Collier Street Johnstone shown on the attached plan was occupied until April 2015 by Social Work Advice Works. When the service relocated to the new Johnstone Town Hall, the property was advertised for sale/lease and an offer to purchase was received. After lengthy discussions the offeror withdrew their offer to purchase and the property was remarketed as available. The asking rent was set at £12,000 per annum and the asking sales price was specified at £120,000. At the closing date of 12 noon on 17 June 2016 only 1 offer to lease was received. This was from Beau Ami Hair and Beauty Limited.

- 3.2 Beau Ami Hair & Beauty Limited has offered to lease the property for 5 years with a stepped rental of £13,000 per annum for year 1, £14,000 per annum for years 2 and 3 and £15,000 per annum for years 4 and 5. A 2 month rent free period has been requested.
- 3.3 Beau Ami Hair & Beauty Limited would be responsible for all property costs in any new lease including building insurance which is covered by the Council under its block insurance policy. The tenant would be responsible for meeting the standard £250 excess or such other excess as from time to time which may be required for any claim.
- 3.4 The proposed lease would be subject to the applicant obtaining all necessary statutory consents, including any change of use and licence in respect of the proposed use as a Hairdressers and Beauty Salon from the premises current office use.
- 3.5 Each party will bear their own legal expenses in concluding the lease, with the tenant meeting any stamp duty, Land Transaction Tax or Registration fees due.

Implications of the Report

- 1. **Financial** – The Council would receive a rent of £13,000 per annum for year 1, £14,000 per annum for years 2 and 3 and £15,000 per annum for years 4 and 5.
- 2. **HR & Organisational Development** – Not Applicable.
- 3. **Community Planning** –
 - a. **Children and Young People**
 - b. **Community Care, Health & Wellbeing**
 - c. **Empowering our Communities**
- 4. **Legal** – Conclusion of the proposed 5 year lease will be required.
- 5. **Property/Assets** – As per report.
- 6. **Information Technology** – Not Applicable
- 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** – Licence required for use proposed.
9. **Procurement** – Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

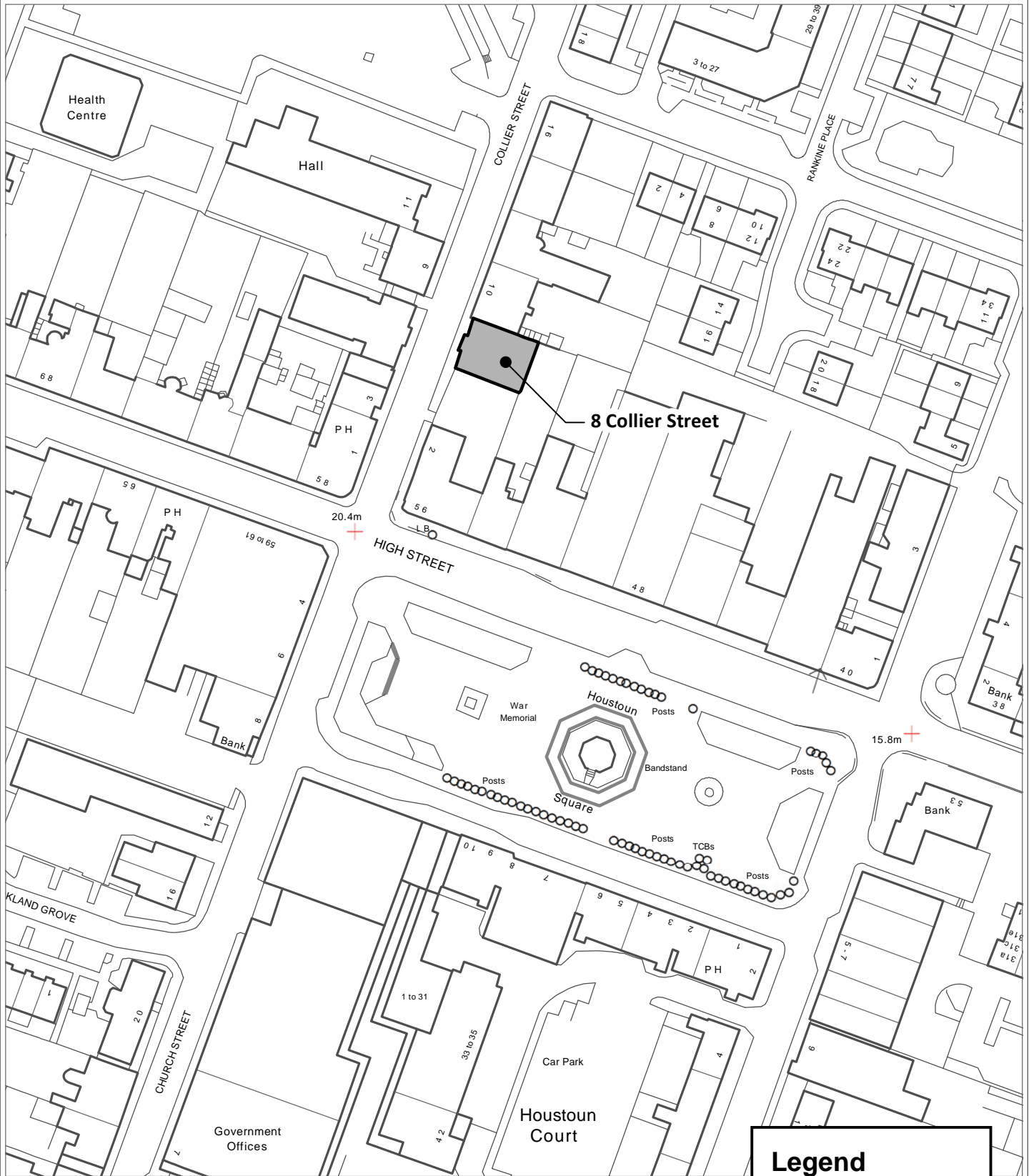
Author

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Ref: 105073/HP01PBRE
Date: 10/08/2016


User: howardhaughj2

Date: 29/06/2016



Notes:

Legend

 Area to be leased



To: Planning & Policy Board

On: 23rd of August 2016

Report by: Director of Finance & Resources

Heading: Lease Request – 5/1 High Street, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to grant a lease of 9 years to the existing tenant of 5/1 High Street in Johnstone as shown on the attached plan. .
-

2. Recommendations

- 2.1 Approve the request for a 9 year lease to the existing tenant, Neil Murray, of the subject property on the terms and conditions as detailed within the body of this report.
- 2.2 Request the Head of Corporate Governance to conclude the lease on behalf of the Council with the existing tenant subject to the terms and conditions detailed within the body of this report.
-

3. Background

- 3.1. The commercial property is located at 5/1 High Street in Johnstone as shown on the attached plan. The property is leased to Mr Neil Murray who is currently using the premises for the purpose of a Newsagent.
- 3.2. The existing tenant has been in occupation of the premises since the 28th of May 2001 when he acquired the property by way of assignation and was granted a 9 year lease extension in 2007.

- 3.3. The 9 year lease was brought to an end as of the 27th of May 2016 when the rent was reviewed.
- 3.4. The rent has been increased to £3,700 per annum and the tenant currently occupies in terms of a monthly tenancy agreement, which will be terminated on conclusion of the new longer term lease.
- 3.5. The existing tenant has requested a further lease for a period of 9 years which shall commence on a date to be agreed by both parties.
- 3.6. The following heads of terms have been provisionally agreed which will form the basis of the lease:
 1. The property is let for a period 9 years on the Council's standard Full Repairing & Insuring lease with the date of entry to be agreed by both parties. .
 2. The annual rental shall be the sum of £3,700 which is payable monthly in advance, and by direct debit if so required by the Council.
 3. The rent shall be subject to a review every 3 years from the date of entry.
 4. The premises shall be used as a Newsagent and for no other purpose whatsoever.
 5. It shall be the tenant's responsibility to ensure that any necessary planning, statutory and licensing consents that may be required are secured prior to the date of entry.
 6. The premises are available for lease in their current condition, and any alteration works proposed must be undertaken in accordance with all necessary statutory consents and to the satisfaction of the Director of Finance and Resources.
 7. The Landlord shall procure and maintain buildings insurance for the Subjects of Lease, in terms of its block insurance policy subject to policy excesses and the Tenant will be required to cover the first £250 of this excess should any claim be made against the policy.
 8. The tenant will bear the Council's reasonable professional & legal expenses in concluding the lease, along with any stamp duty, land transaction tax or registration dues.

Implications of the Report

1. **Financial** – Security of Income for a Period of 9 Years
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –

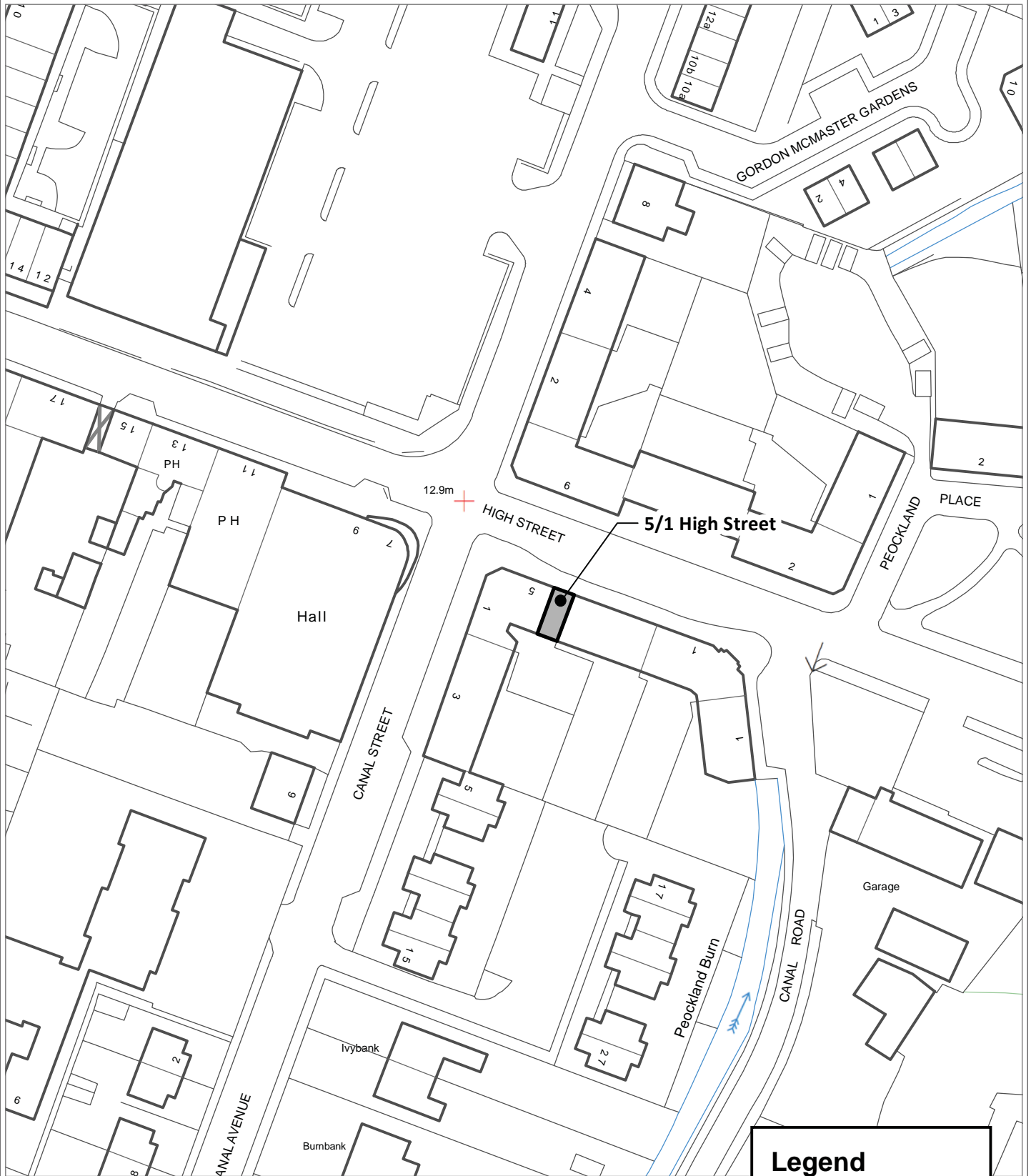
- a. **Children and Young People**
 - i. None
 - b. **Community Care, Health & Wellbeing**
 - i. Not Applicable
 - c. **Empowering our Communities**
 - i. Not Applicable
- 4. **Legal** – Conclusion of new long term lease
- 5. **Property/Assets** – As per report.
- 6. **Information Technology** – Not Applicable
- 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** – Not Applicable.
- 9. **Procurement** –Not Applicable.
- 10. **Risk** – Not Applicable.
- 11. **Privacy Impact** – Not Applicable.

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Ref: Document2
Date: 10/08/2016


User: howardhaughj2

Date: 27/07/2016



Notes:

Legend

 Area to be leased



To: Planning & Property Policy Board

On: 23rd August 2016

Report by: Director of Finance & Resources

Heading: Former Foxbar Civic Amenity Site, Leitchland Road, Paisley.

1. Summary

- 1.1 This report seeks consent to lease the former Foxbar Civic Amenity Site at Leitchland Road, Paisley.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude a lease of the former Foxbar Civic Amenity Site at Leitchland Road, Paisley, on the basis of the main terms and conditions contained in this report.
-

3. Background

- 3.1. As part of the Council's redesign of its Civic Amenity operations and the opening of the improved Civic Amenity Hub at Underwood Road, the Leitchland Road Amenity Site became surplus to requirements and closed in 2014.

- 3.2. Thereafter the site was cleared, and marketed as available for lease. The Board may recall approving a lease of this site for use as a Motor Engineers and MOT Station in November 2014. Unfortunately that lease did not conclude, and there has been limited subsequent interest in the site.
- 3.3. An offer to lease has now been received from a Mr Sam Crawley, who intends to use the site for the sale and hire of caravans and motorhomes. In addition, ancillary services such as servicing, valeting, storage and the sale of accessories are also envisaged. The applicant anticipates that 2 new full time and 3 part time jobs would be created if this lease gets approval.
- 3.4. Discussions have taken place with Mr Crawley, and the following main terms and conditions of lease have been provisionally agreed.
4. **Proposed terms and conditions of lease;**
- 4.1 The date of entry shall be at a mutually agreed date.
- 4.2 The lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £5,000, and the rent shall be reviewed after 5 years. The tenant shall be granted a 3 month rent free period at the start of the lease to allow for service and utility installation works.
- 4.4 The premises shall be used for the sale and hire of caravans and motorhomes, plus ancillary services, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £5,000 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

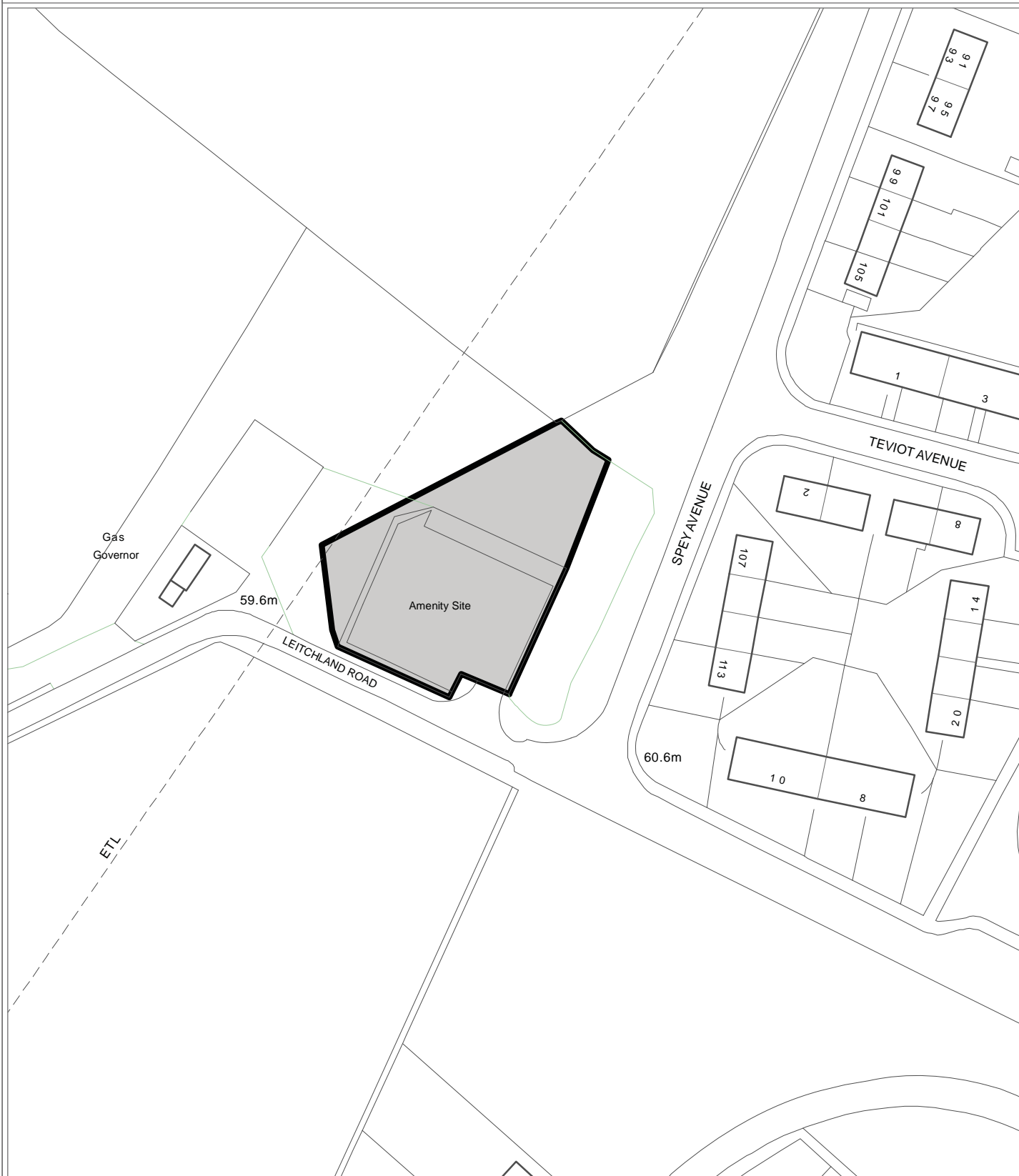
Jobs and the Economy – Potentially 2 new full time and 3 part time jobs would be created.

4. **Legal** – New lease to be concluded.
 5. **Property/Assets** – As per this report.
 6. **Information Technology** – none.
 7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – none.
 9. **Procurement** – none.
 10. **Risk** – none.
 11. **Privacy Impact** – none.
-

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User: howardhaughj2

Date: 08/08/2014



Notes:

Site extends to 1,606 sqm or thereby.

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To: Planning and Property Policy Board

On: 23rd August 2016

Report by: Director of Finance and Resources

Heading: Lease Renewal – Glasgow and The Clyde Valley Strategic Development Planning Authority (Clydeplan)

1. Summary

- 1.1 Renfrewshire Council, as lead authority for Glasgow and The Clyde Valley Strategic Development Planning Authority (**Clydeplan**), maintains a lease of premises at 125 West Regent Street, Glasgow, extending to 242 sqm or thereby with 1 car parking space (the **Premises**), as operational offices for that group.
- 1.2 For continuation of the service, the lease is proposed to be extended for a term of 3 years, with the Tenant only ability to terminate the extended lease at the end of the first year of the extended lease period.
-

2. Recommendations

- 2.1 It is recommended that the Board authorise the Head of Corporate Governance to conclude a lease extension for the Premises noted above, based on the provisional terms and conditions outlined in this report, and subject to such other conditions as may be considered necessary by the Head of Corporate Governance and the Head of Property Services.
- 2.2 Note that the Glasgow and the Clyde Valley Strategic Development Joint Committee will be asked to approve the continuation of the Service at this location at its Board meeting on the 12 September 2016.

3. **Background.**

- 3.1 Renfrewshire Council has maintained a lease of the Premises since 27th October 2006, with that lease due to end on 26/10/2016. The current lease is on a Full Repairing and Insuring basis, with a current passing rent of £39,000 exclusive of VAT set at the last rent review on 27/10/2011. A service charge is payable in addition for maintenance of common parts of what is a multi-occupied building, as is the Landlord's insurance, all typical of such commercial arrangements.
- 3.2 Current Renfrewshire Council Asset Management Strategy, in seeking Best Value, encourages relocation of services out of existing privately leased premises where practicable and into Renfrewshire Council or other appropriate publicly owned premises, or premises under longer existing leases, which are underutilised, to seek savings to the public purse. Clydeplan however is set apart, in consideration from normal Renfrewshire Council services, in that it is funded jointly by all 8 of the Clyde Valley Constituent Authorities. In consultation with Principal Officers of the Clydeplan Steering Group representing the Constituent Authorities, it is considered that Glasgow City Centre is the most appropriate solution for continuation of the service given its central location, for ongoing operational requirements and to ensure effective service delivery. Renfrewshire Council acts as lead authority to provide administrative backup and as the legal entity for formal procurement requirements such as entering into legal agreements.
- 3.3 Accordingly, Glasgow City Council and the Scottish Government (Scottish Futures Trust) provided for consideration and review a number of property options for relocation into publicly owned (or long leased) premises in Central Glasgow. All options were however either unsuitable, for reasons such as timing of availability, lack of suitable DDA access, cost etc., or there were competing public sector interests which required to be prioritised.
- 3.4 Time has passed and it has become apparent that no alternative option will be available in time for the current lease end, hence the need to continue with the current lease. Accordingly, discussions have been concluded with the Landlord of the Premises over provisional options, dependent upon what length of lease extension term is required. Deemed an operational matter by the Clydeplan Steering Group and delegated to the Management Team for the continuation of the service, a 3 year term has been settled upon with a Tenant only Break Option, which allows the proposed extended lease to be terminated without penalty 1 year after the date of the commencement of the lease extension period (i.e. on 26th October 2017), rather than remaining under lease for the full 3 years. This option is intended to allow flexibility should Scottish Futures Trust or other public body identify a future suitable public sector relocation option. The proposed lease extension will be reported to the Glasgow and the Clyde Valley Strategic Development Planning Authority Joint Committee due to meet on 12th September 2016 seeking its approval, prior to Renfrewshire Council concluding the legal agreement..

4 Provisional Terms and Conditions

- 4.1 The existing lease terms and conditions (including the rental payments and all other monetary payment provisions) will remain the same, other than the lease term which will be extended until 26th October 2019, but with a Tenant only Break Option on 26th October 2017, exercisable with 3 months prior written notice from the Tenant.

Implications of the Report

1. **Financial** – The Tenant will remain liable for the current lease outgoings. In the case of rent, this will remain fixed for the remaining lease term at £39,000.
2. **HR & Organisational Development** – Continuation under the current lease option for the service will ensure staffing continuity and a central location for meeting of the constituent authorities.
3. **Community Planning –**
Children and Young People – N/A
Community Care, Health & Well-being – N/A
Empowering our Communities – N/A
Greener – N/A
Jobs and the Economy – N/A
Safer and Stronger – N/A
4. **Legal** – completion of lease extension / lease variation missives.
5. **Property/Assets** – as per the report.
6. **Information Technology** – N/A.
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** – Only in that the Landlord decides to end the current leasing arrangement.
11. **Privacy Impact** – None.

List of Background Papers

(a) Background Paper 1 None

Author: John Mitchell, Senior Asset & Estates Surveyor, tel. 0141 618 6177

Ref: Document1 **Date:** 10/08/2016



To: Planning & Property Policy Board

On: 23 August 2016

Report by: Director of Finance & Resources

Heading: Glenburn Resource Centre, 91 Donaldswood Road, Paisley PA2 8EA

1. Summary

- 1.1 The purpose of this report is to seek consent to grant a lease of the Glenburn Resource Centre, 91 Donaldswood Road, Paisley to Glenburn Resource Centre Ltd as shown on the attached plan.
 - 1.2 This Lease shall be for the purpose of Glenburn Resource Centre Ltd providing a community and information centre with associated cafe.
-

2. Recommendations

- 2.1 It is requested that the Board agree to the granting of a lease of Glenburn Resource Centre to Glenburn Resource Centre Ltd for a period of 20 years on the terms and conditions as detailed in the body of this report.
 - 2.2 Request the Head of Corporate Governance to conclude the lease on behalf of the Council with Glenburn Resource Centre Ltd subject to the terms and conditions detailed within the report.
-

3. Background

- 3.1. A lease was granted by Strathclyde Regional Council to Glenburn Resource Centre Limited, for a period of 25 years from the 27th of September 1995. This

lease was for of a plot of land at Donaldswood Road, Paisley. A Community Centre was constructed on the site and has been operated by Glenburn Resource Centre Ltd since completion. The ground lease is due to expire on 26 September 2016 and at that time the building and land will revert to the Council. Glenburn Resource Centre Ltd has requested that a new lease be granted.

- 3.2. The construction of the Centre was funded by the community group, through grants etc and the Centre has been operated successfully, by them, for more than 20 years. The Centre currently provides facilities for community activities such as sewing clubs, children's parties, children's dance classes, seniors fun club, electoral polling station etc.
- 3.3. Given the existing lease agreement has been in place for 25 years and the community group wish to continue to provide facilities for the area in the long term, it is proposed to grant a 20 year full repairing and insuring lease on the Council's standard terms.
- 3.4. The following Heads of Terms have been provisionally agreed with Glenburn Resource Centre Limited (GRCL):-
 1. The subjects of the lease shall be the Glenburn Resource Centre at 19 Donaldswood Road Paisley as shown outlined in red on the attached plan together with the buildings erected thereon;
 2. The lease shall be for a period of 20 year from the date of entry, 27 September 2016;
 3. The rent shall be £1.00 sterling per annum if asked, and shall be subject to review to market value if the use of the property changes from its current community facilities to one which make a material income for the tenant;
 4. The Tenant will pay all rates and local taxes and other charges arising from the Tenant's occupation of the subjects;
 5. The subjects shall be used for the purpose of providing a community and information centre with associated cafe;
 6. The Tenant will accept the subjects in its present condition as in all respects in good substantial and tenantable repair and condition and in all respects fit for the purpose for which the subjects are let. The Tenant will at all times maintain the subjects, including any boundary fences etc, in good substantial and tenantable repair and condition;
 7. The Council will insure the building and fixtures of the subjects within its block policy for an amount sufficient to cover the cost of repairing all damage to or completely reinstating the subjects in the event of destruction and against the loss or damage by fire, lightning, storm, subsidence, flood and explosion or such other risk insurance against which the Council acting reasonably may from time to time deem necessary. The Council will be responsible for the

payment of the premium thereof, while the tenant will be responsible for the first £250 of any excess should a claim against the policy arise;

8. The Tenant will insure the contents of the subjects with a Company to be approved by the Council for an amount sufficient to cover the cost of replacing all contents in the event of loss or damage thereto if so required by the Council. Further, the Tenant will maintain insurance policies indemnifying the Council against all claims of whatever nature arising out of the Tenant's occupation of the subjects. The Tenant will effect employer's liability insurance and public liability insurance with a Company to be approved by the Council (which approval shall not be unreasonably withheld or delayed) for such cover which the Council acting reasonably shall from time to time in its sole discretion deem adequate;
9. Assignment of the Lease and sub-letting of all or part of the premises is expressly excluded;
10. In the event of the Tenant failing to implement the obligations and the conditions imposed by the Lease, the Council shall be entitled to enter upon the subjects and carry out such work as may be necessary and to charge the Tenant with the full cost thereof, which cost shall be payable not later than 14 days after receipt by the Tenant of a written demand for payment from the Council: reserving to the Council the right to claim compensation from the Tenant in respect of any dilapidation, deteriorations of or damage to any part of the subjects and fixed equipment thereon caused by failure of the Tenant to implement the lease obligations and, in the event of failure to agree to the amount of such compensation, the amount shall be fixed by arbitration as is hereinafter stipulated;
11. Each of the parties to this Lease shall bear their own legal and other expenses thereby incurred. However, the Stamp Duty or land transaction taxes and lease registration dues, if any, shall be borne by the Tenant.

Implications of the Report

1. **Financial** – The Council's financial responsibilities will remain the same as the existing lease agreement.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**
 - i. Continuation of facilities for community use.
 - b. **Community Care, Health & Wellbeing**
 - i. Continuation of facilities for community use.
 - c. **Empowering our Communities**

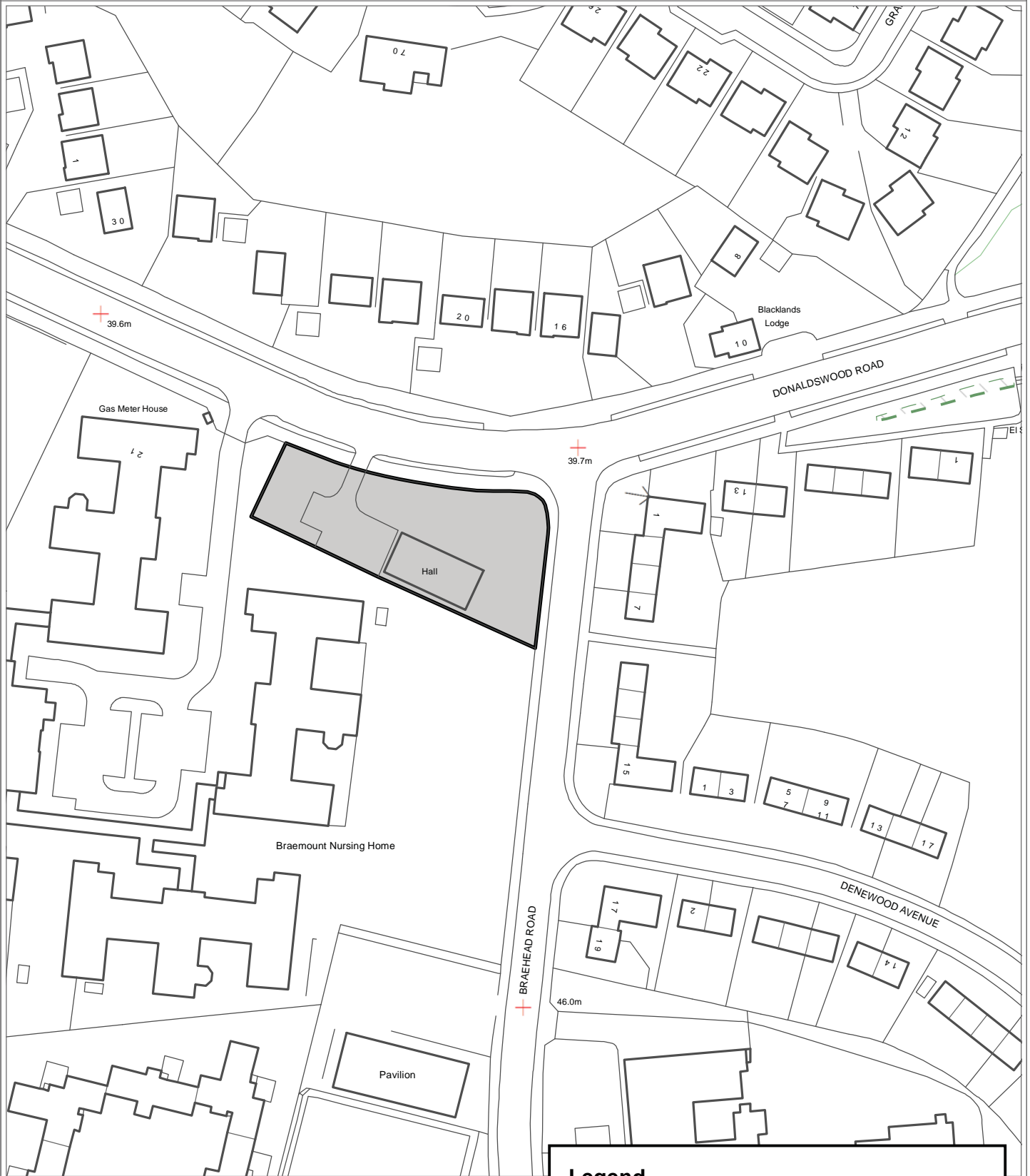
- i. The Centre will continue being operated by members of the community.
4. **Legal** – Conclusion of a new lease agreement.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
7. **Equality & Human Rights**.
- (a) The Recommendations contained within this report have 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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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Ref: 165673/HP01PBRE
Date: 10/08/2016


User: howardhaughj2

Date: 15/06/2016



Notes:

Legend

 E2490, Area to be leased extends to 1678sqm or thereby



To: Planning & Property Policy Board

On: 23 August 2016

Report by: Director of Finance & Resources

Heading: Bridgewater, Erskine sites 4A & 4B – Proposed Disposal/Option Agreement

1. Summary

The purpose of this report is to

- 1.1 seek consent to dispose of site 4A and to grant a 3 year option to purchase site 4B , the land indicated on the attached plan(E2495) to Tom Wylie on the terms and conditions set out in this report and
 - 1.2 authorise the Head of Property Services together with the Head of Corporate Governance to conclude a disposal to the applicant of Site 4A and the option agreement for site 4B, subject to the terms and conditions set out within this report and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the Council's interest.
-

2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services together with the Head of Corporate Governance to conclude a disposal of site 4A to the applicant subject to the terms and conditions set out within this report and any other terms and conditions considered necessary by the Head

of Property Services and the Head of Corporate Governance to protect the Council's interest, and

- 2.2 approve the granting of an option to purchase site 4B the land shown on the attached plan(E2495) in favour of Tom Wylie, for a period of 3 years from the date of conclusion of formal legal documentation on the terms and conditions as detailed within this report.
- 2.3 note that the Board can anticipate that it will be asked to consider a future planning application for this site from Tom Wylie or his agents at a later date.

3. **Background**

- 3.1. The land shown on the attached plan(E2495) is within the Erskine Riverfront Transition Area. The Head of Planning & Housing's 2015 Development Guide for the area confirms that a range of uses would be appropriate at this location, including light industrial.
- 3.2 The sites at this locality have been advertised for a number of years with a view to attracting light industrial development, with limited success. The applicant currently occupies one of the Council's existing nearby industrial units for his jewellery business. He has a need to expand from his present location and is keen to build his own unit with factory shop to meet his expansion needs. He approached the Council originally for what was site 4 of the proposed development sites at this locality, but on further reflection he requested to acquire part only of the site with an option to acquire the balance at a later date. Officers have provisionally agreed to split this site into two elements 4A & 4B to try and accommodate this request.
- 3.3 The following Heads of Terms have been provisionally agreed for the disposal of Site 4A and for an option agreement to be granted in the applicants favour for Site 4B

Site 4A

- Renfrewshire Council will dispose to Tom Wylie site 4A as shown on the attached Plan E2495 extending to 2428m²(0.6 of an acre) or thereby.
- The purchase price for the land in question shall be the sum of £60,000 (Sixty thousand pounds sterling exclusive of VAT) payable on date of entry.
- The site is being sold to enable the applicant to take forward his plans to build a light industrial unit with factory shop to expand his existing business.
- The purchase price is subject to the applicant being satisfied with the ground conditions.

- The applicant will be responsible for obtaining all necessary statutory consents for the construction of the industrial unit and its intended use.
- The applicant will have 1 year from the date of sale of the site to build the industrial unit. Should he fail to conclude the construction of the unit within this period the Council reserves a right of pre-emption to acquire the site back for the same consideration paid to the Council

Site 4B

- Renfrewshire Council will grant to the applicant an option agreement to acquire Site 4B as shown on the attached plan E2495 extending to 2428m² (0.6 of an acre) or thereby.
- The option is granted to allow the applicant to determine whether he desires to expand further his business options at this locality, other than the initial industrial unit he proposes to build at site 4A.
- The fee for the granting of this option shall be the sum of £1,000(one thousand pounds exclusive of VAT) per annum payable on the date of entry.
- The option agreement will be for a period of 3 years from the date of conclusion of the option agreement.
- Should the applicant choose to exercise the option agreement he shall pay to Renfrewshire Council the sum of £60,000 (sixty thousand pounds exclusive of VAT) for site 4B.
- Should the applicant fail to exercise the right to acquire in terms of the option agreement, the option fee shall be forfeited and Renfrewshire Council shall be at liberty to dispose of site 4B on the open market.
- Each party will bear their own professional and legal expenses in concluding the disposal and also the option agreement, but the purchaser will be responsible for meeting any Stamp Duty, Land transaction tax or registration dues applicable.

Implications of the Report

1. **Financial** – The Council will receive a purchase price of £60,000 for site 4A along with an option fee of £1,000 per annum for up to 3 years for site 4B, with a potential further £60,000, should the applicant proceed with the acquisition available in terms of the option agreement..
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**
 - i.
 - b. **Community Care, Health & Wellbeing**
 - c. **Empowering our Communities**
4. **Legal** – Conclusion of the proposed disposal of site 4A and option agreement for site 4B with possibly future disposal.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

Author

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Asset Manager
0141 618 6175

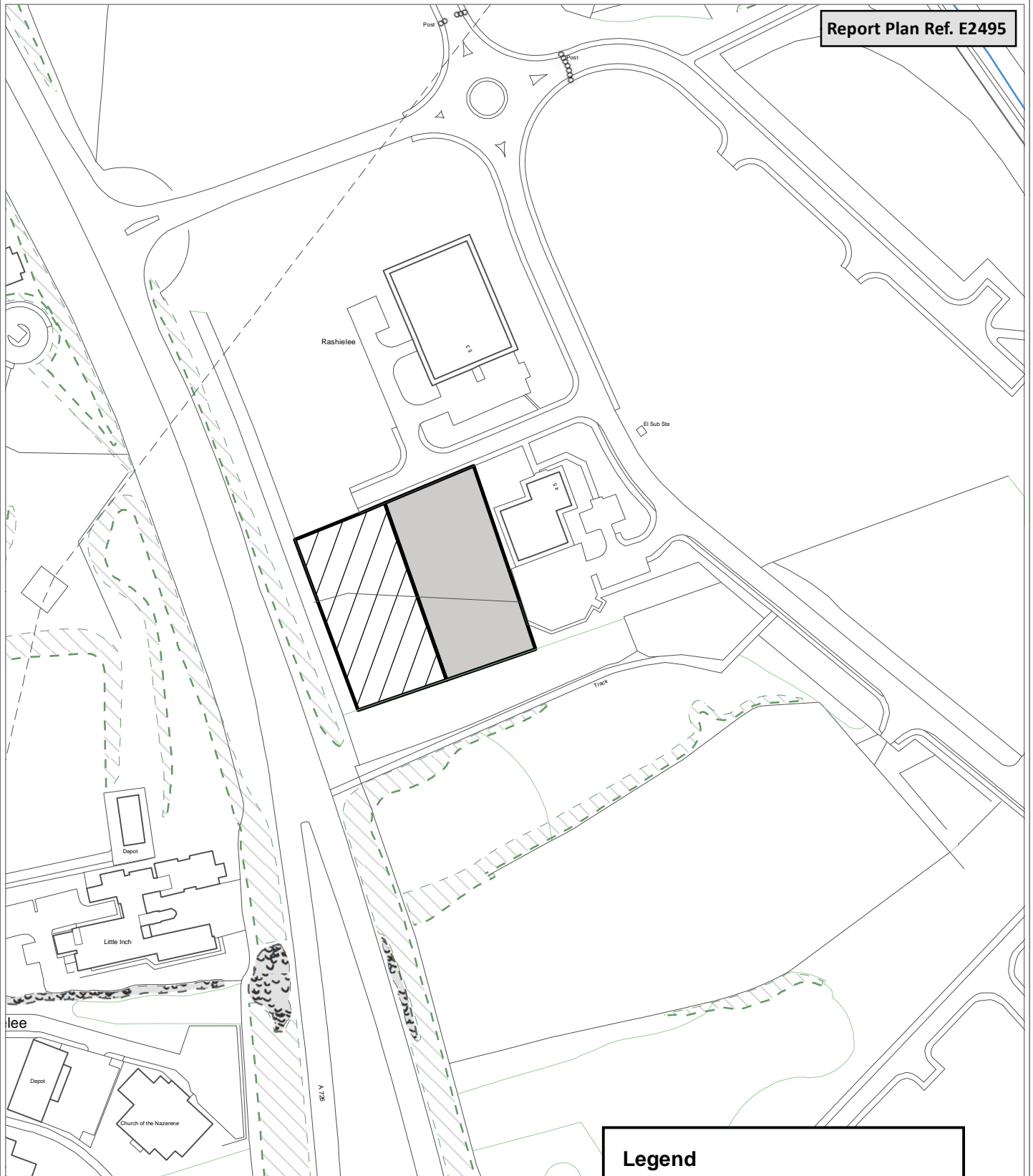
Ref: 65054A/HP01PBRE Date: 10/08/2016

Potential Development Sites Kilpatrick Drive, Erskine

User: howardhaughj2

Date: 29/07/2016

Report Plan Ref. E2495



Legend

- Site 4A - 0.24 hectares (0.6 acres) or thereby
- Site 4B - 0.24 hectares (0.6 acres) or thereby

Notes:



To: Planning & Property Policy Board

On: 23 August 2016

Report by: Director of Finance & Resources

Heading: Ardgryffe Football Park Houston – Proposed lease to Houston United

1. Summary

The purpose of this report is to

- 1.1 seek consent to lease to Houston United the football park at Ardgryffe Park Houston along with an ancillary area for proposed changing facilities to Houston United

2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services together with the Head of Corporate Governance to conclude a lease of Ardgryffe Football park with an additional area for changing facilities, with Houston United subject to the terms and conditions set out within this report and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the Council's interest.
- 2.2 note that the proposed lease plan will be amended to reflect the area set aside for the proposed changing facilities which exact location has not as yet been determined.

- 2.3 authorise the Head of Planning & Housing to advertise the potential lease of an open space area in terms of the Town & Country Planning (Scotland) 1959 Act.
- 2.4 note that the Board can anticipate that it will be asked to consider a future planning application for this site from Houston United or their agents at a later date.

3. Background

- 3.1. The land shown on the attached plan (E2496) is the football field at Ardgryffe Park, Houston, which the Community & Family Care Policy Board at its meeting on the 26 May 2009 identified as a surplus pitch which could be made available for lease to local clubs in terms of the approved Playing Field Strategy. The pitch was not included with those transferred to Renfrewshire Leisure when the Cultural Trust was established and remains with the Council, maintained as a kick about/open space area.
- 3.2 Houston United a local football team has approached the Council and asked whether it could lease the football pitch, with a view to improving the pitch such that it can be utilised by the club for football activities.
- 3.3 Houston United is a local Community Club established in 2005 for the enjoyment of football for Children and youths in Houston and the surrounding area. It currently has 180 male and female members, with players over 9 age groups along with 25 coaches. They are holders of the Scottish Football Association Quality Mark, which details the clubs ethics, duty of care, equality and child protection policy and codes of contact. Their constitution requires that all officials are Disclosure checked with details submitted to the Scottish Youth FA protection officer. They have submitted their Constitution, Equality policy, Health & Safety Policy, Welfare Guide along with a note of their current financial position. They are a well organised and solvent club managed from subscriptions which serves the local community. In addition they have managed to secure funding with a local area grant of £10,000 for the installation of utilities for the 2 changing facilities they have secured and would propose to install at the Park for their use.
- 3.4 The Council obtained Ardgryffe Park in 1984 when the area was disposed to the Council from Taylor Woodrow, house builders, subject to the title condition that the area be maintained for all time coming and remain for use as open space, amenity ground, roads or footpaths.
- 3.5 The Head of Corporate Governance does not believe that the title condition would prohibit the Council from granting a lease to Houston United, so long as the club do not fence off the area, and accept that members of the community will be able to access the playing field when not in use by the club. However, the installation of any protacabin changing facilities may necessitate the consent of the successor to Taylor Woodrow.

3.6 The following Heads of Terms have been provisionally agreed for the grant of a lease :-

- Renfrewshire Council will lease to Houston United the football pitch at Ardgyffe Park, Houston as shown on the attached Plan E2496 along with an area to be determined for the location of portacabin changing facilities.
- The club will be responsible for the installation, and future maintenance & repair of the portacabin changing facilities.
- The initial lease will be for a period of 10 years. The tenant will have a break option, at the end of year 5, on the provision of 1 year's prior notice.
- The football pitch is leased for use by Houston United for Football and Community related activities and for no other purpose.
- Given this is a community lease, the annual rent shall be the sum of £1, if asked, so long as the club utilise the pitch for Community purposes.
- Recognising the title restriction, the club will not fence off the football pitch and acknowledge that the area of ground will be available to members of the public, when not in use by the club
- Houston United will be responsible for obtaining all necessary statutory consents for the proposed 2 portacabins changing facilities. The location of which will be determined, dependent upon the location of existing services.
- The club shall meet the cost of any open space notice required in terms of the Town & Country Planning (Scotland) Act 1959.
- Community Services will continue to cut the various grass areas at Ardgyffe Park in accordance with their current maintenance regime, including the pitch to be leased to Houston United. However, the club will be responsible for any additional grass cutting to meet their own needs, the installation of any football goals & equipment along with the lining of the pitch for matches.
- Each party will bear their own professional and legal expenses in concluding the lease agreement, with the tenant responsible for meeting any Stamp Duty, Land transaction tax or registration dues applicable.

Implications of the Report

1. **Financial** – None.
 2. **HR & Organisational Development** – Not Applicable.
 3. **Community Planning** –
 - a. **Children and Young People** – An area of amenity ground will be improved and developed for the Community at large in the Houston area.
 - b. **Community Care, Health & Wellbeing** – The improvement of the football pitch by Houston United will allow them to take forward health related activities for the benefit of the local community.
 - c. **Empowering our Communities** – The pitch will be leased to a community group who will be able to improve the area for the benefit of the local community.
 4. **Legal** – Conclusion of a lease with Houston United, and submission of a request to relax the title conditions to enable the installation of portacabin changing facilities.
 5. **Property/Assets** – As per report.
 6. **Information Technology** – Not Applicable
 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** – Not Applicable.
 9. **Procurement** –Not Applicable.
 10. **Risk** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.
-

Author Frank Hughes

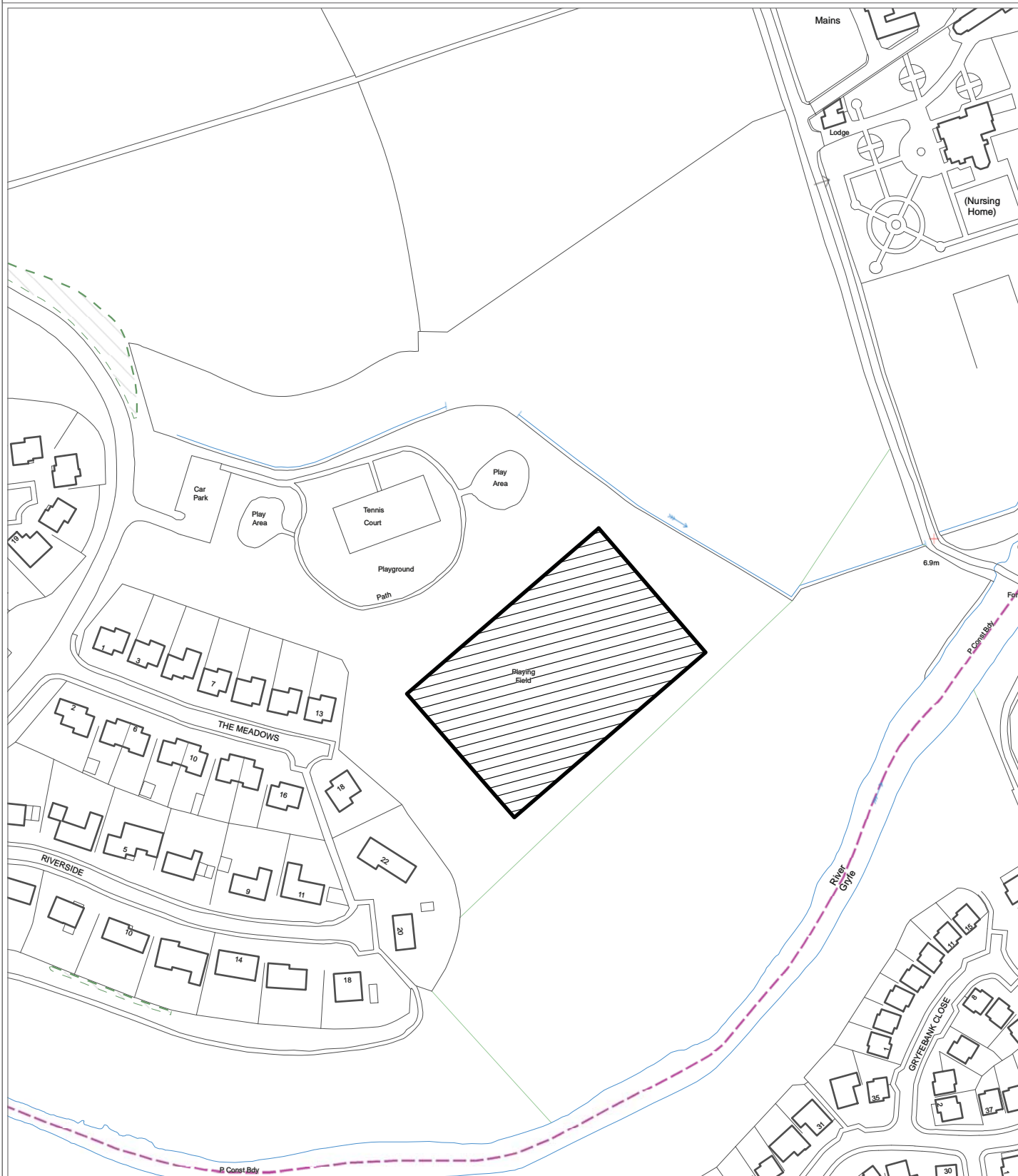
Asset Manager

0141 618 6175

Ref: /HP01PBRE **Date:** 10/08/2016

User: hocraigj1

Date: 29/07/2016



Notes:

Proposed lease to Houston United shown outlined and hatched.

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To: Planning & Property Policy Board

On: 23rd August 2016

Report by: Director of Finance & Resources

Heading: Land at East Lane, Paisley.

1. Summary

- 1.1 This report seeks consent to the disposal of land at East Lane, Paisley to the Council's sitting tenant, Messrs Ingram Brothers Limited on the basis of the terms and conditions contained in this report.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude the disposal of land at East Lane, Paisley as shown shaded on the attached plan, to Ingram Brothers Limited, subject to the terms and conditions contained in this report.
- 2.2 Grant an option to purchase the area of land at East Lane, Paisley as shown hatched on the attached plan in favour of Ingram brothers Limited, subject to the terms and conditions contained in this report.
- 2.3 Declare both the shaded and the hatched areas of ground that are shown on the attached plan surplus to requirements in order to progress the proposed disposals to Ingram Brothers Limited.

3. Background

- 3.1 The area of ground shown shaded on the attached plan, which extends to approximately 1.22 acres (4,946 sqm) is leased to Ingram Brothers Limited on the basis of a 125 year ground lease from 1992. On this ground, plus additional land owned by Ingram Brothers, is a food manufacturing and processing factory, originally constructed by the former tenant, McCormick Foods. Ingram Brothers took over the tenancy of the Council's land at this location in July 2007. The building is not Council owned, only the ground. The current rental of £15,000 per annum was set in November 2012.
- 3.2 The tenant is keen to invest further in the property, but considers that there will be more incentive to do so if it has outright ownership. A request to purchase the ground lease area has therefore been submitted.
- 3.3 The tenant also has future expansion plans, and considers that the adjacent area of Council land shown shaded on the attached plan, currently used as an informal car park, would be ideal for this purpose. A request for an option to purchase this additional area of ground at a future date has also been received.

4. Proposed terms and conditions of sale;

4.1 The following provisional terms and conditions of sale have been agreed with Mr Simon Young of Ingram Brothers Limited;

4.1.1 The purchase price payable for the land shown shaded on the attached plan, which extends to approximately 1.22 acres, shall be £375,000 plus VAT.

4.1.2 Ingram Brothers Limited shall have an option to purchase the adjacent area of land shown hatched on the attached plan, which extends to approximately 0.34 acres, for £100,000, provided that they firstly conclude the acquisition of the shaded area. The Council shall however reserve the right to revalue this additional area in the event that it is still in the Council's ownership 5 years after the leased area has been sold.

4.1.3 The purchaser shall meet the cost of all reasonable legal and professional expenses incurred in concluding the sale.

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

Implications of the Report

1. **Financial** – Purchase price of £375,000 plus VAT to be received, with potentially a further £100,000 to be received at a later date. Annual rental of £15,000 to be foregone.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Wealthier & Fairer - Disposal will provide Ingram Brothers Limited with more incentive to invest in the property, and the potential to increase employment opportunities.
4. **Legal** – Disposal of land to be concluded.
5. **Property/Assets** – Disposal will relieve the Council of any responsibility for this land.
6. **Information Technology** – none.
7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

Author: Andrew Smith, tel. 0141 618 6180,
email andrew.smith@renfrewshire.gov.uk

User: howardhaughj2

Date: 08/06/2016



Notes:



To: Planning and Property Policy Board

On: 23/8/2016

Report by: Director of Finance and Resources

Heading: Disposal of Site of Former Stewart House, Glendee Road, Renfrew.

1. Summary

- 1.1 This report advises the board on the outcome of ongoing negotiations to adjust the offer price for the sale of the site of the Former Stewart House, Glendee Road, Renfrew, and seeks the approval of the final purchase price to allow the sale to be concluded.
-

2. Recommendations

- 2.1 It is recommended that the Board authorise the Head of Corporate Governance to conclude the sale of the site to Miller Homes Limited at the revised purchase price as outlined in this report.
-

3. Background

- 3.1. The Planning and Property Policy Board at its meeting on 12th May 2015, considered the offers submitted for the purchase of the site and agreed to accept the offer submitted on behalf of Miller Homes Limited, as their offer was the most suitable in terms of the offer price and also in terms of the number of housing units proposed at the site. The site is shown for information as Area 2 on the attached report plan E2409.

- 3.2. All offers received contained the usual suspensive conditions including those in relation to adequacy of ground conditions, no abnormal site development costs and the securing of planning permission.
- 3.3. There has been extensive discussion between legal representatives of Miller Homes Limited and Legal Services about the terms of missives of sale.
- 3.4. Miller Homes have undertaken the required site investigations to allow them to finalise development proposals for the site. Planning permission however remains outstanding and will be considered utilising delegated powers, with a decision expected in due course.
- 3.5. During discussions with Miller Homes Limited, it was identified that a secondary access would be beneficial to the site to assist the development outcome proposed. The access proposed is identified as Area 1 on the attached report plan E2409, held separately within the Housing Revenue Account. The Housing and Community Safety Policy Board on 10th November 2015 declared the land surplus to requirements and authorised its transfer to the General Services Account in the event that a sale is concluded with a developer over the neighbouring land. The disposal of land was subject to approval from the Scottish Government however following guidance issued in March 2016 the Council has approved a “deemed” consent. The report also confirmed that any value achieved by the inclusion of the site would be reflected in a payment to the Housing Revenue Account. It is considered appropriate to pro-rata the sale value achieved based on respective site areas as proportions of the overall sale site area, therefore the HRA will be credited by an amount of £47,385 representing 3.9% of the land total and the sale price.
- 3.6. Discussions between Miller Homes Ltd and the Council's Property Services resulted in a provisional agreement being reached as to the extraordinary development costs associated with the suspensive conditions to be included in the missives of sale. The Council's Engineers considered the submission by Miller Homes and are satisfied that the reduction now sought is fair and reasonable given the information provided from the ground condition reports.
- 3.7. In recognition of the difficulties presented in progressing a development by the purchaser, a function of both previous historic uses and the topography of the site, confirmed by existing ground condition reports provided to the Council by the purchaser, it is proposed that the original offer price of £1,815,000 be adjusted to **£1,215,000** to reflect abnormal site development costs and current market appraisal.

Implications of the Report

1. **Financial** – Significant capital receipt for the Council totalling £1,215,000 for the sale of both sites. This to be split £1,167,615 to the General Services Account and £47,385 to the Housing Revenue Account.

2. **HR & Organisational Development** – None.
3. **Community Planning** –
Children and Young People – None.
Community Care, Health & Well-being – Modern housing to assist in the sustainability and enhancement of this important community.
Empowering our Communities – None.
Greener – Remediation of contaminated brownfield land at the site.
Jobs and the Economy – Support of local trades in housebuilding.
Safer and Stronger – Integration of community members and enhanced community spirit.
4. **Legal** – Conclusion of the sale of the site.
5. **Property/Assets** – As per the report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report as the housing proposed is generally compliant with modern access standards. 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** – Transfer out of Council ownership of any liabilities relating to the holding in ownership of the site.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.

List of Background Papers

- (a) Background Paper 1 – Report entitled “Former Stewart House, Glendee Road, Renfrew” reviewed at the Planning and Property Policy Board on 12th May 2015.
Background Paper 2 – Report entitled “Land at Glendee Gardens, Renfrew” reviewed at the Housing and Community Safety Policy Board on 10th November 2015.
The foregoing background papers will be retained within Finance and Resources 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 Joe Lynch, Head of Property Services, telephone : 0141 618 6159, email : joe.lynch@renfrewshire.gov.uk
-

Author: John Mitchell tel: 0141 618 6177 / john.mitchell@renfrewshire.gov.uk
Ref: Document1
Date: 10/08/2016



Renfrewshire
Council

Former Stewart House site, Glendee Road, Renfrew

Report Plan Ref. E2409



1:1,250

User: howardhaughj2

Date: 21/10/2015



Notes:

Legend

- Area 1 - 53sqm or thereby
- Area 2 - 1.3 hectares or thereby

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To: Planning and Property Policy Board

On: 23 August 2016

Report by: Director of Development and Housing Services

Heading: Renfrewshire Outdoor Access Strategy 2016 – Outdoors For You

1. **Summary**

This report seeks the approval of the Planning and Property Policy Board of the Renfrewshire Outdoor Access Strategy 2016 – ‘Outdoors for You’, which has been finalised following an eight week period of public consultation.

2. **Recommendation**

2.1 It is recommended that the Board:

- i. Approves the Outdoors Access Strategy 2016 - 2026 – ‘Outdoors for You’ attached at Appendix 1.
-

3. **Background**

- 3.1. The first Renfrewshire Outdoor Access Strategy was produced in 2004 in response to the Land Reform (Scotland) Act 2003. The Act allows for a statutory right of responsible access to most land and inland water in Scotland.
- 3.2. Local Authorities are responsible for upholding the public’s statutory access rights and promoting outdoor access through an Access Strategy as well as the Core Path Plan.

- 3.3. Renfrewshire's Outdoor Access Strategy provides a framework for an integrated network of routes for walking, cycling, horse riding and water based activities. It sets a vision for access, promoting Renfrewshire's outdoors for recreational and active travel along with a framework for enhancing access routes. It also sets out an Action Plan, identifying key partners that will assist in the delivery of the actions identified in the strategy.
- 3.4 The Planning and Property Policy Board on the 26 January 2016 authorised the Director of Development and Housing Services to progress the necessary publicity and consultation in relation to the Renfrewshire Outdoor Access Strategy 2016 – 'Outdoors for You'.
- 3.5 This draft strategy was subject to a period of public consultation from 1 February to 28 March 2016. Fifty eight responses were received, providing an overall positive response to the Access Strategy. A summary of these responses and how the comments were taken into account in finalising the Strategy are available to view at:
<http://www.renfrewshire.gov.uk/article/3044/Renfrewshire-Outdoor-Access-Strategy>
-

4. **Next Steps**

- 4.1 The Renfrewshire Outdoor Access Strategy 2016 – 'Outdoors for You' sets a framework for access across Renfrewshire. This will provide the context for a variety of innovative mechanisms to implement and deliver the actions set out in the Action Plan in partnership with others.
- 4.2 As part of Renfrewshire Council's responsibilities under Land Reform (Scotland) Act 2003, a review and update of the Core Paths Plan will now commence and will be reported to the Board in due course to ensure that the Council is in line with the access legislation.
- 4.3 Both the framework set out in the Access Strategy and the up to date routes in the Core Path Plan will be set out in the next Renfrewshire Local Development Plan which is also currently being reviewed and updated.
-

Implications of the Report

1. **Financial** – none
2. **HR & Organisational Development** - none.
3. **Community Planning:**
Community Care, Health & Well-being – The Outdoors for You work plan highlights actions that will enable people to be more physically active in their daily lives
Greener – Outdoors For You highlights actions that reduce emphasis on car use thereby reducing carbon emissions.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** -
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** - none
12. **COSLA Policy Position** – none

Appendix 1

Outdoors Access Strategy 2016 - 2026 – 'Outdoors for You'

List of Background Papers

- (a) A summary of responses to the consultation can be found at:

<http://www.renfrewshire.gov.uk/article/3044/Renfrewshire-Outdoor-Access-Strategy>

The contact officer within the service is Sharon Marklow, Strategy & Place Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk

OUTDOOR FOR YOU

RENFREWSHIRE OUTDOOR

ACCESS STRATEGY

2016—2026

www.renfrewshire.gov.uk



Renfrewshire's outdoors

Renfrewshire has a high quality, diverse natural and built environment, with access to a range of open space, recreation and countryside.

Good access to Renfrewshire's assets is essential to deliver on many of the priorities for the area such as:

- retain and attract people to live, work and spend time;
- attract investment; and,
- enjoy good physical and mental health and wellbeing.

Fresh air and exercise are good for health and well being. While many use parks and countryside for recreation at weekends and on holidays, outdoor access is also about everyday journeys like walking to the shops, cycling to school or getting to the train station. The first type of activity is known as “recreational access” and the shorter, more regular journeys as “active travel”.

Whether for recreational access or active travel, using the outdoors for physical activity is a great way to get and stay fit.

Good outdoor access provision contributes positively to the environment, makes our surroundings more attractive, boosts the economy and improves our mental and physical wellbeing. These benefits have shaped the aims for this strategy.

The Renfrewshire's outdoor access strategy

Aims to:

- **improve health and well being;**
- **increase economic benefit;**
- **improve connectivity between people and places; and,**
- **aid responsible access for people and nature.**

Outcomes:

By 2020 the outcomes are to increase the number of Renfrewshire's residents that:

- actively travel to work by cycle to 3%;
- use walking as a means of transport on more than one day per week by 5%;
- walk just for pleasure or to keep fit on more than one day a week by 5%.

Introduction

What is outdoor access?

Outdoor access refers to all non-motorised travel (and motorised when adapted for use by someone with a disability). As well as walking, cycling and horse riding, outdoor access includes many other forms of activity including jogging, dog walking, sailing, canoeing, wind surfing and rowing.

Outdoor access is about how people get to and move around places. This may be on designated paths that run through and link towns and villages or may involve less defined routes through the countryside.

Outdoor access includes activities on land and inland water including rivers, lochs and reservoirs. It also includes the active travel journeys that people make between homes, schools, shops, work and public transport.

Why is outdoor access important?

Inactivity kills—Physical inactivity contributes to over 2,500 premature deaths in Scotland each year, around 7 per day, this costs NHS Scotland approximately £94.1 million every year.⁽¹⁾ Yet this alarming statistic could be one of the simplest to turn around. Regular walking has been shown to reduce the risk of chronic illnesses such as heart disease, Type 2 diabetes, asthma, stroke and some cancers. Increased activity can also boost economic factors as well as health benefits. Research suggests that making places better for walking can boost footfall and trading by up to 40%. Walking is also cited as the most popular activity for UK visitors to come to Scotland.

While these facts cover the whole of Scotland, Renfrewshire's health and economic profile stands to benefit significantly by making walking and outdoor access in general, attractive and easy.

In Renfrewshire early deaths from coronary heart disease (<75) is 67.7 per 100,000 in comparison to Scotland at 60.7 per 100,000 population.

Renfrewshire also has a higher rate of patients hospitalised with coronary heart disease and patients hospitalised with asthma than in comparison to the Scottish average.

In addition Renfrewshire has a lower than Scottish average percentage of active travel to work at 10% compared to the national average of 16%.

These statistics illustrate the role that an increase in outdoor access could play in health improvement in Renfrewshire.

The existence of good footways, cycle lanes and cycle parking at public transport hubs can also encourage people to travel actively for at least part of their commute.

⁽¹⁾ NHS Health Scotland (2013) "costing the burden of ill health related to physical activity in Scotland"

**INACTIVITY
KILLS**
seven people
a day in Scotland



Making places better for walking can
boost footfall and trading by up to

40%



10%*

of Renfrewshire residents actively travel
to work by walking, cycling or running

* lower than the national average of 16%

67.7*

Early deaths
from coronary
heart disease
in Renfrewshire

*per 100,000

The vision of Renfrewshire's Outdoor Access Strategy is that:

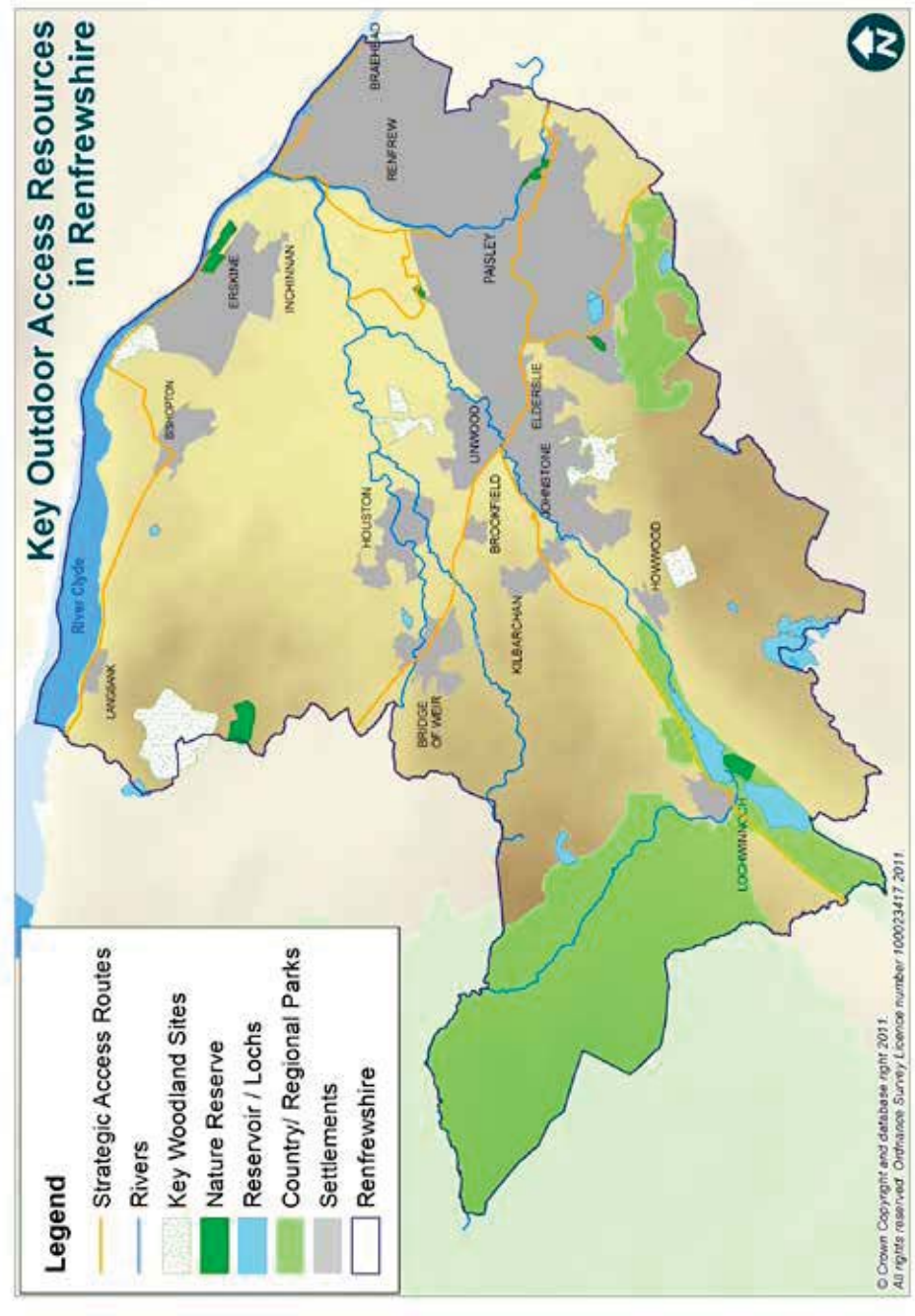


**It is easy for people to use Renfrewshire's outdoors
for responsible recreational access and active travel.**

Renfrewshire's outdoor access resource

Renfrewshire has a wealth of natural resources and facilities which can enable people to become more active through recreational access or active travel. There are many opportunities for walking, cycling, canoeing, sailing, rowing, mountain biking, jogging and horse riding in Renfrewshire. Renfrewshire's assets include:

- Clyde Muirshiel Regional Park;
- Three Country Parks: Castle Semple, Muirshiel, Gleniffer Braes;
- Two sections of the National Cycle Route: NCR 7 + 75;
- Over 320 km of Core Paths;
- A network of designated Leisure Lanes;
- 51 Rights of Way;
- The RSPB reserve at Lochwinnoch;
- Many accessible woodlands;
- Numerous urban parks and quality open spaces; and,
- An urban path network offering routes from homes to work, shops and schools.



Background To “Outdoors For You”

Why have an outdoor access strategy?

The Land Reform Act is focussed on mutual respect and cooperation amongst different parties. This strategy encapsulates that principle and seeks to direct access in a way that minimises potential issues and provides people with opportunities and information to act responsibly whilst enjoying the outdoors.

Well designed and properly managed outdoor access contributes to Renfrewshire Council's Single Outcome Agreement (SOA) and assists the Community Planning Partnership in achieving its vision of making **Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive.**

This strategy provides a way of reviewing existing outdoor access in Renfrewshire and enables partners to set priorities to deliver actions for future access provision. The strategy puts forward an agreed vision, focussed aims and realistic actions to ensure good access to Renfrewshire's outdoors.

Legislation

Outdoor access is covered by the Land Reform (Scotland) 2003 Act (commonly referred to as The Land Reform Act). Under the Land Reform Act, everyone has the right to be on most land and inland water for various recreational, educational and some commercial activities, provided they act responsibly.

The legislation also obliges landowners to manage their land or water responsibly for outdoor access.

In addition, Local Authorities are charged with upholding the public's statutory access right and promoting the Scottish Outdoor Access Code.

Policy background

Several important pieces of national policy and guidance shape outdoor access planning and provision in Scotland:

- A More Active Scotland – Building a Legacy from the Commonwealth Games: Scottish Government Physical Activity Implementation Plan (2014)
- Let's Get Scotland Walking: the National Walking Strategy (2014)
- Cycling Action Plan for Scotland (2013)
- National Planning Framework 3 (2014)
- Scottish Planning Policy (2014)

“... Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive.”

Local Context

The development of outdoor access opportunities contributes to the delivery of the Renfrewshire Community Plan 2013–23 (see appendix 2).

The access strategy is also supported by policies in the Local Development Plan which encourage increased accessibility in and around communities and greenspaces supporting increased access and connectivity to walking, cycling and public transport networks.

The outdoor access strategy also complements the draft cycling strategy.

Renfrewshire Outdoor Access Strategy 2004

“Outdoors For You” is the second outdoor access strategy for Renfrewshire. The first was adopted in 2004 and since then a significant number of achievements have been made including:

- production of the Renfrewshire Core Paths Plan;
- creation of new paths and the improvement of existing ones;
- establishment of the Renfrewshire Local Outdoor Access Forum;
- publication of many types of promotional material; and,
- collaborative working with farmers, landowners and volunteers.

The over-riding vision of the 2004 strategy was to create an integrated network of safe and secure outdoor access routes accessible from all communities within Renfrewshire. It was area-based and aimed to build upon recreation, economic development, community health and social inclusion.

While the aim of the new strategy builds upon the good work of the previous strategy, there have been a number of changes that have taken place on the national level since the first strategy was approved. The Land Reform Act came into force in 2005. Nationally the emphasis widened from an earlier focus on rural recreation to one which now gives greater recognition to the role of the urban environment in outdoor access and has an increased emphasis on active travel links and connectivity.

This second strategy for outdoor access builds on Renfrewshire's wealth of natural resources and opportunities for access and the successes achieved to date. It also recognises the shift in national policy and the economic challenges currently facing delivery. In redefining the vision for access the new strategy puts people firmly at its heart.

Developing Outdoors For You

“Outdoors For You” has been developed through collaboration, engagement and a series of conversations with a number of stakeholders and partners from a range of groups and organisations as well as other council staff who are involved with the provision or delivery of access facilities and opportunities.

The engagement and conversations took place through two workshops and consultation with the Renfrewshire Local Outdoor Access Forum. These were held in June 2015 from which the vision and wider aims for outdoor access in Renfrewshire emerged.

From various discussions it became clear that recreational access and active travel needs to be more clearly defined within the strategy with an increasing emphasis on people at the heart of all activity.

Through the engagement a number of themes began to emerge:

- Economic benefit and tourism;
- Connectivity;
- Infrastructure and maintenance;
- Statutory duties and management;
- Promotion/ marketing and information;
- Health and well being;
- Community engagement.

Each of these proposed themes were looked at in turn. Following this exercise it was agreed that some of these themes were interlinked and the final themes agreed on were:

- improved health and wellbeing;
- increased economic benefit;
- improved connectivity between people and places; and,
- aid responsible access for people and nature.

Developing the action plan

In preparing the action plan four strategic actions have been identified to ensure that the strategy fulfils the purpose of placing people at its heart.

The four strategic actions are:

- **People will have an enhanced outdoor resource throughout Renfrewshire;**
- **People of all abilities will be able to move confidently within and between communities and will be aware of opportunities for active travel and recreational access throughout Renfrewshire;**
- **New and enhanced access provision will be planned and provided for throughout Renfrewshire with respect to land management and conservation and people will understand their rights and responsibilities with regard to outdoor access;**
- **People will be involved in outdoor access provision.**

Analysis showed the actions could be placed under two categories namely:

- **Infrastructure; and,**
- **Communication**

The outcomes to be achieved under both Infrastructure and Communication actions are presented in the action plan towards the end of this document.



Infrastructure

Infrastructure can involve various elements such as the different stages required in providing paths, areas of open space, the physical facilities used for outdoor access and many other associated activities.

Infrastructure includes the design of new paths, the upgrading of existing ones, routine maintenance, filling gaps to improve connectivity, removing physical barriers and providing signposting so that people are well informed and feel confident about using the path network. It can also include ancillary facilities such as cycle stands or moorings to enable access onto and out of open water.

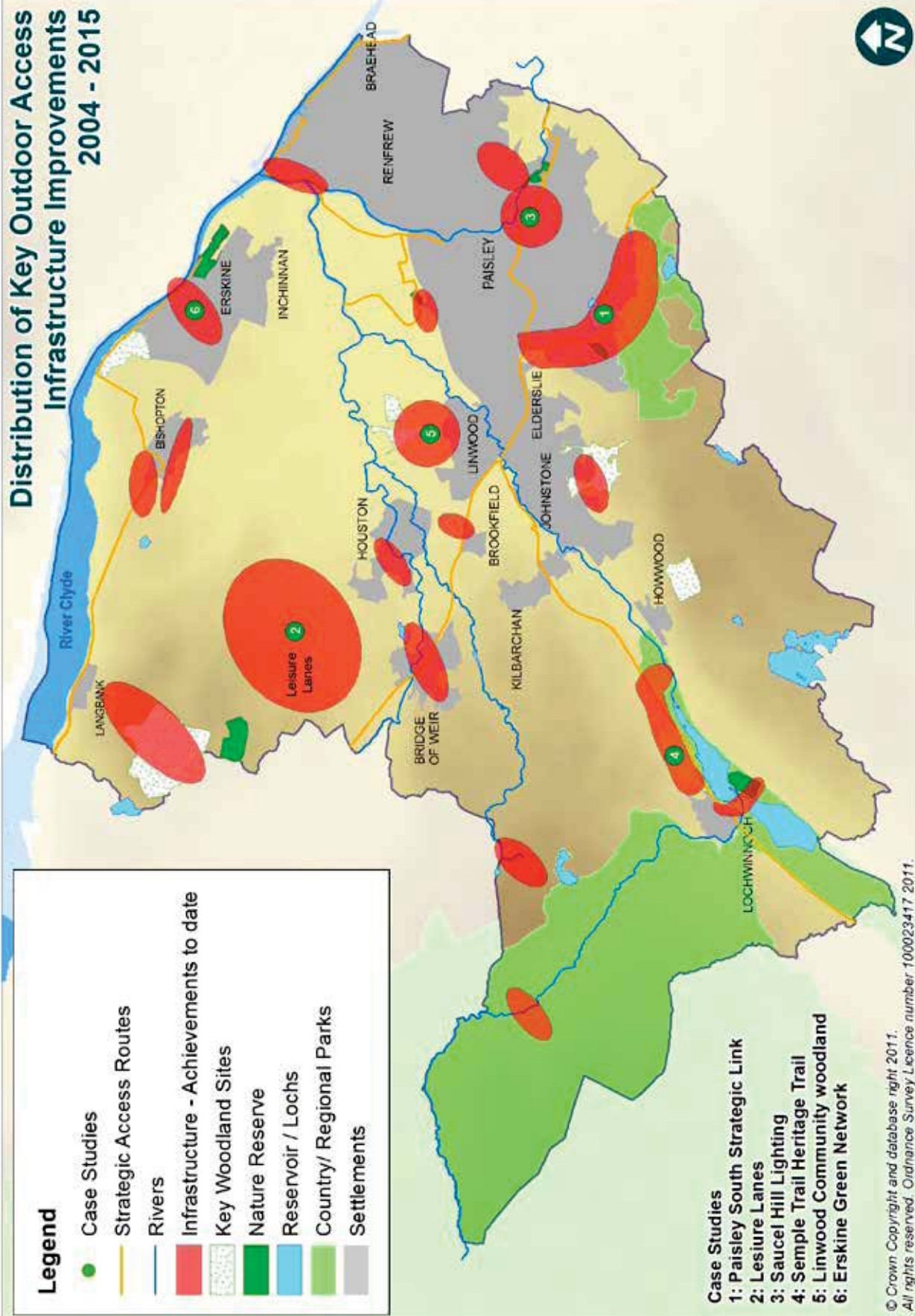
Achievements to date

Since the production of the first Renfrewshire Outdoor Access Strategy in 2004 there have been a significant number of key infrastructure achievements including:

- the adoption of the Renfrewshire Core Paths Plan which included a condition survey of all the routes;
- the South Paisley Strategic Link—a 5.5km largely off road shared use route linking Barrhead to the National Cycle Route NCR 7 to the west of Paisley;
- several successful partnership projects to improve access along rights of way, such as in Langbank, on forestry ground, over bridges in Locher Woods and throughout Gleniffer Braes;
- creation of new routes at Bishopton affording better links to school and work;
- creation of a route at Brookfield linking the village to the National Cycle Route 75;

- path creation and upgrading at Erskine, Linwood, Lochwinnoch, Paisley and Renfrew;
- creation of a shared use off road route between Lochwinnoch Station and Lochwinnoch Village;
- provision of cycle parking at 33 primary schools and 4 high schools across Renfrewshire;
- provision of staff cycle parking at Renfrewshire Council's headquarters in Paisley and at Johnstone Town Hall;
- provision of public cycle parking at the Lagoon Leisure Centre, Renfrew Town Centre, Paisley High Street and at Houston shops;
- working with developers to ensure that new facilities, shops, health centres and public buildings include good access as well as provision cycle parking provision in their design; and,
- ongoing delivery of the Semple Trail Heritage Project – improvement of the path network and heritage features around Castle Semple Loch.

Distribution of Key Outdoor Access Infrastructure Improvements 2004 - 2015



CASE STUDY

South Paisley Strategic Link

The South Paisley Strategic Link is a largely off road route which runs from Barrhead in neighbouring East Renfrewshire to the National Cycle Route 7 at Linwood Toll to the west of Paisley. Sweeping round the south west of the town, it has been constructed in several discrete phases. Each phase was designed to be a stand alone project. Funding for the route came from a number of sources including Strathclyde Partnership for Transport (SPT), Sustrans, Westrans, Renfrewshire Council, East Renfrewshire Council and Paths for All Partnership. The route is well used by walkers and cyclists both for recreational access to a country park and active travel to many of the destinations along the route.



CASE STUDY

Linwood Community Woodland Link

Significant improvements to the paths between the On-X leisure centre and Linwood Community Woodland were completed in 2015. The previous uneven paths have been widened, sealed and levelled and drainage issues resolved. The paths now offer a safe environment for users of all ages, interests and mobility levels and link directly into Linwood Community Woodland, a natural playground and classroom. This project complements the improvements made recently to the community woodland by



CASE STUDY

Leisure Lanes

The project designated a number of quieter country roads as Leisure Lanes. The routes chosen were ones where leisure walking, cycling and horse riding were already taking place. Gateway features with the Leisure Lane logo were erected and additional road signage installed to highlight to drivers that they were entering a road where they were more likely to meet non motorised users. Leaflets were produced as part of the project “Travelling Safely Together” was aimed at road users, horse riders, walkers,

cyclists and vehicle drivers and highlighted how each user can remain safe and use the roads safely and courteously together. “Public Roads and the Countryside – managing them together” was distributed to land managers and explained the hazards that could be caused to road users by some land management operations, it also set out the responsibilities of both land managers and the Council in ensuring that country roads are available for everyone to use.



CASE STUDY

Sample Trail Heritage Project

This project aims to improve access to the built and natural heritage of the area around Lochwinnoch and Howwood in south west Renfrewshire. The Council has worked in partnership for several years with the South Renfrewshire Access Network Initiative (SRANI) to deliver the project. Footfall on a new link from the north end of Lochwinnoch into the neighbouring country park increased markedly when a former desire line was formalised. A number of paths have been upgraded, creating accessible circular routes with a greater choice

of routes for a variety of users. Fun outsized interpretative features incorporating seating allow the public to learn more about their surroundings. Funded by Heritage Lottery Fund, Renfrewshire LEADER, Renfrewshire Council, Forestry Commission Scotland, Historic Scotland, Active Places 2014 Legacy Fund, Clyde Muirshiel Regional Park and RSPB, the project has been successful in bringing people together to gain more experience and knowledge of the local area.



CASE STUDY

Saucel Hill lighting

Part of National Cycle Route 7 is routed through urban Paisley, one section runs across Saucel Hill, a small urban park. The path here is also used by commuters heading to the nearby Paisley Canal Railway Station. Sustrans Community Links funding was used to install lighting on the path through the park, thereby allowing this route to be used as an active travel route in the evenings and during the winter.



CASE STUDY

Erskine Green Network

The Erskine Green Network is a new access route connecting Rashielee Quay at the riverfront with Craighends Hill in the south of the town. Completed in 2013 it is both a recreational and active travel route connecting homes, shops, schools and open spaces. Existing woodland is at the core of this network with new paths created through woodland and open space. Directional signs link these new paths with existing routes. This route links directly into the long-distance riverfront walkway along the Clyde and also leads users towards access routes between Erskine and Bishopton. The project was funded jointly by Renfrewshire Council; Forestry Commission Scotland and the Houston, Crosslee, Linwood, Riverside and Erskine Local Area Committee.





Next steps for infrastructure

The achievements made to date have significantly improved access provision in Renfrewshire. This strategy aims to build upon these achievements and the action plan sets out how the aims of the strategy will be implemented.

Taking into account the strategic actions identified above, infrastructure will be **enhanced** so that people can move **confidently** around the area; be **aware** of the opportunities available to them; **understand** their rights and responsibilities and be **involved**.

Communication

Physical infrastructure be it paths, spaces or facilities is not necessarily enough to get people using them. Increased communication about the resource and opportunities available is key to making outdoor access a success.

Communication is about engaging with people. This may either involve having conversations with people directly through events and activities or may be an indirect connection through information channels such as websites, mobile phone apps, leaflets and interpretation.

Achievements to date

Indirect engagement

- Publication of 'Steps in the Right Direction' – 15 health walks around Paisley;
- publication of 'More Steps in the Right Direction' – health walks around a number of the Renfrewshire villages;
- publication of 'Out There' and 'Out There on Bikes' – 10 routes for walking and cycling around Renfrewshire;
- production of walk leaflets and interpretation boards at Bridge of Weir, Houston, Johnstone, Kilbarchan and Renfrew;
- web based versions of the aforementioned leaflets made available on Renfrewshire Council's website;
- production of Look Up Paisley – a guided heritage walking app; and,
- ongoing promotion of the Scottish Outdoor Access Code via leaflets, interpretation boards and events

Direct engagement

- Establishment and development of Renfrewshire Local Outdoor Access Forum;
- creation of Walking Coordinator post and development of a successful health walk programme;
- development of the Renfrewshire Walking Network;
- delivery of a successful outdoor access festival in 2010 - Go Renfrewshire;
- delivery of the Gleniffer Braes Highland Cattle Project – an innovative way of increasing knowledge and reducing potential conflict amongst access takers;
- successful engagement with various voluntary groups;
- development of Bikeability in primary schools across Renfrewshire; and,
- working within schools to develop and deliver Travel plans.



CASE STUDY

Out There booklets

‘Out There 10 walks around Renfrewshire’ and ‘Out There - on Bikes, 10 routes around Renfrewshire’ have proved highly popular with the public. Each booklet highlights 10 routes with full directions and information about the surrounding area. Historical snippets and unusual landmarks are highlighted to give added interest to each journey. The individual routes in each book are also available for download from the Renfrewshire Council Website.



CASE STUDY

Look Up Paisley - heritage app

Available on i-phones and android the Look Up Paisley mobile app brings the heritage of Paisley to life. Ten heritage treasures from around the town are highlighted with photographs, music, historical snippets and recordings of some of the personal stories surrounding the locations. Users can learn more about Paisley's indomitable character, royal connections, the construction of a fountain, life in the mills and much more. Using the mobile app allows people to get more out of exploring Paisley's heritage.



CASE STUDY

Interpretation boards

Interpretation panels have been erected at Bridge of Weir, Houston, Kilbarchan and Johnstone. The panels highlight short walking routes around the area and give visitors a flavour of the rich and varied heritage of Renfrewshire. The interpretation panels were accompanied by a leaflet to take on the walks which are available on the Renfrewshire Council website.



CASE STUDY

Walking Network

The Renfrewshire Walking Network is a highly successful group that has been running for over 10 years. Originally established by Renfrewshire Council it is now coordinated through Renfrewshire Leisure. A number of volunteers, staff and Countryside Rangers lead a variety of walks around Renfrewshire and further afield.



CASE STUDY

Access Forum

The Renfrewshire Local Outdoor Access Forum was established as a result of the Land Reform (Scotland) Act 2003. The Forum includes land managers, access groups, community groups and agencies. The group meets four times a year and is able to advise the Council and individuals on access matters.



CASE STUDY

Go! Renfrewshire 2010

In 2010 an access festival was hosted by Renfrewshire Council in partnership with a number of other organisations. A programme of 51 access events took place over a two week period with walks, cycle rides, canoeing, climbing, horse riding, jogging and even Tai Chi activities organised for people of varying abilities. To close the fortnight a fun day was held in Barshaw Park with a wide range of access related activities. The event was funded by Renfrewshire Council, Scottish Natural Heritage and Awards for All.



Next steps for communication

The strategy action plan aims to **enhance** the communications resource that has been developed to date and provide information in a variety of formats so that people of all ages and abilities are **aware** of Renfrewshire's access opportunities.

The provision of good information and the opportunity to join groups **develops confidence**.

Communications can maximise opportunities to **involve** people in outdoor access.

Communication of statutory duties will continue so that people **understand** their rights and responsibilities in relation to outdoor access for the benefit of all users and the natural environment.



Monitoring and evaluation

An important aspect of “Outdoors For You” is the ongoing monitoring, the review of the document and the implementation of the action plan. Progress on implementing the actions in the action plan will be published on a biennial basis. This will also inform the future review of the “Outdoors For You”.

A comprehensive baseline will be developed during the first year of the strategy to help the monitoring and evaluation process. It will be monitored bi-annually alongside the Renfrewshire State of the Environment Report.



Monitoring and evaluation

Aim	Data source	Local data:
Improve health and wellbeing	National survey data: <ul style="list-style-type: none"> • Scottish Household Survey • Sustrans hands up survey 	<ul style="list-style-type: none"> • Number of people attending health walks with Renfrewshire Walking network • GP referral projects – Health and Social Care partnership, Live Active. • Number of people attending outdoor access activities from a number of sources including Clyde Muirshiel Regional Park and Forest Enterprise Scotland
Increase economic benefit	<ul style="list-style-type: none"> • Scottish Household Survey • Visit Scotland 	<ul style="list-style-type: none"> • Visitors to Clyde Muirshiel Regional Park • Booked groups at Clyde Muirshiel Regional Park • Town centre footfall
Improve connectivity between people and places	<ul style="list-style-type: none"> • Scottish Household Survey • Cycling Action Plan for Scotland monitoring report 	<ul style="list-style-type: none"> • Path counters • Length path created or upgraded per year
Aid responsible access for people and nature		<ul style="list-style-type: none"> • Number of issues resolved arising from implementing the Land Reform (Scotland) Act 2003 or Scottish Outdoor Access Code

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is a requirement of the Environmental Assessment (Scotland) Act 2005. It is a process for identifying, predicting, reporting and mitigating the environmental impacts of proposed plans, programmes and strategies.

The first stage of the SEA process is screening which determines the potential for significant effects on the environment. Screening was undertaken for the “Outdoors For You” and responses were received from the three consultation authorities:

- Scottish Environmental Protection Agency;
- Scottish Natural Heritage;
- Historic Scotland.

In agreement with the Consultation Authorities’ responses, Renfrewshire Council has determined that a Strategic Environment Assessment is not required as the Outdoor Access Strategy is not likely to have significant environmental effects. The determination is available on the Council’s website.

Funding

A number of funding sources are available for outdoor access provision (see appendix 3). In order to deliver “Outdoors For You” Renfrewshire Council will work in partnership both internally and with external partners to maximise funding opportunities at these arise.

“People will have an enhanced outdoor resource throughout Renfrewshire”



Appendix

The Action Plan

The actions presented in the strategy will aim to **enhance** both the infrastructure and communication resource in Renfrewshire for both active travel and recreational access. Communities will benefit from new or upgraded links that provide connections to and within residential areas. Providing links to places of interest and local heritage, improving pedestrian and cycling connectivity in and through towns and villages; making better cross boundary connections and improving signposting of the path network will all ensure that the quality of outdoor access provision in Renfrewshire is enhanced.

Infrastructure and communication improvements can enhance the visitor experience at key outdoor destinations. Scope exists to improve the opportunities for water sports for all ability users. Mountain biking and other cycling could be further developed and integrated for mixed experience and all ability users providing a network of opportunities across Renfrewshire. Increased levels of promotion will enhance public enjoyment of facilities.

Improvements to infrastructure will give people more **confidence** in using the outdoors. Well designed paths and spaces are those that take into account user type, the way people travel along paths for different purposes, public perception of safety as well as landscape and environment. Improving user confidence can increase the use of different access modes including those used by people with disabilities. Appropriately designed routes and information available about them can make the difference between a path or space being well-used or being rarely-used. All new paths and path upgrades will be developed using current best practice guidelines.

Well-signed routes and useful additional information can help achieve better **awareness** of active travel and recreational routes as can providing infrastructure such as cycle stands outside public transport hubs and other key destinations.

The actions contained in the strategy help people **understand** their rights and responsibilities in relation to outdoor access. The countryside of Renfrewshire is a working environment that provides a living and home for many people. Careful management and promotion of responsible access by key land owners either

independently or in collaboration with access providers will ensure that people living and working in the countryside are not negatively affected by people exercising their right to access. The Council will work with local landowners and agencies to ensure that the development of appropriate and responsible access opportunities afford benefits to all parties in terms of managing access challenges on the ground.

Good management and maintenance are also key to the success of outdoor access. Not every path or space in Renfrewshire that the public can use is owned by the Council. Some are on land owned by other public bodies such as the Forestry Commission Scotland. Whilst others are owned by developers, farmers or estates. Under the Land Reform Act all landowners have a duty to manage their land responsibly for outdoor access.

Local communities can be positively and actively **involved** in the provision and maintenance of the network. Access providers aim to support local groups to develop new path and promotional projects. Encouraging volunteering as a means of maintaining facilities whilst making people feel good about themselves and improving their physical health is another key action from this strategy.

Appendix 1: Action Plan

Infrastructure

Strategic Action: People will have an enhanced outdoor access resource throughout Renfrewshire

	Detailed action	Timescale Yrs 1-10	Potential Partners	Strategic aim	Community Plan (see appendix 2)
I - 1	Maximise the opportunities for active travel and recreational access presented by City Deal. Enhancing walking and cycling facilities with new and existing infrastructure to the north, south and east of Glasgow Airport and new bridges over the rivers Clyde and Cart	1-10	Community Resources / City Deal Team	Economic benefit Connectivity	4, 5, 6, 7, 9
I - 2	Support companies / organisations in their efforts to maximise opportunities for active travel <i>eg. upgrade routes at Glasgow Airport, West of Scotland College and create links to University of the West of Scotland from National Cycle Routes</i>	1-5	Glasgow Airport/ Community Resources Development and Housing	Economic benefit Connectivity	2, 3, 9,
I - 3	Undertake a biennial path condition audit and implement a programme of regular updates	Every 2 years	Community Resources/ Development and Housing / Clyde Muirshiel Regional Park	Economic benefit	8, 10

	Detailed action	Timescale Yrs 1-10	Potential Partners	Strategic aim	Community Plan (see appendix 2)
I - 4	Prepare programme of maintenance based on findings of path condition audit in keeping with resource capacity	1-3	Community Resources/ Development and Housing	Economic benefit	8, 10
I - 5	Increase opportunities for mountain biking across Renfrewshire <i>e.g develop opportunities at On-X, consolidate Hardridge route at Clyde Muirshiel Regional Park, formalise appropriate desire lines at Gleniffer Braes</i>	1-5	Renfrewshire Leisure/ Clyde Muirshiel Regional Park / Development and Housing	Health and wellbeing Economic benefit	1, 3, 4,5,6,7
I - 6	Increase the opportunities for water sports in Renfrewshire <i>eg. improvement to pontoons at Castle Semple, expand opportunities for disabled sailing</i>	1-5	Clyde Muirshiel Regional Park/ rowing and sailing clubs	Health and wellbeing Economic benefit	1, 3, 4,5,6,7
I - 7	Increase opportunities for horse riding across Renfrewshire <i>eg. carry out survey to identify routes used and barriers to use.</i>	1-3	British Horse Society / Development and Housing / Community Resources	Health and wellbeing Economic benefit	1, 3, 4,5,6,7
I - 8	Repair Renfrew walkway and Erskine walkway shared use routes	1-5	Development and Housing / Clydeport / Community groups	Connectivity	8, 10
I - 9	Improve off road access between RSPB and Roadhead roundabout A737.	1-5	Community Resources / Lochwinnoch Community Council	Connectivity	8, 9, 10
I - 10	Create a series of bespoke heritage trails at sites throughout Renfrewshire	1-5	Development and Housing / heritage groups / Community Groups	Health and wellbeing	1, 5, 6

	Detailed action	Timescale Yrs 1-10	Potential Partners	Strategic aim	Community Plan reference (in appendix 2)
I - 11	Upgrade the physical condition of routes in parks, country parks and other key open spaces	5-10	Community Resources/ Clyde Muirshiel Regional Park/ Forest Enterprise Scotland/ private landowners	Connectivity	1,5, 8,10
I - 12	Review the Leisure lane project and expand to other areas. <i>eg. engage with community councils in appropriate areas</i>	5-10	Community Councils/ Community Resources/ Development and Housing	Health and wellbeing Connectivity	1,3,4, 5,8,10

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan
	Carry out review of Path sign posting across Renfrewshire and implement the findings as appropriate <i>eg. review location of signage, identify gaps in the network, ensure consistency of design.</i>	1-5	Community Resources/ Development and Housing	Health and wellbeing Connectivity	8
	Install “time to travel” signage to key destinations to encourage active travel	1-5	Community Resources / SPT	Connectivity/ Economic benefit	8, 9

Detailed action	Timescale Yrs 1-10	Potential Partners	Strategic aim	Community Plan reference (in appendix 2)
Ensure all core paths are barrier free eg. <i>survey core paths (as part of preparation for revised Core Paths Plan and as path condition survey above), work with landowners to reduce obstructions.</i>	1-5	Land owners/ Development and Housing/ Community Resources	Health and wellbeing Connectivity	3, 4, 8,9
Improve infrastructure to and at facilities eg libraries, health centres, education centres, shops, cafes etc to encourage active travel eg. <i>Identify sites that require improvements such as bike racks, slopes or ramps to replace steps, dropped kerbs and better signage</i>	1-5	Community Councils/ facility managers/ Community Resources/ Development and Housing	Health and wellbeing Economic benefit	4,5 8, 9
Create more facilities that enable people with disabilities to take part in outdoor access activities eg. <i>create turning circles along key routes to facilitate turning of wheel chairs and hand propelled bikes. Improve launching facilities for disability boats, photo based trails.</i>	1-5	Sustrans/ Development and Housing/ Community Resources	Health and wellbeing	1, 5
Use the national path grading system on new infrastructure eg. <i>raise awareness of path grading system and implement</i>	1-5	Forest Enterprise Scotland/ Sustrans/ Clyde Muirshiel Regional Park	Health and wellbeing Responsible management	8
Create and or improve links between and around communities e.g eg. <i>along the Gryffe between Bridge of Weir and Houston, National Cycle Route - Erskine Bridge</i>	1-10	Community Councils/ landowners/ Community Resources/ Development and Housing	Health and wellbeing Connectivity Economic benefit	1, 3, 4, 5, 8,9,10

Detailed action	Timescale Yrs 1-10	Potential Partners	Strategic aim	Community Plan reference (in appendix 2)
Complete missing links in routes <i>eg. Elderslie Gap</i>	1-10	Community Resources/ Development and Housing / landowners	Connectivity Responsible management	5, 8, 9
Undertake cycling infrastructure projects contained within the Renfrewshire Cycling Strategy to maximise the opportunities for active travel and recreation	1-10	Community Resources/ SPT/ Sustrans	Connectivity	1, 2, 3, 4, 5, 6, 8, 9,
Encourage the delivery of well integrated cycling and walking connections in new developments	1-10	Developers / Development and Housing	Connectivity	8, 9
Ensure that all new routes are designed using best practice regarding perception of safety	1-10	Sustrans/ Developers/ Community Resources/ Development and Housing	Health and wellbeing Connectivity	8
Ensure that all ability access is considered in the design and implementation of all path creation and upgrading projects wherever possible, <i>Raise awareness amongst community groups, volunteers and staff regarding disability inclusion</i>	1-10	Developers/ Development and Housing / land owners/ community groups	Health and wellbeing	5, 8
Ensure that there is sufficient useable cycle parking at all key transport hubs	1-10	Abellio/ Community Resources/ SPT / Bus operators	Connectivity/ Economic benefit	5, 8, 9

Strategic action: Access will be planned and provided for throughout Renfrewshire with respect to land management and nature conservation and people will understand their rights and responsibilities with regard to outdoor access

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan reference (in appendix 2)
I - 26	Renfrewshire Council will carry out the duties placed upon them under the Land Reform (Scotland) Act 2003 <i>e.g. deal with locked gates, respond to enquiries and find solutions to infrastructure issues as they arise</i>	1-10	Development and Housing	Responsible management	5, 9, 10,11
I - 27	Review the Core Paths Plan <i>e.g. survey existing routes, carry out the consultation. Consider routes for removal and new routes for inclusion</i>	1-3	Land owners/ Community Councils/ stakeholder agencies/ Development and Housing	Health and wellbeing Connectivity Responsible management Economic benefit	8, 9, 10
I - 28	New interpretation panels to include wording about Scottish Outdoor Access Code	1-5	Clyde Muirshiel Regional Park/ Forest Enterprise Scotland/ Sustrans/Renfrewshire Leisure	Responsible management	8, 11

Strategic action: People will be involved in outdoor access provision

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan reference (in appendix 2)
I - 29	Develop new innovative approaches to maintenance e.g. <i>adopt a path scheme, volunteer scheme, friends groups.</i>	1-3	Voluntary groups/ Community Resources	Health and wellbeing Economic benefit	8,11, 12,13
I - 30	Support communities to undertake local path development projects e.g. <i>engage with communities to identify projects. Identify funding and assist with applications</i>	1-5	Community Councils/ community groups/ landowners/ Development and Housing	Health and wellbeing Economic benefit	8,11,12,13
I - 31	Work with neighbouring local authorities to improve cross boundary links and develop strategic routes.	1-10	neighbouring local authorities/ stakeholders/ Community Resources/ Development and Housing / Clydeplan	Connectivity Economic benefit	2,8,9,10

Communication

Strategic action: People will have an enhanced outdoor access resource throughout Renfrewshire

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan reference (in appendix 2)
C - 1	Update existing walk/cycle/ride route information and develop new resources using a variety of formats <i>e.g. revise content of existing routes, explore new routes, consider likely users when deciding formats e.g putting suitable walks on external websites such as WalkHighland</i>	1-3	Economic Development/ Clyde Muirshiel Regional Park/ Renfrewshire Leisure/ Community Resources/ Development and Housing	Health and wellbeing Connectivity	4,8,9,10
C - 2	Develop animated and interactive maps showing outdoor access opportunities and facilities.	1-5	Renfrewshire Leisure/ Clyde Muirshiel Regional Park/ Forest Enterprise Scotland/ Sustrans/ Development and Housing / Finance and Resources	Health and wellbeing Economic benefit Responsible management	3,5, 7, 8,10,11
C - 3	Develop heritage trail information in a variety of formats, leaflets/ apps/digital websites.	1-5	Renfrewshire Leisure/ Development and Housing	Health and wellbeing Connectivity	4,8,9
C - 4	Engage with cafes to welcome access takers <i>e.g. Tourism Officer engage with cafes located near routes and consider use of interpretive material has stickers or plaques "We welcome muddy boots"</i>	1-5	Development and Housing/ Visit Scotland	Economic benefit	3, 4

Strategic action: People of all abilities will be able to move confidently within and between communities and will be aware of the opportunities for active travel and recreational access throughout Renfrewshire

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan reference (in appendix 2)
C - 5	Extend the Renfrewshire Walking Network e.g. by recruiting more volunteer walk leaders so that the number of walks offered each week can increase.	1-3	Renfrewshire Leisure/ Paths for All Partnership	Health and wellbeing	3, 4, 5, 11,12
C - 6	Improve information on Council website regarding access groups and opportunities.	1-2	Stakeholder groups/ health and social care partnership	Health and wellbeing Connectivity	5,10,11
C - 7	Develop new outdoor access schemes to provide a wider variety of activities across Renfrewshire. Support training of staff and volunteers to lead new activities.	1-5	Renfrewshire Leisure/ Clyde Muirshiel Regional Park/ Sustrans/ Active Communities/ Paths for all partnership/ Renfrewshire Walking Network	Health and wellbeing	4,5,6,11
C - 8	Work with GP's to prescribe increased outdoor access activity. Work with Live Active and community connectors via GP practices to promote outdoor access activity.	1-5	Live Active/ Health and Social Care Partnership	Health and wellbeing	4,5,6
C - 9	Encourage travel planning in secondary schools	1-5	Education/ Renfrewshire Leisure	Health and wellbeing Connectivity	1,9
C - 10	Undertake the cycling communication projects contained in the Renfrewshire Cycling strategy	1-10	Community Resources/ Sustrans/ SPT/ Renfrewshire Leisure	Health and wellbeing Connectivity	1,3,4,5,6,8,9, 11

Strategic action: Access will be planned and provided for throughout Renfrewshire with respect to land management and nature conservation

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic aim	Community Plan reference (in appendix 2)
C -11	Hold a biennial event that promotes responsible behaviour	1-3	Renfrewshire Leisure/ access stakeholders/ Access Forum/ Clyde Murshiel Regional Park/ Forest Enterprise Scotland/ Development and Housing	Responsible management	3,8,10
C -12	Create fun responsible behaviour “leaflets”	1-3	Development and Housing	Responsible management	8,10
C - 13	Continue to provide information on the website that gives information regarding responsible access for the public	1-2	Development and Housing/ Clyde Murshiel Regional Park	Responsible management	8,10
C - 14	Ensure information about Scottish Outdoor Access Code is on all leaflets / apps etc	1-5	Development and Housing/ Clyde Murshiel Regional Park	Responsible management	8,10

Strategic action: People will be involved in outdoor access provision

	Detailed action	Timescale 1-10 yrs	Potential Partners	Strategic Aim	Community Plan reference (in appendix 2)
C - 15	Work with partners to deliver access events over the lifetime of the plan.	Every 2 years	Renfrewshire Leisure/ Clyde Muirshiel Regional Park/ Sustrans/ British Horse Society / Forest Enterprise Scotland/ Ramblers etc./ Development and Housing	Health and wellbeing Economic benefit	1,3,4,5,6,11,12
C - 16	Develop a cross boundary partnership/ consortium to increase leisure cycling across Renfrewshire and beyond	1-3	Renfrewshire Leisure/ Clyde Muirshiel Regional Park/Cycling Scotland/ neighbouring LA's/ Development and Housing	Health and wellbeing Economic benefit	1,3,4,5,6,11,12
C - 17	Continue to work with the Renfrewshire Local Outdoor Access Forum.	1-10	Access stakeholders/land managers/ Development and Housing	Responsible management	7, 11,12,13
C - 18	Support Community groups to develop access communication projects.	1-10	Community groups/ Community Councils/ Development and Housing/ Community Resources	Economic benefit Responsible management	7,11,12,13

Appendix 2 “Outdoors For You” and the Community Plan

Renfrewshire Council’s Single Outcome Agreement is embodied in the Renfrewshire Community Plan 20013 – 2023. “Outdoors For You” contributes to the Community Plan under a number of headings:

Community Plan reference	Community Plan Theme	Community Plan Outcome
1	Children and Young People	Outcome 3 – our children and young people feel confident and responsible – able to participate fully in learning and in their wider community and take part in opportunities which meet their needs and aspirations.
2	Jobs and the Economy	Outcome 1 – Renfrewshire will be one of the best locations in Scotland to invest in terms of people, business and local economy.
3	Jobs and the Economy	Outcome 2 – Renfrewshire will have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing.
4	Community Care, Health and Wellbeing	Outcome 1 – Our residents will have an increased life expectancy regardless of the community they live in.
5	Community Care, Health and Wellbeing	Outcome 4 – Our residents will have improved healthy behaviours.

6	Community Care, Health and Wellbeing	Outcome 5 – Our residents will enjoy good mental health.
7	Community Care, Health and Wellbeing	Outcome 6 – Our residents will get involved in activities and improve the health and wellbeing of their community.
8	Safer Stronger Renfrewshire	Outcome 1 – Renfrewshire is known as a place where people living, working or visiting feel safe and secure.
9	Greener Renfrewshire	Work stream: Carbon reduction.
10	Greener Renfrewshire.	Work stream : Sustainable use of land.
11	Renfrewshire Forum for Empowering Communities.	Outcome 1—Our communities will be confident, fully engaged with and regularly consulted by public services.
12	Renfrewshire Forum for Empowering Communities.	Outcome 2— Our communities have the capacity and resources to lead projects and be involved in service delivery.
13	Renfrewshire Forum for Empowering Communities.	Outcome 3— Our communities have the capacity, enthusiasm and ‘right to try’ the management of local assets.

Appendix 3: Funding opportunities for Access –

Fund	Description	Contact details/website
Awards for All	The programme is administered by the Big Lottery Fund and is run in partnership with sportscotland. Awards For All gives groups a chance to apply for a grant between £500 and £10,000 for projects that aim to help improve local communities and the lives of people most in need. Awards For All can fund a range of activities, including : putting on events, purchasing equipment and paying expenses for volunteers.	www.biglotteryfund.org.uk
Central Scotland Green Network (CSGN) Development Fund	The Fund is intended to support the development and implementation of projects delivering priorities of improving the quality and connectivity of the green network. Projects must demonstrate that they will assist in delivering the CSGN goals and priority actions and demonstrating how the funding will add value to the proposals.	http://www.centralscotlandgreennetwork.org/resources/funding CSGN Telephone: 01501 822015
Esmee Fairbairn Foundation	Funds projects about the environment. The main priorities regarding this are: connecting people with nature; large scale conservation of natural environments on land and at sea' countering the damaging human activities. Projects should address a significant gap in provision, develop or strengthen good practice, test out new ideas or practices, take an enterprising approach to achieving its aims or set out to influence policy or change behaviour more widely	Esmee Fairbairn Foundation www.esmeefairbairn.org.uk 020 7812 3700
Events Scotland – National Events Programme	Aims to develop tourism across Scotland by supporting sporting and cultural events which take place outside the main cities. It supports the strategic development and assists in growing the media profile and audiences. It is open to all event organisers whose event meets the aims, objectives and criteria of the Programme.	Events Scotland www.eventscotland.org 0131 472 2313

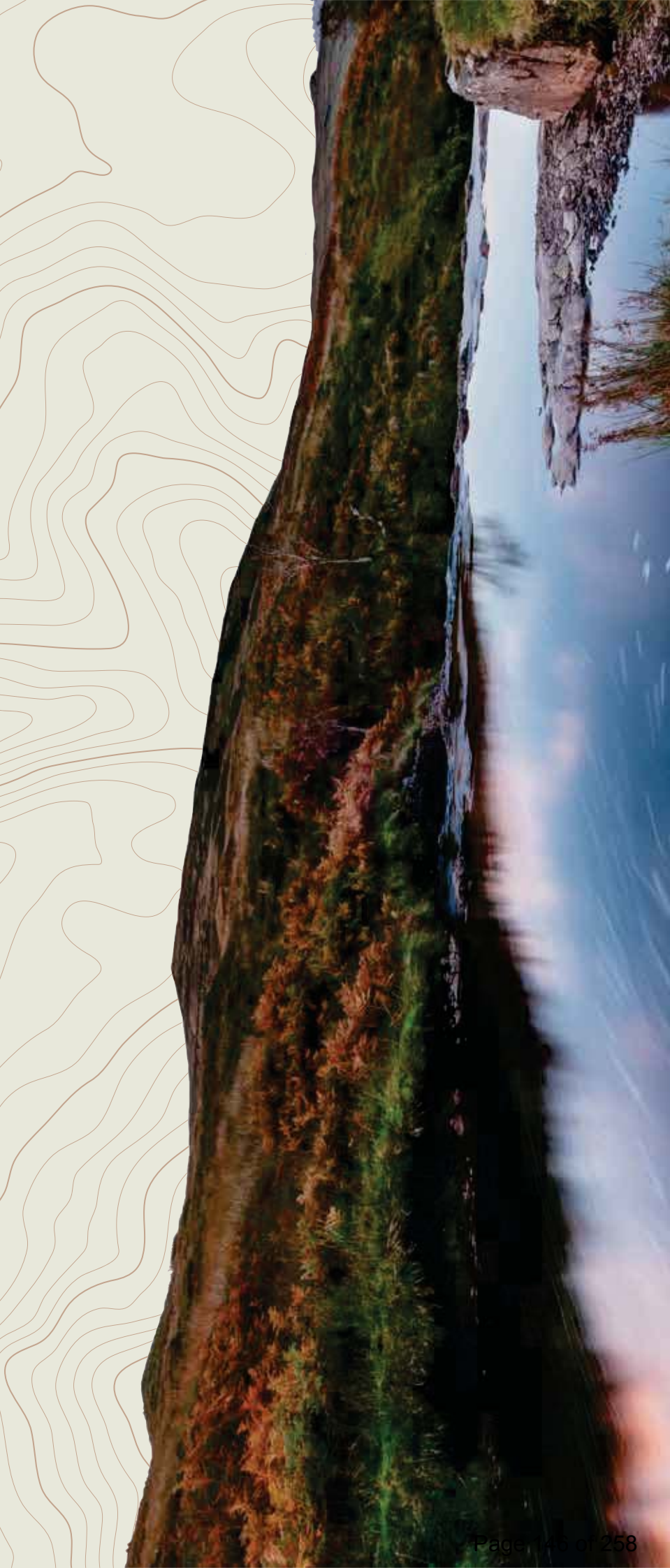
Fund	Description	Contact details/website
Heritage Lottery – Our Heritage Grants	The Our Heritage Programme offers grants between £10,000 and £100,000 for projects that relate to the local, regional or national heritage of the UK. Heritage Lottery Fund welcome applications that help people to learn about, look after and celebrate heritage in a fun and enjoyable way. The project must conserve the UK's diverse heritage for present and future generations to experience and enjoy or help more people, a wider range of people, to take an active part in and make decisions about heritage.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450
Heritage Lottery Fund – Landscape Partnerships	Landscape Partnership schemes put heritage conservation at the heart of rural and urban regeneration. Local, regional and national organisations work together to make a real difference to landscapes and communities for the long term. They do this by conserving habitats at landscape-scale, promoting joined-up management and reviving long-lost skills. The programme provides grants of £100,000 to £3 million. It is based around a number of smaller projects which together provide long-term economic, environmental and social benefits for rural areas. To be eligible for a grant the overall project must identify an area of countryside that has a distinctive landscape character and is recognised and valued by local people.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450
Heritage Lottery Fund - Parks for People	Local Authorities as well as not-for-profit organisations that own public parks and gardens can apply for grants of between £100,000 and £5 million for the regeneration of parks and public gardens. Projects need to show that the community values the park as part of their heritage; the parks meets local social, economic and environmental needs and the park management actively involves local people.	Heritage Lottery Fund www.hlf.org.uk 0131 225 9450

Fund	Description	Contact details/website
Interreg IVA	<p>The Interreg IVA Programme for Northern Ireland, the Border Region of Ireland and Western Scotland is a European Union supported Structural Funds Programme which seeks to address the economic and social problems which result from the existence of borders. It supports strategic cross-border co-operation for a more prosperous and sustainable region. It is open to national and local authorities; public agencies and non-profit organisations.</p>	<p>http://www.seupb.eu</p>
LIFE +	<p>The LIFE nature and biodiversity is a European Union fund providing support for environmental and nature conservation projects throughout the EU. It supports large scale projects (£2 million) in Scotland that contribute to the implementation of the European Union's Birds and Habitats Directives halting biodiversity loss.</p>	<p>Scottish Natural Heritage www.snh.org.uk/funding LIFE@snh.gov.uk</p>
Paths for All Partnership	<p>Paths for All funds are divided into Community path grants for improving local paths and health walks funding .</p> <p>Community path grants are for projects which improve links to amenities in a community, path maintenance, increase awareness of paths in the community, improve paths for multi use and improve signage. Grants of up to £1500 are available for each project.</p> <p>Health walks funding falls into two categories:</p> <p>Small grants of up to £5,000 and large grants of up to £30,000. Grants are available for community projects which build local capacity and deliver a volunteer led solution to improving physical activity levels.</p>	<p>Paths for All www.pathsforall.org.uk 01259 218888</p>
Paths for All Partnership Smarter Choices, Smarter Places	<p>PFAP administer the Smarter Choices, Smarter Places funding for the Scottish Government. Funding is to encourage less car use and more journeys by foot, bicycle, public transport and car share. Funds are allocated on a population basis to local authorities, enabling soft measure projects to be implemented.</p>	<p>Paths for All www.pathsforall.org.uk 01259 218888</p>

Fund	Description	Contact details/website
People's Postcode Trust Small Grants Programme	<p>The Small Grants Programme exists to try to make the world a better place through short-term, designated funding for projects that embody the following theme, advancement of citizenship or community development.</p> <p>Funding from People's Postcode Trust enables the delivery of successful initiatives involving sport, health, reducing poverty, environmental improvement and the advancement of human rights within the framework of community development and the advancement of citizenship.</p> <p>Funding is provided for projects of up to twelve months in length, ranging from £500 up to £20,000 to registered charities, community and voluntary groups, community interest companies and other not-for-profit organisations.</p>	<p>People's Postcode Trust www.postcodetrust.org.uk 0131 555 7287</p>
Renfrewshire LEADER	<p>LEADER is part of the Scottish Rural Development Programme, a part-European funded programme aimed at promoting economic and community development within rural areas. The main aim of the Programme in Renfrewshire is to support community based projects that will assist in securing a high quality environment for residents and visitors, promote tourism and increase day visitors, support micro businesses and social enterprises and build stronger more self reliant and inclusive rural communities.</p>	<p>Website to be confirmed</p>
Scottish Rural Development Programme (SRDP)	<p>The 2014-20 SRDP offers funding for rural Scotland. A key aim of the SRDP is to deliver natural heritage benefits including biodiversity, landscape, climate change, water and soil quality, and public access. The SRDP is delivered by the Scottish Government in partnership with other public bodies including Scottish Natural Heritage and Forestry Commission Scotland.</p>	<p>Scottish Government www.scotland.gov.uk/srdp</p>

Fund	Description	Contact details/website
(SRDP) Agri-Environment Climate Scheme (AECS)	<p>The Agri-Environment Climate Scheme promotes land management practices which protect and enhance Scotland's magnificent natural heritage, improve water quality, manage flood risk and mitigate and adapt to climate change. It will also help to improve public access and preserve historic sites. A total of £350 million will be available between 2015 and 2020 to fund a range of activities that help to maintain and enhance our rich and varied natural environment.</p> <p>Funding is available for supporting projects which manage vulnerable and iconic species and habitats, strengthen ecological networks, control invasive non-native species and enhance the condition of protected nature sites; preserve the historic environment and improve public access.</p>	<p>Scottish Government</p> <p>www.ruralpayments.org/publicsite/futures</p>
(SRDP) Forestry Grant Scheme (FGS).	<p>The Forestry Grant Scheme (FGS) will support the creation of new woodlands contributing towards the Scottish Government target of 10,000 hectares of new woodlands per year and the sustainable management of existing woodlands.</p> <p>During the Scottish Rural Development Programme 2014–2020, £252 million will be available through this scheme. Applications are under eight categories, two for the creation of woodland and six for management of existing woodland</p>	<p>Scottish Government</p> <p>www.ruralpayments.org/publicsite/futures</p> <p>Forestry Commission Scotland –</p> <p>Central Scotland Conservancy</p> <p>www.scotland.gov.uk/srdp</p> <p>01698 368530</p>
Scottish Natural Heritage Grant Scheme	<p>SNH funding is currently under review. Priorities are to help a wider range of people to participate in volunteering, outdoor learning and physical activity, help and empower communities to become more resilient and better connected with their natural assets, helping people to engage in the development of the National Walking and Cycle Network (NWCN) through identifying new routes or promoting and encouraging use of the NWCN; supporting nature-based tourism, wild foods and innovative enterprises based on sustainable use of natural assets</p>	<p>Scottish Natural Heritage</p> <p>www.snh.org.uk/funding</p> <p>01292 261392</p>

Fund	Description	Contact details/website
Scottish Landfill Communities Fund	<p>With the introduction of Scottish Landfill Tax (SLT) in Scotland, there is also the requirement for a Scottish Landfill Communities Fund (SLCF) that is suited to Scotland. This is a scheme that gives tax credits to operators who contribute money to organisations enrolled in the SLCF. This helps to fund local projects that meet community or environmental objectives.</p> <p>The maximum tax credit a Scottish landfill operator will be able to claim under the fund has been set at 5.6% of their Scottish Landfill Tax liability. However, this may change from year to year as announced in the Scottish Budget and agreed by the Scottish Parliament.</p> <p>HMRC and the Scottish Government are discussing arrangements to ensure that Scottish projects can continue to benefit from funds paid into the UK Landfill Communities Fund for a transitional period from April 2015 until March 2017.</p>	www.revenue.scot/scottish-landfill-tax/scottish-landfill-communities-fund
Sportscotland	<p>The Sports Facility Fund offers grants for projects over £10,000 which will increase the opportunities for or improve the quality of outdoor and adventure sport. Projects must demonstrate community benefit</p>	<p>Sport Scotland</p> <p>www.sportscotland.org.uk</p>
Sustrans Scotland Funding	<p>Sustrans Scotland offers two grant schemes to Local Authorities to develop cycling, cycle paths and associated infrastructure. These are the Community Links Fund and Safer Routes to Schools Fund. The schemes are open annually on a competitive basis and require match funding.</p>	<p>Sustrans Scotland</p> <p>www.sustrans.org.uk</p> <p>0131 539 8122</p>
TESCO Community Grant Fund £8–12,000	<p>Fund capital projects. Open to Local authorities, community organisations, registered charity's, schools, community councils etc.</p> <p>Funding parks and urban green spaces, green corridors, cycleways. Woodland walks, nature reserves, community woodland. No match funding required.</p>	
The Weir Charitable Trust	<p>Supports services/projects run by Scottish-based community groups and small charities; projects which increase public participation in sport (activities which involve physical skill and exertion); the provision of recreational facilities; the advancement of health; supporting heritage.</p>	<p>www.weircharitabletrust.com</p>



For more information visit Renfrewshire
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To: Planning and Property Policy Board

On: 23 August, 2016

Report by: Director of Development and Housing Services

Heading: Planning Application 13/0049/PP: Braehead

1. Summary

- 1.1 The Planning and Property Policy Board at its meeting on 15 March 2016 considered a planning application for a mixed use development at Braehead, Kings Inch Drive / Kings Inch Road, Renfrew and decided that it was disposed to grant planning permission subject to the application being referred to Scottish Ministers as a result of objections from two adjoining planning authorities.
- 1.2 Scottish Ministers have responded by letter dated 14 June 2016 advising that it is not the Scottish Ministers intention to intervene in this application and that the Council is authorised to deal with the application in the manner it thinks fit. Accordingly, a Decision Notice, granting planning permission in principle, and subject to conditions, was issued dated 16 June 2016.
-

2. Recommendations

- 2.1 That Members note that following the advice from Scottish Ministers the decision of the Planning & Property Board to grant planning permission in principle, subject to conditions for application 13/0049/PP has been implemented.
-

3. **Background**

- 3.1. An application for planning permission in principle was submitted in January, 2013 by Intu Shopping Centres Plc (formerly Capital Shopping Centres Plc) for the erection of a mixed development at Kings Inch Drive/Kings Inch Road (Braehead) Renfrew.
- 3.2. The proposals comprised of the erection of a mixed use development comprising Class 1 (retail use), Class 2 (financial, professional and other services), Class 3 (food and drink use), Class 7 (hotel use), Class 11 (assembly and leisure) including an events arena and other ancillary uses; construction of transport interchanges and route for Fastlink bus service, car parking, roads and accesses, footpaths and covered walkways, public realm works (including the provision of open space and civic square), together with landscaping, all associated works and necessary infrastructure; and the demolition of some buildings.
- 3.3. Members will be aware that this application was previously considered by the Planning & Property Board on 11th November 2014 and that planning permission was granted, subject to conditions for the expansion of Braehead as described above. However, following the granting of the planning application, a petition for Judicial Review of the Council's decision was lodged in the Court of Session.
- 3.4. Following consideration by the Courts the Planning and Property Policy Board on the 25 August 2015 were informed that the Court of Session had quashed the decision of Renfrewshire Council on Application 13/0049/PP and that as a result, the planning application was 'revived' and required to be determined once again.
- 3.5. The Planning and Property Policy Board on the 15 March 2016 considered the 'revived' planning application afresh and decided that planning permission in outline should be granted, subject to conditions, as the proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.
- 3.6. The Board took cognisance of the change in status of Braehead in the Local Development Plan, and the additional information submitted and the representations received. However, Planning procedures required the decision of being "Disposed to Grant" to be referred to the Scottish Ministers prior to the issuing of a Decision Notice.
- 3.7. The Scottish Ministers, having assessed the matter (refer to Annexe 1), responded by letter dated 14 June 2016 confirming that the application does not raise issues of such national significance to merit call-in and that is not the Scottish Ministers' intention to intervene. Accordingly, the Council was authorised to deal with the application and the decision of the Planning and Property Policy Board was implemented with Decision Notice, granting planning permission in principle, issued on 16th June 2016.

- 3.8. Members should note that, an opportunity exists for an ‘aggrieved’ party to seek a Judicial Review of this decision and in this context the Courts Reform (Scotland) Act 2014 introduced a time limit of three months for a petition to be raised with the Court of Session. At this point no challenge has been raised to the planning permission as issued.
-

Implications of the Report

1. **Financial** – None.
 2. **HR & Organisational Development** – None.
 3. **Community Planning – Jobs and the Economy** – The proposals have the potential to bring significant investment into Renfrewshire along with associated employment opportunities.
 4. **Legal** – None.
 5. **Property/Assets**–None.
 6. **Information Technology** – None.
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals’ human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council’s website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
-

List of Background Papers

- (a) Background Paper 1: Report of Handling for planning application 13/0049/PP considered and agreed at Planning and Property Policy Board on 15 March, 2016.

The contact officer within the service is David Bryce, Development Standards Manager, 0141 618 7892; david.bryce@renfrewshire.gov.uk

Case reference	NA-RFS-033
Application details Site address	Mixed use Development Kings Inch Drive/King's Inch Road, (Braehead), Renfrew
Applicant Local Authority Area	Intu Shopping Centres Renfrewshire Council
Reason(s) for notification	Category 4 (objections by Neighbouring Authority)
Objectors	West Dunbartonshire and Inverclyde Councils, Retail Property Holdings Ltd, 11 representations including a further 5 after re-advertisement
Date notified to Ministers Date of recommendation	24 March 2016 6 June 2016
Decision / recommendation	Clear

Description of Proposal and Site:

- An application for Planning Permission in principle (PPP) for a large mixed use development at Braehead. The application includes an extension to the Braehead shopping centre, and includes the erection of a hotel, construction of transport interchanges, civic space and landscaping works.
- The PPP was previously determined by Renfrewshire Council on 11 Nov 2014. It was recommended for approval and notified to Scottish Ministers due to objections from neighbouring authorities. Scottish Ministers cleared the application back to the Council.
- Subsequent to this statutory appeals were submitted against the adoption of the Renfrewshire LDP and the Braehead application. Renfrewshire Council decided to sist the planning application pending the outcome of the legal challenge on the Renfrewshire Local Development Plan (LDP).
- The decision to designate Braehead as a town centre was quashed by the Court of Session and deleted from the LDP. The planning application for Braehead has been reconsidered in light of the change in status of Braehead within the LDP and any other material considerations which have changed since the Council's previous decision in Nov 2014.

EIA Development:

- An Environmental Statement was submitted with the application. The assessment concludes that the project is not considered to result in significant environmental impacts.

Consultations and Representations:

- West Dunbartonshire Council objects to the application as it considers the proposals are not supported by the strategic development plan; will undermine town centres in West Dunbartonshire, Glasgow City Centre as well as other centres in the Network of Strategic Centres including Clydebank and Dumbarton. They also dispute the retail analysis considered by Renfrewshire Council when determining the application.
- Inverclyde Council objects to the application on the grounds the proposal has the potential to severely limit future growth of Greenock/Inverclyde or at the very least will slow growth down to an unacceptable level.
- Glasgow City Council who objected to the previous application, withdrew their objection to this application. East Renfrewshire Council noted that the proposed development will raise the level of economic activity of Renfrewshire as well as a wider area in the Clydeplan conurbation, and the expansion of Braehead's role will enable it to continue as catalyst for economic regeneration.
- Scottish Ministers received one objection from Burness Paul on behalf of their client Retail Holdings Ltd, who have requested that Ministers call-in the application for further scrutiny.
- The application attracted 11 letters of representation and a further 5 letters after a second round of consultation. Concerns were raised that the proposal is contrary to the LDP, will impact on other town centres and is against SPP town centre first approach.
- There were no objections from statutory consultees.

Assessment:

1. The application has been notified to Scottish Ministers due to objections from two adjoining planning authorities as set out above. Despite these objections, Renfrewshire Council is minded to approve planning permission in principle. The Council considers the proposed development complies with the development plan and would provide significant economic benefits, through investment and job creation, while enhancing the physical environment of Braehead and the continued regeneration of the Clyde Waterfront.

The development plan

2. The GCVSDP and the proposed SDP identifies a network of 23 Strategic Centres, which includes Braehead, and Glasgow City Centre is at the apex of the network. Both plans state that the wider network of strategic centres beyond the City Centre equally need to be protected and enhanced. The Retail Capacity and Impact Assessment (RIA), which accompanies the application demonstrates that the proposed development will not result in an unacceptable impact upon the City Centre or other centres in Braehead's shopping catchment. The Sequential Site Assessment also concludes that there are no sequentially preferable sites that are suitable and available to accommodate the development proposed, allowing for flexibility.
3. The Renfrewshire Local Development Plan (RLDP) continues to identify Braehead as a Strategic Centre, though no longer as a Town Centre. The RLDP identifies a hierarchical network of centres where Paisley Town Centre sits

alongside Braehead Commercial Centre at the top of the network. Based on the evidence provided in that accompanying assessments the Council consider the proposed development will add to the overall strength of Renfrewshire's network of centres and will not undermine the role of Paisley Town Centre or any other centre within the network.

4. While Renfrewshire Council accepts that there will be some impact upon the centres within the GCVSDP area, including those in West Dunbartonshire who have objected to the proposal, it is not considered to be of a significant or unacceptably detrimental extent.
5. Renfrewshire Council considers the applicants supporting information to be robust. It considers that the findings of the applicant's RIA are comparable to the Turley study for the recent Silverburn planning application and the City Centre Retail Impact Study by Roderick MacLean commissioned by Glasgow City Council. The studies concluded that both the Silverburn and Braehead expansions could be accommodated without unacceptable impact to Glasgow Centre and other centres in the strategic Centre network. The council considers this supports the evidence base of the RIA. Overall, the RIA concludes that there will be no unacceptable detrimental impact to the role and function of the other Strategic Centres in Braehead's shopping catchment.

SPP/Town Centre First

6. The LDP examination report states that, 'In the absence of town centre status at Braehead, there would nevertheless, be support from Scottish Planning Policy (SPP) for expansion at Braehead where no city or town centre or edge of centre sites were suitable or available, and the retail impact analysis revealed no significant adverse impact on the role and function of any other network centre and no unacceptable impact on Glasgow City Centre'. The Council considers this provides a clear indication that the loss of Town Centre status does not necessarily mean conflict with planning policy.
7. The sequential exercise considers there are no sequentially preferable sites, which are suitable to accommodate the development currently proposed at Braehead. The RIA indicates that neither Paisley nor Renfrew centre are expected to suffer as a result of the expansion of Braehead that and also that these centres will benefit from an increase in the proportion of spending which is retained in the Council area.

Wider Considerations

8. The Council attaches due weight to the wider economic and regeneration benefits associated with the proposal. The supporting Socio-Economic Assessment indicates that the development would represent substantial economic benefit to Renfrewshire Council and the Clyde Valley and is essential in realising the regeneration aspirations of the Clyde Waterfront initiative at Renfrew Riverside. The proposal would comprise a capital investment of £200 million with the anticipate generation of up to 3,000 permanent jobs, acting as a

catalyst for the development of the surrounding housing sites and the regeneration of the wider area.

9. The report states displacement effects are expected to be low and that no more than 5% of the additional jobs created by the proposed development will result from displacement of the retail and other jobs from elsewhere in the local area. Overall, after allowing for such displacement effects, the net additional jobs resulting from the proposed development are estimated to be in the order of 2,520. This includes up to 460 indirect and induced jobs per annum supported in supply chain and wider economy.
10. The Council have concluded that the wider economic and regeneration benefits of the proposal would be sufficient to outweigh any non-compliance with the Development Plan.
11. Renfrewshire Council have taken account of all the representations and based their assessment on the findings of the RIA, sequential and socio economic assessments which they consider to be robust. The supporting information sets out that the proposed development is not expected to significantly impact on the current network of centres as set out in the GCVSDP or the Renfrewshire LDP.

Conclusion

12. Having regard to Planning Circular 3 2009: Notification of Planning Applications, it is considered that the application does not raise issues of such national importance to merit call-in.

Decision/Recommendation:

- Clear the application back to Renfrewshire Council.

This map shows the Braehead area, including the Braehead Shopping Centre, Multi-story Car Park, and various industrial sites like Shipbuilding Yard and Works. A thick black line outlines the proposed Kings Inch development boundary. The map also shows the River Clyde, Graving Dock, and various roads like Old Govan Road and Kings Inch Road. A scale bar indicates 1 inch.

■ Building works within the application

■ PPP Application

■ Future buildings



Indicative layout of proposed Mix Use Development



To: Planning and Property Policy Board

On: 23 August 2016

Report by: Director of Development and Housing Services

Heading: Renfrewshire Planning Performance Framework 2015 - 2016

1. Summary

- 1.1. The purpose of this report is to inform the Board of the submission made to the Scottish Government of the fifth Renfrewshire Planning Performance Framework.
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2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the Renfrewshire Planning Performance Framework 2015 – 2016 as set out in Appendix 1 submitted to the Scottish Government on the 29 July 2016.
-

3. Background

- 3.1. A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2. The Planning Performance Framework is not a policy document but gives planning authorities an opportunity to demonstrate continuous improvement, achievements and success.

- 3.3. The framework was developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:
- Speed of decision making;
 - Certainty of timescales, process and advice;
 - Delivery of good quality development;
 - Project management;
 - Communication and engagement;
 - An overall 'open for business' attitude.
- 3.4. The deadline and format for reporting along with the timetable in which to submit the Planning Performance Framework is set by the Scottish Government.
- 3.5. In its fifth year of reporting planning performance, the Scottish Government altered the reporting framework and all local authorities were required to agree on the performance markers for this year in April/May prior to preparing the Planning Performance Framework.
- 3.6. Furthermore, each planning authority requires to wait until they have received the final year analysis of statistical returns from the Scottish Government before preparing the Planning Performance Framework which are not normally received until the end of May.
- 3.7. The Planning Performance Framework highlight that in relation to the speed of decision making in planning, Renfrewshire Council is performing well in terms of the Scottish average.
- 3.8. Part 2 and Part 3 of the Planning Performance Framework is where the Council demonstrates the evidence of continuous improvement, providing an explanation in support of planning's performance which is highlighted through the selected case studies.
- 3.9. The Planning Performance Framework demonstrates that Renfrewshire Council is committed to improving the service it provides in its role as a Local Planning Authority. It shows the Council's commitment to investing in Renfrewshire by the 'open for business' approach, encouraging sustainable development and positive liaisons with its customers and stakeholders.
-

Implications of the Report

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

4. **Legal** - None
 5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
-

Appendix 1

Renfrewshire Planning Performance Framework 2015 - 2016

List of Background Papers

- (a) None
-

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Introduction

Renfrewshire Council consider that Planning has a key role to play in delivering good quality places for people and communities as well as investors and visitors.

Renfrewshire's Planning Service supports sustainable development and inclusive economic growth in a bid to deliver successful places.

Through joint working, trialing different innovative delivery approaches along with sharing responsibilities with the people and communities to actively assist in enhancing places, Renfrewshire Council is working in partnership to implement the ambition, aspiration and the vision as set out in the Renfrewshire Community Plan.

Understanding of Place

The priorities and outcomes identified in the Renfrewshire Community Plan 2013–2023 are based on a sound understanding of the needs of Renfrewshire's diverse communities.

Planning's role in delivering on the Renfrewshire Community Plan priorities and outcomes is to ensure that an up to date framework of plans, policies and strategies are in place to promote and support good place making as well as efficient and effective decision making on development proposals.

This Planning Performance Framework aims to show how Planning deliver these priorities.

Renfrewshire

Planning Performance Framework

In line with the previous four years of reporting, this Planning Performance Framework measures the quality of Renfrewshire's Planning Service, the level of commitment to delivering on the Scottish Government priorities, the areas where improvements have been made, along with the challenges to continuously improve on performance.

The performance as set out in **Part 1—National Headline Indicators** along with the quality and investment in place making as set out in the case study examples provided in **Part 2—Defining and measuring a high-quality planning service**, demonstrates evidence of Renfrewshire Council's performance over 2015–2016.

An update on the **Future Actions** that were highlighted in last year's Planning Performance Framework 2014–2015 is provided throughout the Report as well as in **Part 4—Service Improvements for Renfrewshire**. Also, within Part 4, is a review of Renfrewshire Council's Performance Markers Report for 2014–2015 along with an update of the Action Plan providing evidence of continuous improvement where it can be evidenced.

This Planning Performance Framework is the fifth assessment framework to be produced by the Council. It covers the period from 1 April 2015 to the 31 March 2016.





Part 1

National Headline Indicators

The following table and commentary details the performance of Development Planning and Development Management highlighting Renfrewshire's ability to meet or exceed statutory or policy targets set by the Scottish Government.

Key outcomes	2015—2016	2014—15
Development Planning: Age of local/strategic development plan(s) (years and months) at end of reporting period Requirement: less than 5 years	Local Development Plan The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 1 year and 7 months (31 March 2016) Strategic Development Plan Glasgow & the Clyde Valley Strategic Development Plan (Adopted 25 May 2012) = 3 years, 10 months	Local Development Plan The Renfrewshire Local Development Plan Adopted – 28 August 2014 = 7 Months (31 March 2015) Strategic Development Plan Glasgow & the Clyde Valley Strategic Development Plan (Adopted 25 May 2012) = 2 years, 10 months
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? (Y/N)	Local Development Plan Yes Strategic Development Plan Yes	Local Development Plan Yes Strategic Development Plan Yes
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year? (Y-earlier/Y-later/N)	No—On target	Yes—Earlier
Were development plan scheme engagement/consultation commitments met during the year?(Y/N)	Yes	Yes
Effective Land Supply and Delivery of Outputs		
Established housing land supply	9873 units	9475 units
5 year effective housing land supply	2813 units	2951 units
5 year housing supply target	4023 units	4136 units
5 year effective housing land supply (to one decimal place)	3.5 years*	3.6 years
Housing approvals	778 units	999 units
Housing completions over the last 5 years	1551 units	1999 units
Marketable employment land supply	124.7 ha	130.11 ha
Employment land take-up during reporting year	9.91 ha	9.59 ha

Key outcomes	2015—2016	2014—15
Development Management Project Planning		
Percentage of applications subject to pre-application advice	35%	40.3%
Number of major applications subject to processing agreement	1	12
Percentage planned timescales met	100%	100%
Decision-making		
Application approval rate	97.1%	98.2%
Delegation rate	97.5%	98.3%
Decision-making timescales		
Average number of weeks to decision:		
Major developments	13.3 Weeks	10.1 Weeks
Local developments (non-householder)	9.4 Weeks	8.3 Weeks
Householder developments	7.9 Weeks	7.2 Weeks
Legacy Cases		
Number cleared during reporting period	3	3
Number remaining	3	2
Enforcement		
Time since enforcement charter published/reviewed (months) Requirement: review every 2 years	Published August 2015/Update due August 2017	Report approved by the Planning and Property Board in August 2015
Number of breaches identified/resolved	49 breaches identified/35 resolved	39 breaches identified/31 resolved

Commentary on National Headline Indicators

Development Plan

The Renfrewshire Local Development Plan was adopted on the 28 August 2014. There are currently one statutory appeal in relation to the adoption of the Local Development Plan lodged at the Court of Session which is in relation to the needs of Gypsy/Travellers.

Work has commenced on the review of the adopted Renfrewshire Local Development Plan. It is anticipated that a Main Issues Reports and supporting documents will be presented to the Planning and Property Policy Board later in 2016.

Development Plan Scheme

Since 2010, Renfrewshire Council have issued the Development Plan Scheme every November.

5 year effective housing land supply – At the 31 March 2016, Renfrewshire Council did not have a 5 year effective land supply. In assisting to reduce this shortfall, Renfrewshire

Council has adopted a Housing Land Supply Supplementary Guidance with a detailed framework to guide the release of additional land. Three planning applications have been submitted through this framework and are awaiting determination at 31 March 2016. The feedback from developers is that they prefer to submit housing sites through the review of the Renfrewshire Local Development, this provides more certainty. To ensure that certainty was provided Renfrewshire council sought to undertake an early review of the local development plan.

The effective housing land supply for Renfrewshire at 31 March 2016 was calculated as follows:

*Using the 2015 Agreed Housing Land Audit = 2813 effective all tenure and Housing Supply Targets from Local Development Plan (1 x 895 + 4 x 782) = 4023 multiply by 5 = 3.5 (rounded up to one decimal place).

Part 2

Defining and Measuring a High Quality Planning Service

The National Headline Indicators that are detailed in Part 1 of the Planning Performance Framework are important indicators in relation to an up to date planning framework and the decision making timescales.

In evidencing how planning delivers a high quality service, Part 2 of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year.

The Scottish Government's Performance Markers have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting evidence of performance, improvements, future actions and priorities.

Renfrewshire's Planning outcomes are assessed in the following areas:

Quality of Outcomes

Demonstrating the added value delivered by planning. Outlining the high quality development on the ground by creating and shaping places of which we can all be proud.

Quality of Service and Engagement

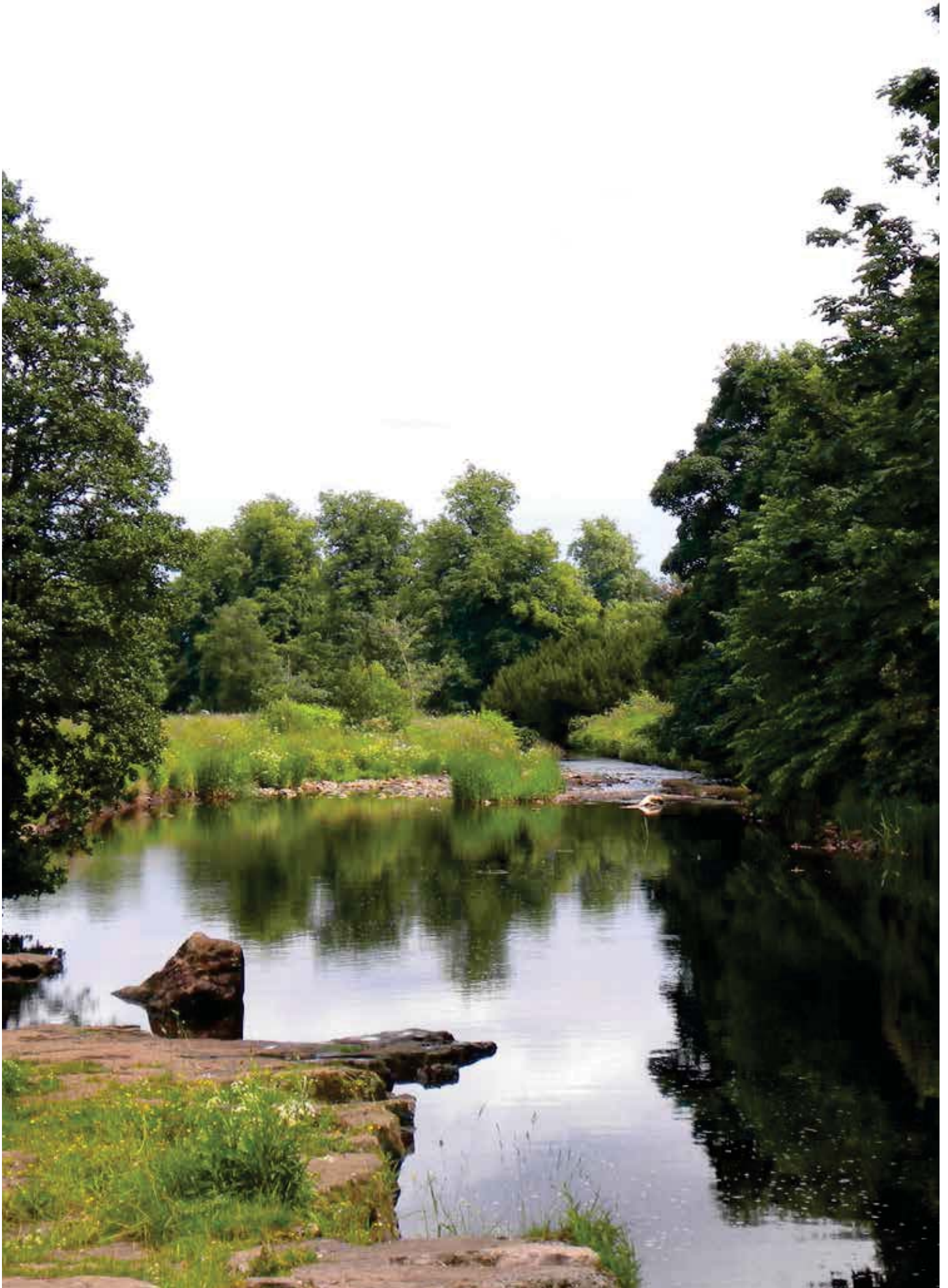
Demonstrating the Planning Service's positive actions to support sustainable growth by being Open for Business. Creating certainty through the consistence of advice, process, engagement and decision-making and delivering a positive customer service. Providing effective communications along with initiatives to work with a range of stakeholders.

Governance

Illustrating how the Planning Service structure's and processes are proportionate, effective and fit for purpose. Ensuring efficient and effective decision-making along with effective management structures and transparent financial management and local governance.

Culture of continuous improvement

Demonstrating a culture of learning and improving.





Renfrewshire Local Development Plan

(Performance Marker 3, 6, 7, 11, 12)

The Renfrewshire Local Development Plan was adopted on the 28 August 2014. It focuses on facilitating investment and supporting sustainable economic growth across Renfrewshire.

In line with Scottish Planning Policy, legislation and regulations, ensuring that there is an up to date planning policy framework in place to provide certainty, the current adopted Renfrewshire Local Development Plan is being reviewed with the Main Issues Report anticipated to be out for 12 weeks consultation in Autumn/Winter 2016.

The main components of the current Local Development Plan remain relevant and central to the delivery of economic growth across Renfrewshire. The Main Issues Report will concentrate on the main changes and the key opportunities for future development as well as ensuring that the next Local Development Plan provides a 5 year effective housing land supply at all times.

In relation to the performance of the Local Development Plan over the last year, it is considered that the Development Plan has provided a framework to meet the Council's aspiration to boost Renfrewshire's population by 5% by 2023. In line with the spatial strategy a number of development sites for housing, business, retail and community uses have been delivered. The Case Studies highlight this delivery.

Case Study—Renfrewshire's Places

Good quality homes have been built in the right places to meet the need and demand in Renfrewshire. Development has been concentrated on existing built-up areas through a mix of previously used sites along with some new greenfield sites aiming to facilitate sustainable development, a low carbon economy and range and choice of housing.

The image above shows the redevelopment of a former care home site in the Renfrewshire village of Houston. This site was identified in the Renfrewshire Local Development Plan for housing and has provided 16 new homes in the middle of the village.



Case Study—Renfrewshire's Economy

The Renfrewshire Local Development Plan focuses on Renfrewshire's assets such as the airport, the strategic road and rail network and successful business and employment areas. Renfrewshire is well placed to take advantage of growth and has identified land for expansion of existing businesses and new investments.

The image above shows new development in Hillington Business Park. The business park is identified in Clydeplan's Strategic Development Plan as a Strategic Economic Investment Location and in the Renfrewshire Local Development Plan as an important Renfrewshire Economic Investment Location. Close partnership working along with the introduction and implementation of innovative planning measures such as Simplified Planning Zones as well as a flexible Development Plan framework has meant that this business park has flourished over the last year.

In line with promoting the 'Town Centre First' principle, Renfrewshire Council are seeking to establish a sense of pride, showing what town centres have to offer, creating a lasting legacy of economic, social and cultural change. The image below shows the difference that can be made by providing new shopfronts for existing uses in the town centre. Changing the appearance of the place bit by bit along each frontage making the area more attractive to do business and visit.





Case Study—Renfrewshire's Environment

Growing the population brings many great opportunities such as increasing local investment, new employment as well as creating an increasing demand for new homes, local services and access to the surrounding environment.

The image above shows the new infrastructure going in at the Community Growth Area in Dargavel Village, Bishopton. As well as new footways, paths, cycle routes and roads, there will also be new school, community facilities, sports facilities and other important placemaking aspects such as a community woodland.

The redevelopment of the former Royal Ordnance Factory in Bishopton has been developed through both the Strategic and Local Development Plans, masterplans, design codes and design briefs and is now certainly taking shape on the ground.

Monitoring of Action

As highlighted in last year's Planning Performance Framework, the future action was to review the current adopted Renfrewshire Local Development Plan. Renfrewshire Council are on track and have undertaken pre Main Issues Report engagement and consultation to assist in the review and ensure the correct Main Issues are identified.

Future action

Continuation of this action is required to build upon the review of the Local Development Plan, consult on the Main Issues, opportunities and changes impacting on the Development Plan as well as the next stage of the Development Plan process.

Case Study—Glasgow City Region City Deal: Renfrewshire

(Performance Marker 6, 13)

The Glasgow City Region City Deal has the potential to deliver significant economic growth, greater connectivity between the region, reinvigorate underused land and enhance opportunities for creating greater places.

A 20 year investment programme, the Glasgow City Region City Deal is central to both Clydeplan's Strategic Development Plan and the Renfrewshire Local Development Plan. From Project to Place, underpinned by a robust governance process and structured project management, the City Deal framework is designed to deliver on the agreed outcomes.

In reviewing the Renfrewshire Local Development Plan, the spatial strategy along with plans, policies and proposals will require to support the delivery of the planned infrastructure investment. There will also be a requirement to ensure that the potential economic and regenerative opportunities resulting from City Deal investment can be realised through a flexible and ambitious development plan framework.

In relation to performance over the year, the Planning Service has worked in partnership with Renfrewshire's City Deal Team assisting in the completion of strategic business cases for Renfrewshire's projects. Bringing together knowledge and information gathered through annual audits, this has also assisted in establishing initial benefits realisation projections. There has also been assistance with visioning and masterplanning to deliver Project to Place as well as Planning being instrumental in developing the Strategic Environmental Assessment for the projects.

Monitoring of Action

In last year's Planning Performance Framework, the aim was that all plans, policies and strategies require to be kept up to date to ensure that the projects identified through City Deal have an update framework to guide development. The review of the Renfrewshire Local Development Plan aims to implement that action, ensuring City Deal projects and future development potential is central to the Development Plan.

Future action

The Planning Service will continue to work alongside Renfrewshire's City Deal team to assist in the development of the best options along with the preparation of the outline business cases for each project as part of the next stage of this ambitious project.





Case Study—Paisley Town Centre Heritage Asset Strategy / Paisley 2021 for UK City of Culture

(Performance Marker 6, 10, 12,)

The Paisley Town Centre Heritage Asset Strategy has been set out in previous Planning Performance Frameworks. Successful implementation of the Asset Strategy is important for all of Renfrewshire as this Town Centre framework will support investment that will promote economic, cultural and social regeneration across Renfrewshire.

The vision set out in this ambitious Asset Strategy is the delivery of a range of projects and developments that could bring about a potential economic benefit of an additional £45 million to Renfrewshire's economy along with the creation of up to 800 jobs.

Each of Renfrewshire's Centres is different and each Centre needs a tailored Centre Strategy to build on the strengths and opportunities. Paisley Asset Strategy is about recognising Paisley as a place and a cultural and heritage destination.

It is this focus on placemaking and a destination centre that makes Paisley an ideal candidate for bidding for the UK City of Culture for 2021. A successful bid would raise the profile of Renfrewshire as a place.

The Asset Strategy and the bid for 2021 has put a spotlight on the Renfrewshire Local Development Plan as the framework which can co-ordinate policy direction, economic growth, investment and placemaking.

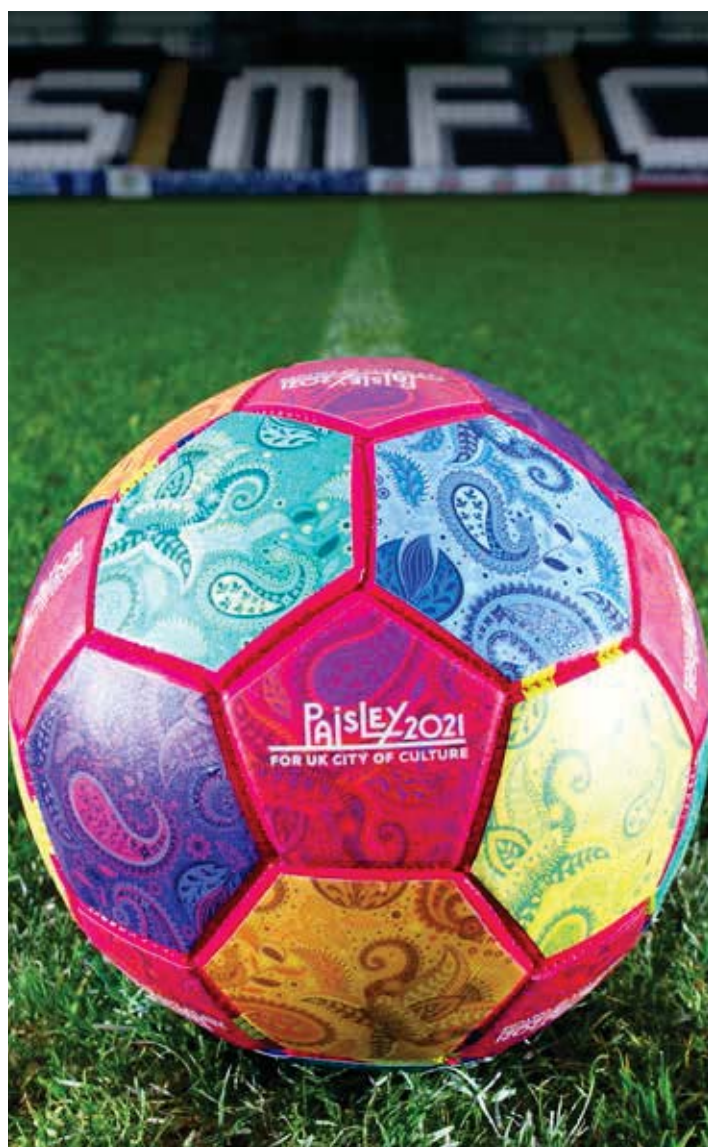
The review of the Renfrewshire Local Development Plan will require to ensure that the framework captures what is required to direct future development, growth as well as preservation, enhancement and placemaking.

Monitoring of Action

Renfrewshire's Planning Performance Framework has continued to detail progress as projects and proposals evolve. All Renfrewshire Council plans, policies and strategies will require to provide a flexible framework to successfully deliver this ambitious vision and programme set out in the Asset Strategy.

Future action

As outlined above, Renfrewshire Local Development Plan will require to provide the strategic framework to capture the importance of culture and heritage through Renfrewshire's Places, Renfrewshire's Economy and Renfrewshire's Environment.





Case Study—Housing Regeneration

(Performance Marker 3, 6, 12)

Renfrewshire Council are determined to use many of the opportunities and assets that are within Renfrewshire to ensure that all of our residents, centres and business thrive. Central to this is improving the existing stock of houses as well as providing a range and choice of new homes across Renfrewshire to meet the needs and aspirations of residents.

The Council along with national/local housing associations and the private sector are working together to create attractive places to live. Great progress has been made in existing places in Renfrewshire. The case studies provide evidence of how these projects have delivered some of the performance markers in the Planning Performance Framework.

Johnstone Castle

The regeneration strategy and framework in place at Johnstone Castle is to rebalance the existing housing stock to reduce the number of flatted/tenemental properties and to provide homes to meet the need and demand of residents.

Both Housing and Planning worked on the regeneration strategy, initial plans and layouts to facilitate high quality development with good urban design encapsulating placemaking principles along with making the best use of housing and land assets in Johnstone Castle. An important

element to the regeneration strategy was early collaboration, community involvement, engagement and consultation with a range of stakeholders right from the start.

The framework for the regeneration strategy came from the Council's Plan, the Renfrewshire Local Housing Strategy and the Renfrewshire Local Development Plan.

Progress on the ground is now taking shape with all partners continuing to work together to facilitate good quality outcomes for Johnstone Castle.

Thrushcraigs

Similar to Johnstone Castle, Thrushcraigs involved the redevelopment of housing and the regeneration of the area to create 70 new affordable homes. This included 56 homes for social rent and 14 homes for shared equity low cost home ownership. Some of the houses were also adapted for wheelchair use.

In partnership with Link Housing Association, the development was to invigorate the Thrushcraigs area through providing a range of different property types and sizes to create sustainable mixed communities.

The development is nearing completion, the new homes not only provide a range and choice within this existing



residential area but they have also been built to include low carbon features such as PV roof panels to assist residents with fuel bills.

Again partnership working as well as strong collaboration between services in the Council has shown how high quality development can be delivered on the ground.

Paisley Town Centre Living

The Council, Housing Associations and the private sector are continuing to deliver new homes in Town Centres. A successful project has been the redevelopment of an important Grade A listed building, the former Arnott's department store in the centre of Paisley.

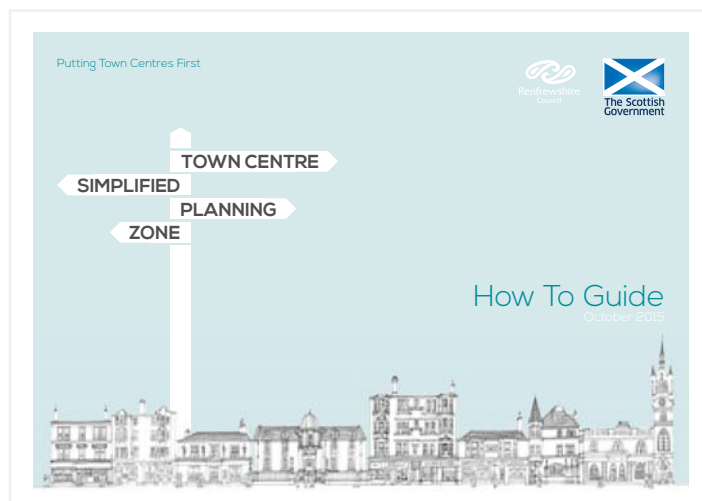
11 apartments have been created by the private sector with 31 new affordable homes consisting of intermediate mid-market rent and shared equity low cost home ownership.

The development has contributed to the wider regeneration of Paisley Town Centre and has been instrumental in the Council's objective of bringing more residents into Town Centres.

As can be seen from the images above, this development has not only successfully delivered new homes across different tenures along with the restoration of a historic and important listed building, it will also bring a new restaurant to the ground floor of the listed building and has encouraged the Housing Association partner to develop a further phase to the site with new flats for social rent.

Future action

The Planning Service through preparing and implementing various plans, proposals and strategies will need to learn from the outcomes on the ground, applying good practice where possible, ensuring lessons learnt from them.



Case Study—Simplified Planning Zones

(Performance Marker 1, 3, 6, 11, 13)

As detailed in the previous Planning Performance Framework, Renfrewshire Council introduced and implemented the first Simplified Planning Zone in Scotland in over 20 years at Hillington Business Park.

Learning from the experience with Hillington Simplified Planning Zone, Renfrewshire Council then prepared and implemented the first pilot Town Centre Simplified Planning Zone in Renfrew Town Centre.

A third Simplified Planning Zone at Westway Business Park, has been requested and the Council will work with the owners to progress the Simplified Planning Zone.

In relation to performance, Hillington SPZ has been an enormous success in the last year with a £3.5million headquarters development delivering 2500 square meters of industrial and business floor space within the Park; a further investment of £5million to deliver 8,000 square metres accommodated within four units centred around a courtyard development. A £8.5million development of the prominent frontage and gateway to Hillington Park is also proposed and in the process of being delivered.

The Hillington Park Simplified Planning Zone has supported development proposals which will deliver over £17million investment in the Park, creating 15,667 sqm of new floorspace and developing over 3.5 hectare of land.

In relation to development in Renfrew Town Centre there has been some new uses moved into the area with a few owners

implementing new shop fronts.

Both Simplified Planning Zones are in the early stages of implementation therefore the progress will continue to be reported in future Planning Performance Frameworks.

In relation to identified actions in last year's Planning Performance Framework, one success has been the Council's production of the Simplified Planning Zone – How to Guide.

Renfrewshire Council consider that this is showing policy in practice, providing good examples of what worked best, top tips for other Council to implement SPZ's. The How to Guide provides advice, timescales and communication strategies that worked well along with those that didn't work so well.

Planning continues to share best practice by appearing at conferences and forums as well as visiting a range of local authorities that may be interested in establishing a Simplified Planning Zones.

Monitoring of action

Renfrewshire Council will continue to monitor the use of the SPZ schemes and will look to implement other innovative planning measures where appropriate.

Future action

The Council have prepared a How to Guide to SPZ's and will continue to assist others who are considering the establishment of an SPZ.



Case Study— Processing Agreements (Major/Local)

(Performance Marker 1, 2, 3, 6, 11)

As highlighting in last year's Planning Performance Framework, Renfrewshire Council have been using processing agreements for major and local developments, particularly in relation to residential developments or more complex proposals.

In terms of the use of processing agreements in 2013/14, two major applications and one local application were subject to processing agreements. In 2014/15 there were four major applications, seven local developments and one other consent which was a complex listed building application. In 2015/16, there has been a drop in the number of processing agreements used. A total of three processing agreements, two for local applications and one major application.

Feedback from developers and applicants regarding the use of processing agreements remains positive, providing the certainty required in relation to timescales. Therefore there is no indication or reason as to why there has been a decline in the use of processing agreements. It is perhaps the case that developers do not require them as the processing of applications are being determined in the timescales as indicated in the pre-application meetings.

Monitoring of Action

Renfrewshire Council continues to monitor the use of processing agreements.

Future action

In line with the Planning Performance Framework for previous years, Renfrewshire Council will continue to monitor the use of process agreements and will continue to promote them for major and local level applications, where appropriate. The Council will also continue to ask developers for their opinion on how the processing agreement system works for them at Renfrewshire.



Applicant Survey

(Performance Marker 1, 6,)

As reported in previous Planning Performance Frameworks, Renfrewshire Council have created an applicant survey and attached a link to the survey to our letter templates, email footers and web pages to gather information about service delivery.

The survey was the first part of a three step approach developed to gather information from users of our service in respect of service delivery; staff skills and also to promote the Planning Service.

Monitoring of Action

In last year's Planning Performance Framework, Renfrewshire Council proposed an action to adapt the Development Management Applicant Survey to include questions on the performance of Development Planning and Building Standards as well as the performance of Development Management. However given the introduction of the changes related to eDevelopment.scot programme which will be a new electronic portal for ePlanning and eBuilding Standards, due to go live in Summer 2016, it was considered that it would be more appropriate to wait until this new system was in place before launching an updated Planning and Building

Standards Applicant Survey.

At the same time as the launch of the new eDevelopment.scot programme, Renfrewshire Council are also transferring to a new internal electronic system for both Planning and Building Standards, from Acolaid to Uniform. Again it was considered that it was best to wait until this new internal electronic system was in place to tailor the new survey to the new improved electronic system.

On-going Action

Once systems are updated and operating efficiently, Renfrewshire Council will launch the new Development Standard Applicants Survey to gauge the performance all of our teams involved in the planning application process from Development Planning, Development Management through to Building Standards and if possible Roads Construction Consent stage. This will be reported in future Planning Performance Frameworks.

Centre Strategies and Action Plans

(Performance Marker 3, 6, 7, 12)

In line with Scottish Planning Policy and the Town Centre First approach, Renfrewshire Council have prepared Centre Strategies, associated Action Plans and Centre Health Checks for Centres in Renfrewshire.

As identified in last year's Planning Performance Framework, the biggest challenge was gaining individuals input in shaping each Centre Strategy.

In relation to the consultation and engagement approach, the following Case Study outlines the approach taken in relation to Erskine Town Centre.

Case Study—Erskine

A Town Centre Charrette was held for 5 days at the start of February 2016, to gather the views of the local community along with the myriad of local groups, to inform the final Centre Strategy and Action Plan and contribute to the review of the Renfrewshire Local Development Plan.

The process has outlined short, medium and long term actions along with highlighting possible partners to take forward and implement the actions.

The general feedback from the charrette process was that many local people wanted to get involved in taking forward the actions identified and that although there were many groups already established in Erskine, perhaps creating a Development Trust or combined community group to deliver on many of the ideas and actions was a way forward for the community of Erskine.

Many of the groups along with other interested stakeholders in Erskine have come together to establish a community group that is able to assist in the delivery of the actions in the Town Centre Strategy.

Monitoring of action

The Council has worked on finalising the Strategies and Action Plan for Renfrewshire Centres through different methods of engagement and consultation. The timeframe for producing the Centre Strategies and Action Plans has slipped, however it is the intention to have all of the Centre Strategies and Action Plans for Renfrewshire's Strategic Centres and Town Centres finalised by the end of 2016.

Future action

The Council will work with partners and a range of stakeholders to implement the action set out in the Centre Strategies.





Case Study— Pre-Main Issues Report Engagement

(Performance Marker 6, 9, 10, 12, 13)

Pre Main Issue Report engagement and consultation is considered a key stage in the development plan process as this ensures early feedback and ideas from a range of stakeholders, communities, Key Agencies, investors, elected members and members of the public.

As part of the review of the current adopted Renfrewshire Local Development Plan a range of consultation and engagement has been undertaken from April 2015 to March 2016. This included the following:

Suggestions for Land Use Change Exercise — April 2015

This exercise allowed interested parties to identify sites across Renfrewshire for consideration in the next Renfrewshire Local Development Plan. The main criteria for suggesting new sites was how sites could fit well within existing places in Renfrewshire.

Developers Day—Oct 2015

An event to show how the Planning Service along with colleagues from Building Standards and the City Deal Team is 'Open for Business'. The event had a range of attendees from Housing Associations, house builders, planners from neighbouring authorities, Clydeplan, business investors, consultants, architects, etc.

There was an update on 'What's happening in Renfrewshire' from the Councils perspective followed by discussion then networking. The general feedback was overall it was a successful day. A summary of the feedback can be found in Appendix 1.

One to One Meetings— Jan to March 2016

In early 2016, the Planning Service held a series of one to one meetings over a eight week period with a wide range of stakeholders including Key Agencies, Housing Associations, land owners, house builders and local businesses.

The meetings proved invaluable in discussing placemaking, resources, infrastructure constraints and emerging issues that require to be considered in the next Local Development Plan. Although very resource intensive, the amount of feedback and knowledge gained from the one to one meetings helped focus the preparation of the Main Issues Report.

Local Housing Strategy Consultation / Housing Providers Forum March/April 2016

As Planning and Housing are now part of the one Service at Renfrewshire Council, the preparation and consultation of the next Renfrewshire Local Housing Strategy was seen as an ideal opportunity to show the linkages and connections between the Local Housing Strategy and both the Strategic and Local Development Plans.

This joint working provided an excellent opportunity to gather ideas from a different and a wider audience, overall benefiting the customer and end user. The single point of contact arrangements were a really interesting exercise and both Planning and Housing staff, learning from each other and sharing good practice.



Case Study—Community Planning Conferences March/April 2016

In partnership with Renfrewshire Council's Community Planning Team and Community Planning Partners, Planning and Housing officers attended, and participated in Community Planning conferences across Renfrewshire, taking the lead in the final conference which was 'Regenerating Renfrewshire's Communities'.

A range of stakeholders, residents, elected members, investors, Development Trust, Community Councils and Community Groups heard presentations and participated in workshops, breakout information sessions and networking. The sessions were all tailored to finding out what the community wants to see prioritised in the many plans, projects and strategies.

Other Consultation/Engagement Opportunities

As well as the details outlined above, there was also significant feedback gained from the consultation on the Centre Strategies, consultation on the updated Access Strategy for Renfrewshire, the Erskine Charrette, attendance at Community Council and Development Trust meetings, as well as an array of other consultation events.

Future action

Continue to build on the Pre Main Issues Report consultation and engagement techniques and aim to ensure that through the 12 week statutory consultation period for the Renfrewshire Main Issue Report this is carried on.



Case Study—Production of Planning Advice Notes

As set out in the Renfrewshire Local Development Plan Action Programme, Renfrewshire Council has produced a number of Planning Advice Notes which include the following:

- Renfrewshire's Places – Residential Design Guide;
- Solar Farm Developments in Renfrewshire;
- Renfrewshire's Householder Development Guidance;
- Hot Food Take Away Guidance;
- House of Multiple Occupation;

In line with Scottish Government Guidance, Renfrewshire Council has kept the Statutory Supplementary Guidance to a minimum by having only two statutory Supplementary Guidance.

Renfrewshire Council's Supplementary Guidance includes a 'New Development Supplementary Guidance' and as requested by the Reporter through the Examination of the Renfrewshire Local Development Plan, the 'Housing Land Supply Supplementary Guidance'.

As issues emerge or as more detail guidance and frameworks are required, Planning Advice Notes or non-statutory planning guidance will be prepared and presented to the Planning and Property Policy Board. Board approval makes the advice notes a material consideration in the determination of relevant planning applications.

Future action

Continue to produce planning advice notes as and when required.



Case Study— Legacy planning applications

(Performance Marker 1, 6, 14)

It was reported in the Planning Performance Framework 2013–2014 of a system that was introduced into the monthly performance to capture applications before they reach 'legacy' status.

During reporting period 2013/2014, four legacy applications were cleared with three remaining at the end of the period. During reporting period 2014/2015, three 'legacy' applications were cleared with two remaining at the end of the period. During the current reporting period of 2015/2016 there were six legacy applications, the Council has cleared three of these applications with three remaining.

Of the three remaining 'legacy' applications, it was considered premature to determine these applications as there has been ongoing discussions regarding the sites which has meant that a final determination of the applications is likely in the near future.

Monitoring of Action

In last year's Planning Performance Framework, Renfrewshire Council made a commitment to investigate whether a trigger could be integrated into the back office system of the planning application programme Acolaid, creating a work flow task which would highlight those applications that were nearing legacy status. Unfortunately this action was not completed. The reason for this is that Renfrewshire Council is in the process of changing its electronic planning system from Acolaid to Uniform. Ensuring successful migration over to this new system is the key priority. Therefore this action will be carried forward to investigate once the new Uniform system is in place.

Future action

Renfrewshire Council will continue to use the performance measure put in place to help reduce legacy applications from the system.



Close working relationship with all services

(Performance Marker 1, 3, 6, 12)

In the previous Planning Performance Framework, Renfrewshire Council reported on cross departmental input that occurs during the pre application stage of the planning process.

What can be seen from the Case Studies is how joint working has increased with the use of lean processes to deliver efficiencies and changes to structures across the Council, deploying more innovative working practices to deliver on the priorities.



Case Study – Preparation of the Renfrewshire Local Housing Strategy and Strategic Housing Investment Programme

In line with the recent changes in structures at Renfrewshire Council, both Planning and Housing are now under the one Head of Service as well as the one Director. Planning and Housing have worked well together across various projects and plans in the past. This new arrangement has presented an opportunity for both Planning and Housing to undertake much more joint working, streamlining processes and sharing of good practice as agendas merge.

The preparation of the Renfrewshire Local Housing Strategy along with the draft Strategic Housing Investment Programme is a good example where this has worked well. Through the involvement of both Planning and Housing in the Housing Need and Demand Assessment and setting the Housing Supply Targets at the Strategic Development Plan level this provided an ideal opportunity for Planning to contribute to the content of the Local Housing Strategy and associated Action Plan. This joint working has also assisted in the preparation of the Main Issues Report for the next Renfrewshire Local Development Plan where the identified local housing needs in the Local Housing Strategy translates into finding a range and choice of housing sites across Renfrewshire to meet the housing land requirements for both affordable and private homes

In identifying sites to meet the housing land requirements, a number of priority regeneration sites were identified. To

gauge the potential plans and timescales for developing these priority sites, a series of discussions with Housing Associations, developers, the Scottish Government and Planning and Housing were undertaken in drafting the framework for the next Strategic Housing Investment Programme. This process therefore provided a degree of certainty that the sites that were identified in the Strategic Housing Investment Programme to meet the outcomes of the Local Housing Strategy were in fact developments that could be delivered and taken forward from plans to delivery on the ground.

The detailed work on the Local Housing Strategy also identified the potential need for an affordable housing policy. Again both Planning and Housing worked together to come up with what seems a reasonable approach to delivering affordable housing based on the evidence presented in the Local Housing Strategy.

Another area of joint working, involved reviewing specialist housing provision, in particular the needs of Gypsy/Travellers. An internal corporate working group has been set up to ensure that this is discussed across all Council Services. The outcomes from discussions not only informs the Action Plan of the Local Housing Strategy and main issues for the next Local Development Plan, it will also feed to a wider Gypsy/ Traveller group that has been set up to review cross boundary issues within the Glasgow and the Clyde Valley and Ayrshire Authorities.



Case Study—Coordination of Active Travel Strategy

In relation to strong collaboration between services, both Planning and Transportation have been working in partnership to prepare the Renfrewshire's Access Strategy and Cycling Strategy.

The consultation and engagement through workshops, discussions, meetings and forums involved a series of conversations with a number of stakeholders and partners from a range of groups. From this a work plan emerged identifying a number of actions which would form the basis of an action plan across both strategies.

As part of this collaborative working, identifying priorities and potential future actions with a range of stakeholders, there has also been joint working in applying for funding from various resource streams to implement projects across Renfrewshire.

This strong collaborative working has also meant that there is a strategic overview of active travel in Renfrewshire, delivering on many of the aims set out in the Council's Community Plan and the land use framework for this active travel overview being delivered through the review of the next Renfrewshire Local Development Plan.

Monitoring of Action

There has been excellent progress on joint working between services in the Council as well as between partners, community groups and a range of other stakeholders.

This has delivered many of the priorities for the Council. However although lean processes are in place it will become more difficult to keep delivering on efficiencies and priorities as resource remain constrained.

Future action

Continue to ensure that structures and process are proportionate, effective and fit for purpose where possible.



Case Study—Benchmarking group

(Performance Marker 6, 13)

As outlined in previous Planning Performance Frameworks, Renfrewshire Council benchmark with various groups including the Heads of Planning Development Planning Sub-Committee, the West of Scotland Planning Benchmarking Group, the National Development Plan Forum and at the strategic level, Development Planning teams benchmark extensively with the eight Councils who prepare the Glasgow & Clyde Valley Strategic Development Plan.

A wide range of topics were discussed at all of these meetings. The meetings allow for the sharing of experiences and best practice. Of particular note this year has been discussions on:

- The Planning Review—the role and scope of National Planning Framework, Scottish Planning Policy, Strategic and Local Development Plans. New tools and innovative working to assist housing delivery and infrastructure capacity. Potential changes to the Development Management system to improve efficiency and transparency;
- Placemaking—ideas shared on increasing placemaking throughout the Planning System. Use of the Placemaking tool and incorporating into more community engagement and consultation;
- The Planning Performance Framework—discussion regarding the feedback reports which the Council's received from the Scottish Government. This allowed the sharing of experiences and practices and learning from best practice elsewhere;
- Planning resourcing—including experiences of making savings and raising income. The Local Government financial settlement implications were raised and charging for pre-application enquiries was also explored. The experience and results from the costing the Planning Service exercise were discussed;

- Staffing levels—considering how to implement more lean processes were explored, allowing Councils to compare staffing and performance statistics in the light of discussions on the profile and practices of each authority;
- Geographical Information Systems—Renfrewshire Council gave a presentation on the QGIS system that they use;
- Agile working—experiences were shared, including the use of shared desks and mobile technology such as tablets. This allows the participants to learn from what works well (or not well) in the other authorities and to design service improvements.

In addition to the formal meetings, the participants also use the email list as a 'forum' for any particular issues arising.

Benchmarking also takes place supporting environmental and technical functions, including through the Glasgow and Clyde Valley Green Network Partnership; the Scottish Outdoor Access Forum; the Scottish Strategic Environmental Assessment Forum; the Local Authorities Historic Environment Forum; the Corporate Address Gazetteer Forum; the One-Scotland Mapping Agreement Group; and the Ordnance Survey User Group. Some of the Councils also participate in the national (Solace) benchmarking families.

Monitoring of Action

The use of online forums between key officers have been an excellent use of resources and allowed for conversation regarding issues to take place as and when required.

Future action

Continue with sharing best practice models and processes. Continue the use of online forums where possible.



Case Study—Service Improvement Plan for Planning

(Performance Marker 1, 5, 6, 11, 15)

Enforcement Charter/Scheme of Delegation

In the previous Planning Performance Framework, it was reported that the Planning Enforcement Charter and Scheme of Delegation had been reviewed and was up to date. This remains the case and both are up to date.

It is considered that the standards set out remain relevant, allowing for a good level of customer service. Both the Planning Enforcement Charter and Scheme of Delegation are timetabled for review next year and this will be highlighted in next year's Planning Performance Framework.

Proposal of Application Notices

Renfrewshire Council has continued to see an increase in Proposal of Application Notices for a range of major planning applications. This is due to the adoption of the Supplementary Guidance on Housing Land Supply in

Renfrewshire where developers are coming forward with large scale housing developments across Renfrewshire.

This process still causes concern for local members as well as the public and others. Renfrewshire Council has continued to carry out training and support for Councillors on various aspects of the Planning system as well as trying to provide as much information on processes and procedures to Community Council or community groups to allow transparency and understanding of this planning process.

Developer Contributions

As indicated in last year's Planning Performance Framework there is at present clear and proportionate advice given in relation to developer contributions throughout the planning process. Developers are required to make good any infrastructure deficits associated with new development.



Through pre-MIR and pre-application meetings, Planning always outline what is expected from developers in relation to creating good developments and adding to the overall place.

The need for a developer contribution policy will be considered in the review of the Renfrewshire Local Development Plan, forming a Main Issue which will require consultation and engagement.

Pre-Application Advice

Renfrewshire Council holds a significant amount of pre-application meetings to ensure that the submission of any application to the Council should aim to address all of the issues/queries raised by the Council, key agencies and other stakeholders at the early stages.

Renfrewshire Council does not charge for the pre application advice service and actively encourages developers to meet and discuss proposals with the Planning Service as early as possible.

Duty Planning Officer System

Renfrewshire Council continues to operate a duty planning officer system where any prospective developer can come into the Council without an appointment and seek advice on their proposal. For more complex proposals, an initial view

will be given by the duty planning officer with the offer of a more formal meeting to help potential applicants through the planning process.

The hours that the duty planning officer system operates has been extended and now operates from 9am–5pm, Monday to Friday.

Local Review Body

Renfrewshire Council have had some challenging local reviews over the past year. To ensure that local members feel confident in dealing with these challenging case, Planning and Legal provided refresher training to members to set out the processes and procedures to be taken into account when being a part of Local Review Body.

Monitoring of Actions

Renfrewshire Council continue to review processes and procedures to ensure that there continues to be improvement.

Future action

The Enforcement Charter and Scheme of Delegation will be reviewed along with the a range of topics for future Councillor training.

Part 3

Supporting Evidence

Part 2 of this report was compiled drawing on evidence from the following sources:

Renfrewshire Local Development Plan

<http://www.renfrewshire.gov.uk/article/2478/Renfrewshire-Local-Development-Plan>

Glasgow and Clyde Valley City Deal

<http://www.renfrewshire.gov.uk/citydeal>

Renfrew Simplified Planning Zone

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/ptrenfrewtowncentrespz>

Hillington Park Simplified Planning Zone

<http://www.renfrewshire.gov.uk/article/2480/Hillington-Park-Simplified-Planning-Zone>

Renfrewshire's Places

<http://www.renfrewshire.gov.uk/wps/wcm/connect/45dd8837-1ed7-4a5f-9ac0-b190ea68a051/Renfrewshire%27s+Places+-+Web+ +March+2015.pdf?MOD=AJPERES>

Processing Agreements

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/planning+applications/ptkrprocessingagreements>

Local Development Plan New Development

Supplementary Guidance

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/dhrenfrewshirelocaldevelopmentplan>

Housing Land Supply Supplementary Guidance

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/ptldp-housingsg-callforsites2015>

Renfrewshire's Transition Areas

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/ptkr-renfrewshiretransitionareas>

Paisley Town Centre Heritage Asset Strategy

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/regeneration+projects/pt+-paisleyheritageassetstrategy>

Paisley 2021 for UK City of Culture

<http://www.paisley2021.co.uk/>

Renfrewshire's Centre Strategies

<http://www.renfrewshire.gov.uk/article/3068/Renfrewshires-Centre-Strategies>

Housing Land Audit 2015

<http://www.renfrewshire.gov.uk/article/2485/Strategic-Land-Audits>

Vacant and Derelict Land Survey 2015

<http://www.renfrewshire.gov.uk/article/2485/Strategic-Land-Audits>

Industrial and Business Land Supply

<http://www.renfrewshire.gov.uk/article/2485/Strategic-Land-Audits>

Local Review Body

<http://www.renfrewshire.gov.uk/article/3553/Make-a-planning-appeal>

Development and Housing Service Improvement Plan 2016-2019

<http://www.renfrewshire.gov.uk/article/2067/Service-improvement-plans>

Planning & Property Policy Board

http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/20/Default.aspx

Economy and Jobs Policy Board

http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/12/Default.aspx

eDevelopment.Scot

<https://www.eplanning.scot/ePlanningClient/default.aspx>

Local Housing Strategy

<http://www.renfrewshire.gov.uk/article/3500/Local-Housing-Strategy>

Strategic Housing Investment Plan 2015–2019/20

<http://www.renfrewshire.gov.uk/article/3500/Local-Housing-Strategy>

Development Planning Guidance

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Housing Supplementary Guidance

<http://www.renfrewshire.gov.uk/article/3066/Housing-Supplementary-Guidance>

Planning Enforcement Charter

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/planning+applications/pt-aseenforcementplanningcontrol>

Scheme of Delegation

<http://www.renfrewshire.gov.uk/wps/wcm/connect/b522f4c8-891d-4364-a509-346df7f96494/fcsSchemeofDelegatedFunctionsOct2013.pdf?MOD=AJPERES&Scheme%20of%20Delegated%20Functions>

Developer Contribution—Local Development Plan

(Page 21)

http://www.renfrewshire.gov.uk/wps/wcm/connect/e9fdf04c-9b46-44da-afb0-c9aa55575bfc/RenfrewshireLocalDevelopmentPlan2014_14%28forweb%29+141021.pdf?MOD=AJPERES

Proposal of Application Notice

<http://www.renfrewshire.gov.uk/wps/wcm/connect/57ef3666-f84e-461c-a963-9f522a5a6739/Processing+Agreement+--+Renfrewshire+Advorsory+Note.pdf?MOD=AJPERES> Paisley Town Heritage Initiative/Conservation AreaRegeneration Schemes

<http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/regeneration+projects/pt-lcpaisleytowncentrethi-cars>

Scottish Government Planning Authority

Performance Statistics

http://www.gov.scot/Topics/Statistics/Browse/Planning?utm_source=website&utm_medium=navigation&utm_campaign=statistics-topics

Planning Register

<http://pl.renfrewshire.gov.uk/online-applications/>

TellmeScotland

<http://www.tellmesotland.gov.uk/>

Part 4

Service Improvements for Renfrewshire

The following table sets out the Performance Markers Report for 2014 – 15 and Renfrewshire Council's comments in relation to this scorecard.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
1.	Decision-making: continuous reduction of average timescales for all development categories [Q1—Q4]	Green	<p>Major Developments</p> <p>At 10.1 weeks your decision making timescales are 4 times quicker than the 46.4 week national average.</p> <p>RAG = Green</p> <p>Local (non-householder) developments</p> <p>At 8.3 weeks your decision times are slightly quicker than last year's and remain better than the national average of 12.9 weeks.</p> <p>RAG = Green</p> <p>Householder developments</p> <p>Decision making timescales have increased slightly to 7.2 weeks from 6.9 weeks last year. However this remains better than the national average of 7.5 weeks.</p> <p>RAG = Amber</p> <p>TOTAL RAG = Green</p>	No Comment, Renfrewshire Council still perform better than the national average for all categories.
2.	<p>Processing agreements:</p> <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>Good evidence provided of processing agreements being offered for both major and local applications.</p> <p>12 processing agreements have been completed during the reporting year and all of them met the timescales set out.</p> <p>Availability of processing agreements is published on your website.</p> <p>We also note that you will include a question in your customer survey about applicants experiences of using processing agreements and look forward to reading about that next year.</p>	Renfrewshire Council will continue to use processing agreements where appropriate.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
3.	<p>Early collaboration with applicants and consultees</p> <ul style="list-style-type: none"> • availability and promotion of pre-application discussions for all prospective applications; and • clear and proportionate requests for supporting information 	Green	<p>Good progress made on offering pre-application discussion for all types of application.</p> <p>Introduction of a protocol with other council services is a positive step. Your website notes that pre-application discussions are intended to add value and should lead to more proportionate requests for supporting information.</p>	Renfrewshire Council will aim to continue good progress with early collaboration with a range of stakeholders.
4.	<p>Legal agreements:</p> <p>conclude (or reconsider) applications after resolving to grant permission</p> <p>reducing number of live applications more than 6 months after resolution to grant (from last reporting period)</p>	Green	<p>Process has been put in place to monitor cases to ensure they do not become legacy cases.</p> <p>Note that you have been trying to use conditions instead of legal agreements where this is possible.</p> <p>No major or local applications decided this year have been subject to a legal agreement.</p>	As in previous Planning Performance Frameworks, Renfrewshire Council aim to reduce complexity.
5.	<p>Enforcement charter</p> <p>updated /re- published within last 2 years.</p>	Green	<p>Enforcement charter less than two years old and revision is due to be submitted to committee for approval in August.</p>	Enforcement charter reviewed and up to date.
6.	<p>Continuous improvement:</p> <ul style="list-style-type: none"> • progress / improvement in relation to PPF National Headline Indicators; and • progress ambitious and relevant service improvement commitments identified through PPF report 	Green	<p>Improved timescales for both major and local applications however a slight increase in timescales for householder applications and good performance against other NHIs.</p> <p>A good variety of improvement actions identified for the current year although it is noted that you have carried over a number of actions from 2014-15.</p>	Renfrewshire Council will continue to demonstrate areas of continuous improvement where appropriate.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
7.	Local development plan less than 5 years since adoption	Green	LDP less than 1 year old.	Renfrewshire Council will aim to keep the Local Development Plan up to date by doing an early review.
8.	Development plan scheme —next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Green	LDP is on course for adoption ahead of the required 5 year timescale. DPS will be published in November 2015. Further detail on how you will be project managing the plan cycle is requested in future reports.	The next Development Plan Scheme is being prepared and will be published in November 2016.
9.	Elected members engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year	Amber	The report notes early engagement with elected members but does not provide enough detail.	Additional member engagement is committed in the preparation of the next Local Development Plan.
10.	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – if plan has been at pre-MIR stage during reporting year	Amber	Strong engagement strategy put in place based on feedback from the LDP process. Please provide further detail in future reports.	Further detail has been provided in the Planning Performance Framework.
11.	Regular and proportionate policy advice produced on: <ul style="list-style-type: none"> information required to support applications; and expected developer contributions 	Green	Some strong evidence of how the authority provides certainty for what applicants are required to submit alongside applications through your approach to SPZs, development guides in transition zones, your LDP policies, pre-app discussions and your DM protocol. RAG = Green Your LDP does not have a general developer contributions policy but some information is set out in the infrastructure section of your LDP. RAG = Green	Renfrewshire Council aim to continue this approach and evidence will be provided to show how the Council aim to continuously improve.

No.	Performance Marker	RAG Rating	Scottish Government Comments	Renfrewshire Council Comments
12.	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	<p>Strong evidence provided of cross service working on SPZs and pre-app discussions. Also the production of design guides and the Paisley town centre asset strategy.</p> <p>The DM protocol is also a good example of working together to provide certainty for applicants.</p>	More evidence of joint working will be provided.
13.	Sharing good practice, skills and knowledge between authorities	Green	You have presented a good range of activities which you have undertaken including participation in your benchmarking family and of the subjects that have been discussed and some of the outcomes. You have also extended your benchmarking family to be a virtual group which can be used to answer more immediate questions.	Continue to show how joint working across authorities helps Renfrewshire Council improve.
14.	Stalled sites/legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	<p>You have cleared 3 cases this year and only 2 remain at the end of the reporting period.</p> <p>You have a fully established process for monitoring cases so that they don't become legacy cases. We note that you are investigating how this can be incorporated into your backhouse case management systems to further improve the ease of recording and identification.</p>	Aim to ensure that the Council continue to deal with any potential legacy cases.
15.	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Green	<p>Your LDP does not have a general developer contributions policy but some information is set out in the infrastructure section of your LDP. Example provided regarding SPG for housing which can be applied flexibly to allow development to proceed.</p> <p>RAG = Green</p> <p>Any developer contributions will be identified during pre-application discussions.</p> <p>RAG - Green</p>	Renfrewshire Council's approach to developer contributions continues to be proportionate. However this approach will be reviewed through the next iteration of the Renfrewshire Local Development Plan.

Part 4

Service Improvements for Renfrewshire

The following table outlines what Renfrewshire Council set out to achieve in 2015 – 2016 and the progress made on the delivery of these committed service improvements and actions.

Committed Improvements	Action Required
1. Introduce one-to-one meetings with wider groups to help to improve our service	ONGOING As evidenced in this Planning Performance Framework, Planning have been having one-to-one meetings with service users. This action will continue providing a joined up approach by the Service.
2. Continue to participate in a benchmarking group to refine the role and remit of the group with constituent authorities	ONGOING Continue to attend the benchmarking groups.
3. Continue to participate in other channels of communication such as 'tellmescotland' to promote our initiatives and projects	ONGOING Continue this action as well as look for other channels to publicise information.
4. Continue to promote e-planning and online usage figures on our web pages	ONGOING Figures for 2014/15 and 2015/16 published on our web pages. This action will continue to be updated and will be carried out on a quarterly basis.
5. Review and monitor the percentage of applications subject to pre-application advice that are approved	ONGOING Applications that were invalid on first attempt for reporting period 2014/15 interrogated which shows 28% application invalid at first attempt; 59% applications submitted online through the ePlanning portal and 75% applications had agents acting on behalf of applicant. We will continue with this action and it is our intention to follow this up with one to one meetings with our agents/applicants.

Committed Improvements	Action Required
6. Ensure continuous improvement by reviewing the Renfrewshire Local Development Plan and adopting LDP2 in less time than LDP1.	ONGOING The review of the Renfrewshire Local Development Plan has commenced with the preparation of the Main Issues Report and associated documents.
7. Provide a lessons learned report on the Renfrew SPZ pilot project which outlines continuous improvement in process and procedures	ACTION COMPLETE A Simplified Planning Zone best practice/ lessons learned report was prepared by Renfrewshire Council in November 2015. This was launched at the Scotland's Town Partnership.
8. Assess the level of satisfaction from developers in using the new Renfrewshire's Places document	ONGOING This will be undertaken by adding a question to the Development Management questionnaire.
9. Add a question into the Development Management questionnaire regarding satisfaction of using processing agreements	ONGOING Add a question to the Development Management questionnaire.
10. Alter the survey monkey created to monitor the Planning Service	ONGOING Adapt the survey to include feedback from Development management, Building Standards and Development Planning.
11. Electronically monitor legacy cases through the Development Management Planning Application System-Acolaid	ONGOING Investigate whether a trigger can be a feature which is integral to the back office system in the planning application programme Acolaid, creating a work flow task which would be highlighted electronically to the manager.

Service Improvements for Renfrewshire— Action Plan for 2016–2017

In the coming year Renfrewshire Council will aim to continue to improve the service. The monitoring of actions points in previous Planning Performance Frameworks along with any new action points for 2016 – 17 are provided throughout this Planning Performance framework report.

Part 5

Key Performance Results and Action Plan 2015/2016

A: Decision-making timescales

Category	Total number of decisions 2015-2016	2015-2016	2014-2015
Major developments	5	13.1 Weeks	10.1 Weeks
Local developments (non-householder)	249	9.4 Weeks	8.3 Weeks
Local: less than 2 months	59.0%	6.9 Weeks	6.6 Weeks
Local: more than 2 months	41.0%	12.9 Weeks	12.9 Weeks
Householder developments	305	7.9 Weeks	7.2 Weeks
• Local: less than 2 months	82.6%	7.5 Weeks	6.7 Weeks
• Local: more than 2 months	17.5%	9.8 Weeks	10.3 Weeks
Housing developments			
Major	4	14.4 Weeks	13.7 Weeks
Local housing developments	36	10.4 Weeks	9.1 Weeks
• Local: less than 2 months	47.2%	6.9 Weeks	6.9 Weeks
• Local: more than 2 months	52.8%	13.4 Weeks	13.5 Weeks
Business and industry			
Major	0	-	12 Weeks
Local business and industry	16	9.2 Weeks	10.1 Weeks
• Local: less than 2 months	62.5%	6.7 Weeks	6.1 Weeks
• Local: more than 2 months	37.5%	13.3 Weeks	16.9 Weeks
EIA developments	-	-	-
Other consents*			
Listed Bldg + Con. Area Consents	56	10.0 Weeks	10.3 Weeks
Advertisements	64	8.1 Weeks	6.5 Weeks
Hazardous Substance Consents	2	17.4 Weeks	-
Other Consents and Certificates	48	6.3 Weeks	6.4 Weeks
Planning/legal agreements**	1	23.1 Weeks	-
Major average time	-	-	-
Local: average time	1	23.1 Weeks	-
Local reviews	4	15.6 Weeks	13.1 Weeks

* Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & 7 relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

B: Decision-making: local reviews and appeals

Type	Total number of decisions 2015-2016	Original decision upheld			
		2015-2016		2014-2015	
		No.	%	No.	%
Local reviews	4	4	100%	3	100%
Appeals to Scottish Ministers	5	5	20.0%	0	-

C: Enforcement activity

	2015-2016	2014-2015
Cases taken up	49	39
Breaches identified	49	39
Cases resolved	35	31
Notices served***	8	10
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices

D: Context

Text box: short contextual statement – focus on reasons/factors which have influenced performance and any increase/decrease

Part 6

Consultation and Engagement

"Useful to hear that Renfrewshire is very much open for business and take a practical approach to development."

"A really worthwhile meeting with planning officers willing to engage with site owners."

"Renfrewshire conveyed very strong messages today."

"Format of event was good with different speakers."

"It's always good to discuss how the council are progressing policy."

JOURNEY TO CONTINUOUS IMPROVEMENT

Q

Do you find this type of engagement valuable?

A

100%
said 'yes'

Q

Overall was the event useful?

A

96%

strongly agreed that our events were useful

Q

How often would you like to be engaged in the future?

A

50%

would like to engage annually

25%

would like to engage twice annually



To: Planning and Property Policy Board

On: 23 August 2016

Report by: Director of Development and Housing Services

Heading: REVIEW OF FEES FOR HIGH HEDGE APPLICATIONS

1. Summary

- 1.1 The High Hedges (Scotland) Act 2013 introduced a mechanism for residents, who considered that their amenity was being unacceptably affected by hedges located on a neighbour's property, to make application to the Local Authority for a "High Hedge Notice."
 - 1.2 If successful, the owner of the hedge would be required to remedy the problem or the Council could intervene, carry out the works, and seek to recover the costs.
 - 1.3 The Act requires that Council's set a fee for such applications which reflects the costs involved. The Council at its meeting on 28 April 2016 considered whether a charge for such applications acted as a barrier to low and fixed income applicants and agreed that a report be presented to this Board reviewing the fee and the assessment process.
 - 1.4 At the same meeting, Council also agreed that the report should also consider offering a free pre-application advice service.
-

2 Recommendations

- 2.1 That the Board;
 - (i) Approve the High Hedge Guidance and the Fee Structure attached as Appendix 1 to this report.
 - (ii) Note that officers will continue, on a non-chargeable basis, to inspect alleged 'nuisance' trees on site in advance of a formal application and

offer general advice on the circumstances where the High Hedges (Scotland) Act 2013 may offer a route for independent adjudication/arbitration.

3 Background

- 3.1. The High Hedges (Scotland) Act 2013 is a legislative mechanism intended to provide an arbitration remedy for residents who consider that the reasonable enjoyment of a domestic property is being unacceptably affected by a high hedge which forms a barrier to light.
 - 3.2. A 'high hedge' is defined as a hedge formed wholly or mainly by a row of two or more trees or shrubs; which rises to a height of more than two metres above ground level; and, which forms a barrier to light.
 - 3.3. The legislation does not fall within a Local Authority's Planning functions as set out within the terms of the Town and Country Planning (Scotland) Act and associated Statutory Instruments. However, prior to its introduction there was no legislation in Scotland governing the height of a hedge and affected parties often had to resort to lengthy and expensive Court action.
 - 3.4. As such in order to provide a mediation process, the role has been placed with Local Authorities with the proviso that the legislation is a 'route of last resort' and the primary responsibility for resolving disputes concerning high hedges lies with the affected party and the hedge owner.
 - 3.5. The legislation is intended to address only the effect that a hedge, which forms a barrier to light, has on the enjoyment of domestic property that an occupant could reasonably expect to have. The legislation does not extend to any form of nuisance or personal dislike generated by a hedge (or trees forming a hedge).
 - 3.6. A High Hedge Notice is not concerned with the impact of roots or branches interfering with structures or foundations; inhibiting neighbouring plant growth; nuisance or annoyance caused by leaf drop or sap or aphid drop. Crucially, the legislation is not a general power to require property owners to keep their hedges neat, tidy or well-maintained or from becoming unsightly. Similarly, it is not intended to apply to woodland edges or amenity areas not planted as hedges.
-

4 High Hedge Notice Process

- 4.1 Renfrewshire Council's current guidance states that on receipt of an enquiry, officers will visit the site and will offer general advice as to whether or not a hedge, is likely to fall within the scope of the Act and the statutory definition of a 'high hedge'. At this stage Officers cannot pre-judge or anticipate the outcome of a subsequent formal application; nor can Officers indicate whether a potential applicant has a definite prospect of success. In

the circumstances it would not be appropriate in the exercise of its duties for the Council to offer a pre-application assessment, whether for free or on a chargeable basis, without risk of indicating prejudice.

- 4.2 Appendix 2 indicates that one Local Authority is known to offer a 'pre-application advice' service and this is charged at a rate of £80. That authority makes clear, however, that this service is only intended to advise on whether an application could be accepted, not whether a notice is likely to be served. This is not dissimilar to the approach that Renfrewshire Council already adopts, in that advice is given, on a non-chargeable basis, but is limited to whether an application could be accepted i.e. does the offending hedge fall within the statutory definition and have the necessary pre-application requirements been satisfied.
- 4.3 It should be borne in mind that the Council, through its officers, is fulfilling the role of an adjudicator and must act in an impartial, independent and objective manner in all of its dealings on the matter. It should avoid 'siding' with a prospective applicant as a site visit to the other party's property may not have taken place and detailed calculations may not yet have been carried out. Similarly, there may be no evidence to satisfy the statutory test that the affected party has used all (or for that matter any) reasonable endeavours to resolve the matter with the hedge owner.
- 4.4 Whatever the outcome of an application, both the hedge owner and the affected party have the right to challenge the Council's decision to the Planning and Environmental Appeals Division of the Scottish Government. The Council should therefore avoid any possibility of bias, or the perception of acting in the interests of only one side to a dispute, before an application has been formally made.
- 4.5 There is no evidence to support the introduction of a 'free pre-application advice' service which would offer more than is currently provided; and crucially which would avoid the perception of bias being introduced into the early stages of the formal process. Whilst it may be convenient to draw parallels between offering pre-application advice on householder planning proposals and pre-application advice on high hedge issues there is a fundamental difference between the two. The circumstances surrounding a high hedge issue is already in dispute and has reached an impasse resulting in deadlock between the neighbouring parties.

5 High Hedge Notice Fee

- 5.1 Each Local Authority is required to set a fee for dealing with a High Hedge application. There is no upper limit on the fees to be charged but the fees should represent the reasonable costs the Local Authority incurs in processing the application. A survey of other Local Authorities in Scotland (see Appendix 2) indicates that the fees vary from £192 (lowest) to £500 (highest) with the fee for Renfrewshire set at £401 which is representative of the average charged.

- 5.2 Local Authorities may also vary or refund fees in certain circumstances including where the applicant is in receipt of a low income, if the application is dismissed or if the application relates to multiple hedges. Renfrewshire Council already operates a variation in relation to the latter two categories similar to a small number of other authorities.
- 5.3 In order to ensure that Renfrewshire residents who are on low or fixed incomes are not unreasonably denied access to the High Hedge legislation, it is considered appropriate to apply a concessionary rate of 25% of the normal fee to those applicants who can demonstrate they are in receipt of a means tested benefit, such as guaranteed pension credit, income support, jobseekers allowance, income- related employment and support allowance, council tax reduction, housing benefit and working tax credits.
- 5.4 It is considered prudent, however, to retain a fee element, albeit at a concessionary rate, to discourage the potential for vexatious or frivolous applications much in the same manner as those which attract the full fee.
- 5.5 To date, the number of applications relating to high hedges has been low and the introduction of concessionary rates are not considered likely to have a disproportionate impact on the finite resources which are also focussed on delivering performance in terms of the Council's statutory functions as the Local Planning Authority, particularly processing planning applications. The matter will be kept under review and any material change in circumstances will be reported back to this Board.
-

Implications of the Report

1. **Financial** – It is anticipated that the introduction of concessionary fees will result in the Council not being able to recover the full costs associated with processing high hedge applications. However, the numbers are expected to be small and the impact is not considered to be significant but should be kept under review.
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 the High Hedges legislation including the fee provisions were subject to an Equality Impact Assessment.

- 8. **Health & Safety** – None.
- 9. **Procurement** – None.
- 10. **Risk** – None.
- 11. **Privacy Impact** – None.

List of Background Papers

- (a) Background Paper 1 – Minute of Council meeting of 28 April, 2016.

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is David Bryce, Development Standards Manager, Tel. 0141 618 7892; email david.bryce@renfrewshire.gov.uk

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

DEVELOPMENT AND HOUSING SERVICES

Renfrewshire
Council

HIGH HEDGES FEE GUIDANCE

How much does it cost?

There is a fee of £401¹ to process your application.

This fee is required to be paid by each affected property making a High Hedge Notice Application. There is no facility available for applicants to make a joint application with neighbours and to split the fee if they are severally affected by the same hedge or by multiple hedges.

Can I get a refund after I have submitted my application?

If at the initial inspection of the application the Council decides that the application is not an eligible application* a full refund will be given.

A full refund will also be given if the application is withdrawn before the processing of the application commences**

If processing of the application has commenced, no refunds will be given. It will be a matter entirely for the Council to determine whether processing has commenced.

If the Council considers that an application should be dismissed, a 50% refund will be issued***

It is recommended that you read the notes for guidance on High Hedges prior to submitting an application.

* An eligible application will be one where the applicant considers that the height of a

high hedge adversely affects the reasonable enjoyment of the applicant's domestic property **and** falls within the statutory meaning of a "high hedge".

**Processing of the application will include, but not necessarily be limited to, the period when the Planning Authority has commenced registration of the application, or has issued notification of the application to the hedge owner/owners or has conducted an initial site inspection.

***Applications may be dismissed under Section 5 of the High Hedges (Scotland) Act if the Council consider that the applicant has not complied with the pre-application requirements to take all reasonable steps to resolve the matters in relation to the high hedge with their neighbours prior to submitting the application, or if the application is considered to be frivolous or vexatious.

What about Multiple Hedges and Uncommon Cases?

There may be situations where your property or a neighbour's property is affected by the same hedge or by a number of other hedges. In such circumstances the following fees will apply.

A single hedge, in one ownership, which is asserted to affect several neighbouring properties: All parties asserting that their properties are affected will each require to pay the fee of £382 as the effect of the hedge will be assessed in relation to each individual house claiming to be adversely affected. Affected parties

DEVELOPMENT AND HOUSING SERVICES

Renfrewshire
Council

HIGH HEDGES FEE GUIDANCE

may make multiple applications for the same hedge/hedges so long as each application is accompanied by the appropriate fee; or they make a single application, but if they do so, it must be accompanied by multiple fees (equal to one fee for each affected property).

The effect on each property will be individually assessed and if action is required, Notices would require to be issued in respect of each affected property and would be capable of being the subject of individual appeals if the applicants wished.

A single hedge, in multiple ownership, which is asserted to affect only one property: Only one fee requires to be paid by the affected property owner as the effect of all the hedges on that single property will be assessed.

Multiple hedges, in single ownership, which are asserted to affect only one property: Only one fee requires to be paid by the affected property owner as the effect of each hedge will be considered individually as well as the cumulative impact on the affected property.

Multiple hedges, in multiple ownership, which are asserted to affect a single property: Only one fee requires to be paid by the affected property owner as the effect of each hedge will be considered as well as the cumulative impact on the affected property.

I am on a low or fixed income – do I qualify for a reduced fee?

To ensure that access to a remedy is not unreasonably denied to persons on low or fixed incomes only 25% of the fee will be charged for

- Renfrewshire residents who are in receipt and can provide evidence of a means tested benefit, such as guaranteed pension credit, income support, jobseekers allowance, income-related employment and support allowance, council tax reduction, housing benefit and working tax credits.
- In all circumstances it will be the decision of the Head of Planning & Housing to determine if a reduced fee is applicable..

Any Questions?

Further information and advice can be obtained by visiting www.renfrewshire.gov.uk or phoning 0300 300 0144 or emailing dc@renfrewshire.gov.uk

Application forms and Notes of Guidance can also be downloaded from the Council's website or via the above contact details.

COUNCIL AREA	FEE	CONCESSION GENERAL	REFUNDS
Shetland Islands	n/a	n/a	
Stirling	192	n/a	
Inverclyde	192	n/a	
Perth and Kinross	270	n/a	
Angus	275	n/a	
Midlothian	300	n/a	
City of Edinburgh	350	Hardship - at discretion of Head of Service	Dismissed applications - 100% refund
City of Aberdeen	382	n/a	
North Ayrshire	382	n/a	
Moray	382	n/a	
Orkney Islands	382	n/a	
West Dunbartonshire	384	n/a	
Fife	385	n/a	
City of Dundee	400	n/a	Dismissed applications - 50% refund
East Ayrshire	400	n/a	
Scottish Borders	400	n/a	
South Lanarkshire	401	n/a	
West Lothian	401	n/a	
Renfrewshire	401	n/a	Dismissed applications - 50% refund
Falkirk	401	n/a	
East Dunbartonshire	401	n/a	
East Lothian	401	n/a	Dismissed application - fee returned minus
Clackmannanshire	401	n/a	
Na h-Eileanan Siar (Western Isles)	401	n/a	Dismissed application - 50% refund
East Renfrewshire	440	n/a	Dismissed applications - 75% of fee returned
North Lanarkshire	450	n/a	
Aberdeenshire	450		
Highland	450	n/a	Dismissed applications - 50% refund Pre-application enquiry - £80
Dumfries and Galloway	450	n/a	
Argyll and Bute	450	n/a	
South Ayrshire	495	Fee of £100 for applicants in receipt of a means tested benefit	
City of Glasgow	500	n/a	

Source: Local authority websites – June, 2016

Prospective Planning Application

Reference No. 16/0388/NO

KEY INFORMATION

Ward

4 Paisley North West

Prospective Applicant

Keepmoat
First Floor
3 Cambuslang Court
Glasgow
G32 8FH

RECOMMENDATION

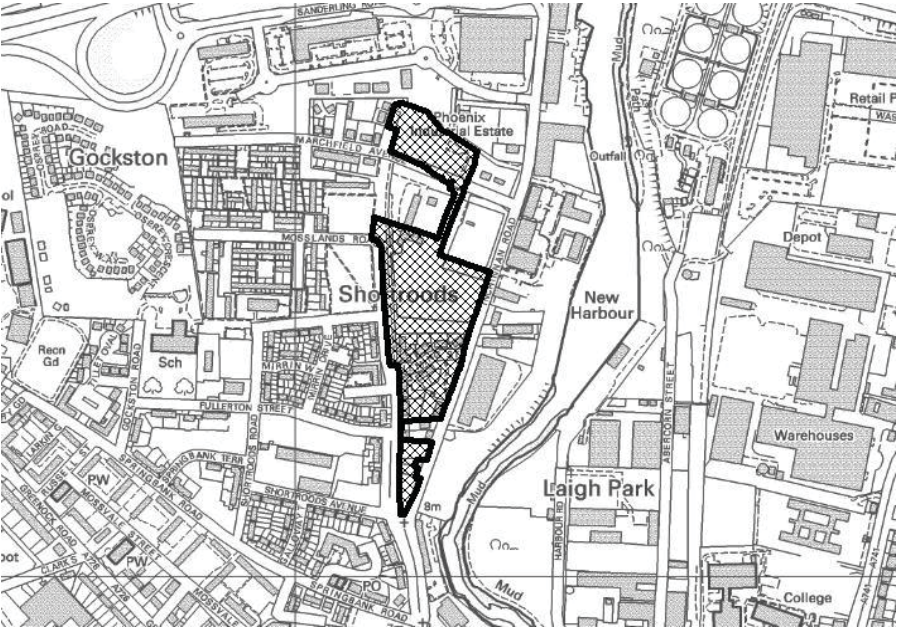
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: SITE ON SOUTH-EASTERN BOUNDARY OF JUNCTION WITH FLEMING STREET, NEW INCHINNAN ROAD, PAISLEY



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy E1 ‘Local Industrial Area’.
- Consent has previously been granted for the redevelopment of this area for a mixed development comprising business, general industry, storage or distribution, hotel, food and drink, retail and residential uses.
- The form of development shall require to respect the density and character of development in the surrounding area and ensure that there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions; that noise and air quality issues can be appropriately addressed; and that there are no unacceptable risks posed by the COMAH designations.

Site Description and Proposal

The site comprises of an irregularly-shaped area of formerly developed and now substantially cleared ground lying to the west of Inchinnan Road and to the east of New Inchinnan Road/Mossland Road, Shortroods, Paisley. The site extends to approximately 4.3 hectares.

The surrounding uses comprise a mix of residential, commercial, industrial and business activities.

It is proposed to develop the site for residential purposes including open space, landscaping, roads and parking.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy E1 (Local Industrial Area).

Relevant Site History

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

15/0422/NO – Proposal of Application Notice for the erection of mixed use development, comprising business, general industry, storage or distribution, hotel, food and drink, shops and residential development (in principle). Accepted June 2015.

15/0641/PP - Erection of a mixed use development comprising business, general industry/storage or distribution, hotel, food & drink, retail and residential development (Renewal of Planning Permission in Principle ref no.12/0487/PP). Granted subject to conditions November 2015.

Community Consultation

The applicants have advised that a public event took place in the Beechwood Community Centre on 21 July, 2016.

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

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan and all relevant material considerations;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements; noise and air quality; and any potential risks imposed by the Control of Major Accident Hazards (COMAH) designations.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.



Reference No. 16/0391/NO

Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan and
Lochwinnoch

Prospective Applicant

SIPP Pension Trustee Ltd
6th Floor, Mercantile
Building,
53 Bothwell Street
Glasgow
G2 6TS

RECOMMENDATION

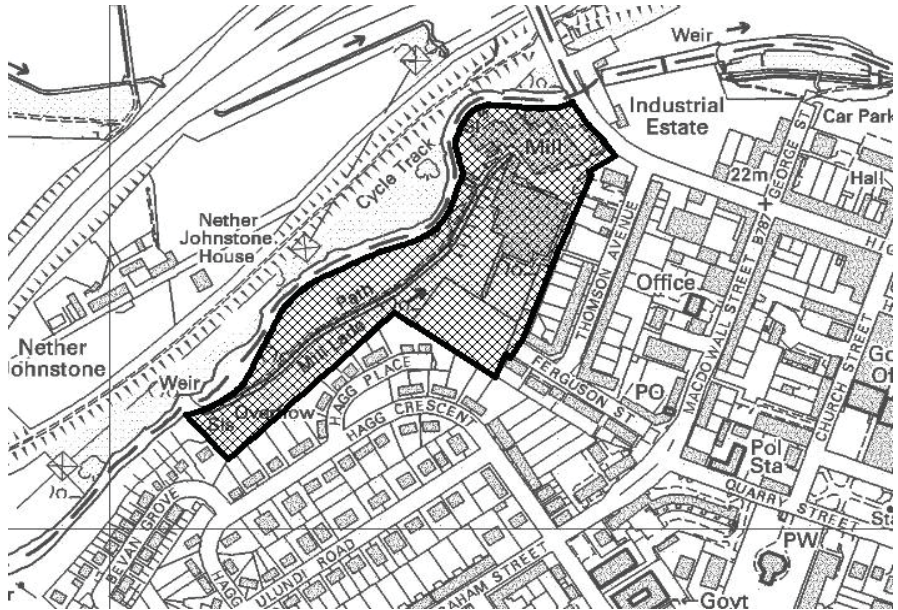
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: DEMOLITION WORKS AND ERECTION OF DEVELOPMENT COMPRISING RETAIL, PUBLIC HOUSE, RESTAURANT, DRIVE-THRU RESTAURANT, RESIDENTIAL AND COMMUNITY WOODLAND USES

LOCATION: PATON'S MILL, 93 HIGH STREET, JOHNSTONE,
PA5 8SN



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places', where there will be a general presumption in favour of continuance of the built form.
- Renfrewshire Local Development Plan Policy C2 'Development Outwith the Network of Centres' sets out the criteria to be addressed in circumstances where retail and commercial development is proposed outwith an identified centre.
- The form of development shall require to respect the density and character of development in the surrounding urban area and ensure there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and flood risk.

Site Description and Proposal

The site extends to approximately 4.3 hectares and comprises the former Paton's Mill site in Johnstone (Category A Listed), lying on the south bank of the Black Cart River, adjacent to the B789 and on the north western limits of Johnstone. To the north east of the site lies Morrisons' superstore and to the south and east residential development. The original buildings on site date back to circa 1782, as a cotton spinning establishment, with the larger water turbine being added in the early 20th century.

It is proposed to develop the site for a range of uses, including retail and residential with a public house, restaurants (including drive-through) and a community woodland.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places'. Within these area there will be a general presumption in favour of a continuance of the built form; with new developments requiring to be compatible and complementary to existing uses.

Policy C1 relates to retail and commercial development outwith the network of centres and sets out criteria against which such proposals should be assessed.

Relevant Site History

In 2004 consent was approved for the conversion of the Mill and its immediate surroundings to form 72 no. flatted dwelling houses and 904 sq.m. of commercial floorspace, including alterations and demolition of outbuildings and the formation of ancillary access roads, car parking and footways. This consent subsequently lapsed prior to implementation.

Listed building consent was approved for the demolition of the east range buildings and outbuildings, mechanic's machine

shops, fire proof building, stair tower, dye houses, boiler house, warehouses, long shed and courtyard store as well as the facade retention of east range north in 2014, following significant fire damage. This application followed a previous application, in retrospect, for the partial demolition of dangerous structures (Old End North Gable, Mid-Gable, New End South Gable and West Elevation) in 2010.

A recent review of the remaining portions of the building(s) by Historic Environment Scotland concluded that they no longer meet the designation criteria for listed buildings and it was therefore decided that they should be de-listed (and thereby removed from the statutory protection afforded by the List of Buildings of Architectural of Historic Interest).

Community Consultation

Public exhibitions were held at Johnstone Town Hall, Johnstone on the 15th and 18th of June, 2016 with copies of the Proposal of Application Notice sent to Johnstone Community Council and local elected members.

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

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development, that flood risk can be satisfactorily addressed; and
- (5) Whether there are any other environmental considerations that require to be addressed, including Glasgow Airport Safeguarding requirements.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 16/0409/NO



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Prospective Applicant

Erskine Estate
c/o Montagu Evans
302 St Vincent Street
Glasgow
G2 5RU

RECOMMENDATION

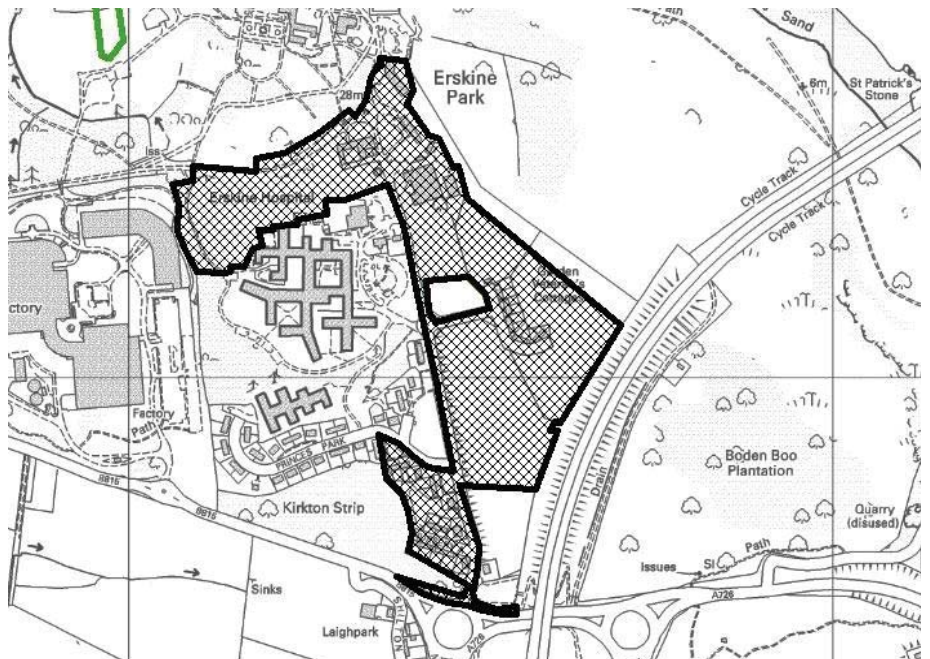
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT, RETIREMENT/DISABLED COTTAGES, CHILDREN'S NURSERY, COMMUNITY FACILITIES AND ANCILLARY CAR PARKING

LOCATION: HOSPITAL BUILDING AND GROUNDS, ERSKINE HOSPITAL, BISHOPTON, PA7 5PU



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy ENV1 'Green Belt'.
- Renfrewshire Local Development Plan Policy ENV2 'Natural Heritage' and Policy ENV 3 'Built Heritage' require the safeguarding, conservation and enhancement of the natural and built heritage assets.
- Development should comply with the provisions of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance, unless there are material considerations which justify a departure.
- The form of development shall require to respect the density and character of development in the surrounding area and ensure there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage etc.

Site Description and Proposal

The site comprises of an irregularly-shaped area of land extending to 13.9 hectares located within the Erskine Estate.

The site is generally bounded to the east by the A898 Erskine Bridge approach road, to the north by Mar Hall Hotel and grounds, and to the west by the Hewlett Packard Business Campus.

The Erskine Estate comprises of a mix of developed and undeveloped land, and comprises of a campus of accommodation for ex-servicemen ranging from very supported accommodation to adapted and 'mainstream' housing. A garden centre is located to the south, at the entrance to the Estate off the B815. The site also accommodates a number of listed buildings.

The development proposal would consist of residential development, retirement/disabled cottages, children's nursery, community facilities and ancillary car parking.

Local Development Plan

The site falls within an area covered by Policy ENV1 'Green Belt'. 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.

The north western portion of the site is identified as being a Site of Importance for Nature Conservation (SINC) and is covered by Policy ENV2 'Natural Heritage'. Within these areas, developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.

There are a number of listed buildings within the site and Policy ENV3 'Built Heritage' indicates that development proposals, including enabling development, within or in the vicinity of

built heritage assets will be required to demonstrate that there is no negative impact to their site or setting.

Relevant Site History

96/0074/PP - Erection of nursing home (approx. 150 places) and care home (approx. 30 places) and health care facilities; up to 24 amenity or sheltered houses, residential care home (30 places) and health care facilities; sheltered workshops; sheltered holiday accommodation; and, relocation of garden centre. Granted (in outline) in March, 1996.

02/0174/PP - Erection of residential development and refurbishment of existing housing; the erection of a garden centre (as replacement of existing garden centre); erection of workshop; and, erection of day care base. Granted (in outline) in October, 2002. This application represented an updated and revised masterplanning arrangement for the site over that approved in 1996.

04/1224/PP - Erection of 40-bed care home and ancillary facilities, with associated driveway access, parking and landscaping. Granted permission 20 January, 2005.

09/0660/PP - Erection of 46 No. single storey semi-detached dwellings with associated access and parking over 5 phases and the demolition of the 56 existing estate cottages. Granted subject to conditions, 23 September, 2009.

Community Consultation

The applicants have advised that a manned public exhibition took place in the Erskine Estate on 23 June, 2016.

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

Key Issues

The principal matters which would require to be assessed should the prospective application be submitted are:-

(1) The development proposal is contrary in principle to the designation of the site within the Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing and other uses.

(2) Whether the design, layout, density, form and external finishes respect the character of the area, including the setting of any listed buildings;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage etc are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985
- Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 16/0415/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North

Prospective Applicant

Robertson Homes Ltd
Robertson House
Castle Business Park
Stirling
FK9 4TZ

RECOMMENDATION

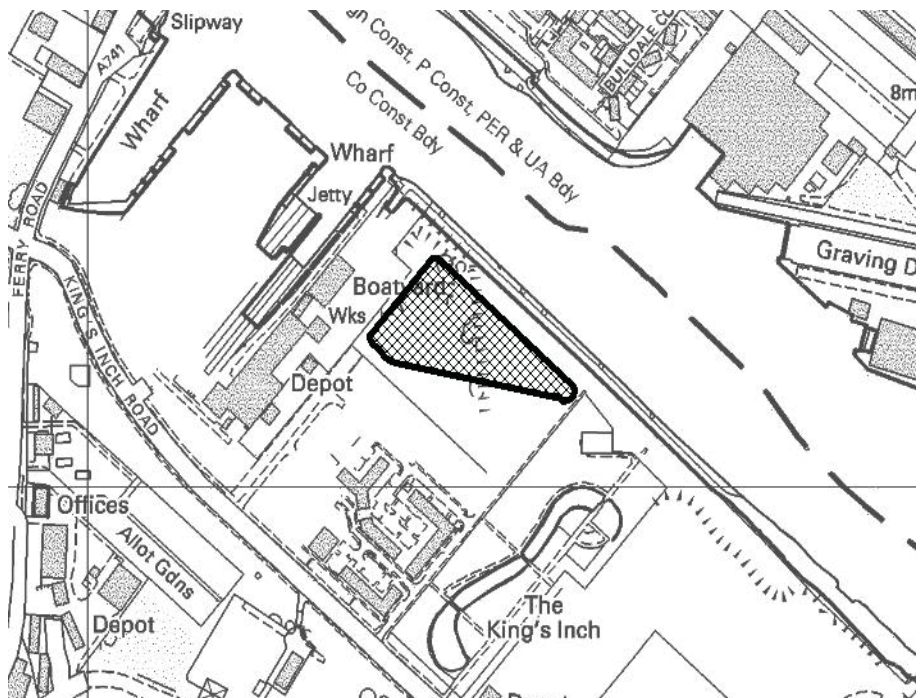
That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF FLATTED DEVELOPMENT WITH ASSOCIATED ROADS, DRAINAGE AND LANDSCAPING

LOCATION: LAND AT LAPWING DRIVE AND LAPWING ROAD, RENFREW



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places' which presumes in favour of the continuance of built form.
- Consent has previously been granted for the development of this site for residential purposes.
- The form of development shall require to respect the density and character of development in the surrounding urban area.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and ground conditions.

Site Description and Proposal

The site comprises an area of former industrial land, which has been the subject of redevelopment proposals for residential use since early 2000. The wider redevelopment area is known locally as Ferry Village.

The application site extends to approximately 1 hectare, with the prospective applicant likely to be seeking consent through for a flatted development in excess of 49 no. units.

It should be noted that planning permissions have been granted for residential development of a similar nature at this location in 2006 and 2008. The applicant has now reconsidered the design approach to the site, and intends to re-submit for planning permission.

The site is located immediately adjacent to the River Clyde to the north, with further residential development to the east and south. To the west consent remains in place for additional residential development.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places' which presumes in favour of the continuance of built form, where that built form is compatible and complementary to surrounding uses.

Relevant Site History

Planning permission (ref. 00/0988/PP) was granted in September, 2003 for a mixed use development comprising hotel and leisure uses (including indoor snow slope, cinema, health club, nightclub and family entertainment centre) with ancillary retail, restaurant and bar facilities, business development, residential development and associated works including the raising of ground levels and landscape and highway infrastructure on

land at North Renfrew, on a site extending to some 50 hectares.

In 2006 planning permission was granted for the erection of a residential development comprising 385 no. flats and 27 no. townhouses with associated landscaping, infrastructure and access.

In 2008 consent was sought and approved for a residential development comprising 106 dwellings with associated landscaping and parking.

Community Consultation

The applicants have advised that a public exhibition was held at Renfrew Town Hall on 13 July 2016, with copies of the Proposal of Application Notice sent to Renfrew Community Council.

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

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the development plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require

to be addressed, including Glasgow Airport Safeguarding requirements.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 16/0529/NO



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone North,
Kilbarchan and
Lochwinnoch

Prospective Applicant

Leith Planning Investment
(Lochwinnoch) Ltd
14 South Clifton Street
Lytham St Annes
FY8 5HN

RECOMMENDATION

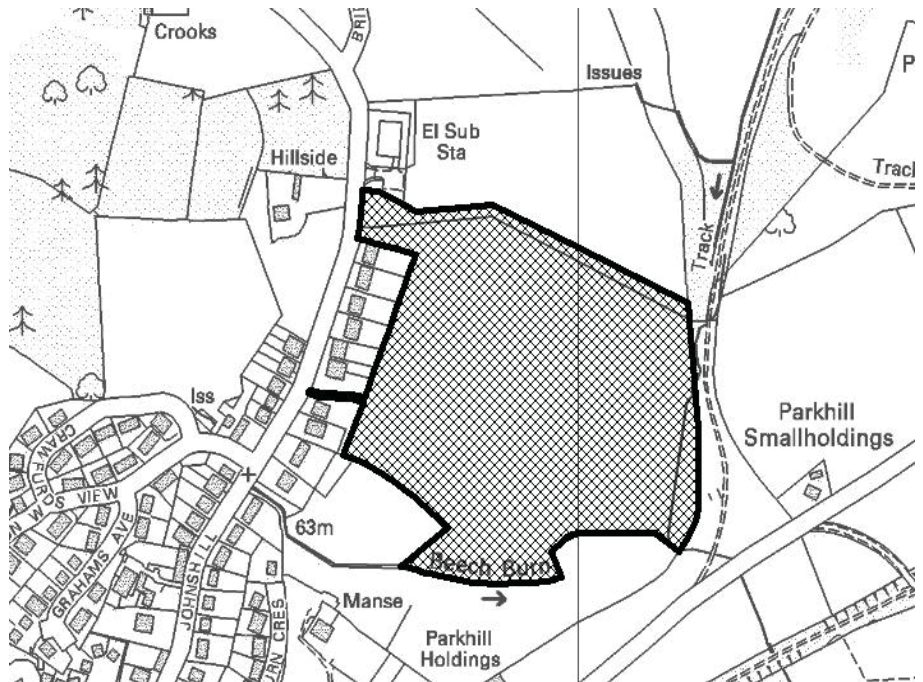
That the Board note the
key issues identified to
date and advise of any
other issues.

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: SITE ON NORTHERN BOUNDARY OF BEECH BURN, JOHNSHILL, LOCHWINNOCH



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IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Site Description and Proposal

The site comprises an area of undulating open countryside and agricultural land, and extending to approximately 7.5 hectares, to the north-east of Lochwinnoch, and within the Green Belt. It is located to the east of Johnshill, to the north of the Beech Burn, and to the north-west of Gates Road. The site lies to the rear of the houses fronting onto Johnshill.

The surrounding uses comprise a mix of residential and open countryside.

It is proposed to develop the site for residential purposes including open space, landscaping, roads and parking.

Local Development Plan

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

Relevant Site History

None.

Community Consultation

The prospective applicants have advised that a public event has been scheduled to take place in the McKillop Institute, Lochwinnoch on 7 September, 2016.

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

Key Issues

The principal matters which would require to be assessed should the prospective application be submitted are:-

(1) The development proposal is contrary in principle to the designation of the site within the Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Prospective Planning Application

Reference No. 16/0549/NO

KEY INFORMATION

Ward

4 Paisley North West

Prospective Applicant

Allan Campbell
Oatridge Ltd
3 Cochran Terrace
Edinburgh
EH7 4BJ

RECOMMENDATION

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

Fraser Carlin
Head of Planning and
Housing

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: 46 NEW SNEDDON STREET, PAISLEY PA3 2AZ



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IDENTIFIED KEY ISSUES

- The site is identified within the Renfrewshire Local Development Plan under Policy P1 'Renfrewshire's Places'.
- The form of development will require to respect the density and character of development in the surrounding area and ensure that there is no significant affect on its character and amenity.
- Traffic, parking, access and related matters will require to demonstrate compliance with the relevant guidelines and the Delivering the Places and Infrastructure Strategies of the New Development Supplementary Guidance.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage and flood risk; that noise and air quality issues can be appropriately addressed; and that there are no unacceptable risks posed by the COMAH designations.

Site Description and Proposal

The site comprises of an irregularly-shaped area of formerly developed and now substantially cleared ground lying to the east of New Sneddon Street, Paisley.

The site was previously used for motor vehicle sales. The site is bounded to the north by Carlile Place and flatted properties, to the west by a range of small-scale industrial and commercial uses, to the south by a restaurant and to the east by the White Cart Water. The site extends to approximately 0.5 hectares.

The surrounding uses comprise a mix of residential, commercial, industrial and business activities.

It is proposed to develop the site for flatted residential purposes.

Local Development Plan

The site is identified within the adopted Renfrewshire Local Development Plan under Policy P1 (Renfrewshire's Places).

Relevant Site History

None.

Community Consultation

A public event requires to take place and the details of this require to be confirmed and communicated to the community council and press advertised.

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

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having

regard to the development plan and all relevant material considerations;

- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there are any other environmental considerations that require to be addressed, including noise and air quality; flood risk; and any potential risks imposed by the Control of Major Accident Hazards (COMAH) designations.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

Item 19

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 23/08/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
16/0083/PP Ward 2: Renfrew South & Gallowhill	ForFarmers UK,Houston Bottling+Co-Pack&Pe ter Reid	95 Wright Street, Renfrew, PA4 8AN	Erection of residential development (in principle). (Section 42 application to delete conditions 1 and 2 of planning permission 13/0154/PP).	A1
RECOMMENDATION:	GRANT subject to conditions			
16/0318/LB Ward 3: Paisley East & Ralston	Paisley Abbey Kirk Session	Main Building, Paisley Abbey, Abbey Close, Paisley, PA1 1JG	Erection of 2 storey extension to western elevation (Renewal of listed building consent 13/0156/LB).	A2
RECOMMENDATION:	GRANT subject to conditions			
16/0322/PP Ward 3: Paisley East & Ralston	Paisley Abbey Kirk Session	Main Building, Paisley Abbey, Abbey Close, Paisley, PA1 1JG	Erection of 2 storey extension to western elevation (Renewal of planning approval 13/0155/PP).	A3
RECOMMENDATION:	GRANT subject to conditions			
16/0350/PP Ward 11: Erskine & Inchinnan	Renfrewshire Council - Children's Services	Bargarran Primary School and St John Bosco Primary School, Barrhill Road, Erskine	Demolition of two primary schools and erection of joint campus primary school and nursery.	A4
RECOMMENDATION:	GRANT subject to conditions			

Total Number of Applications to be considered = 4

Planning Application: Report of Handling

Application No. 16/0083/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South &
Gallowhill

Applicant

ForFarmers UK, Houston
Bottling + Co-Pack Ltd and
Peter Reid
Alton Business Centre
Valley Lane
Wherstead
Ipswich
IP9 2SX

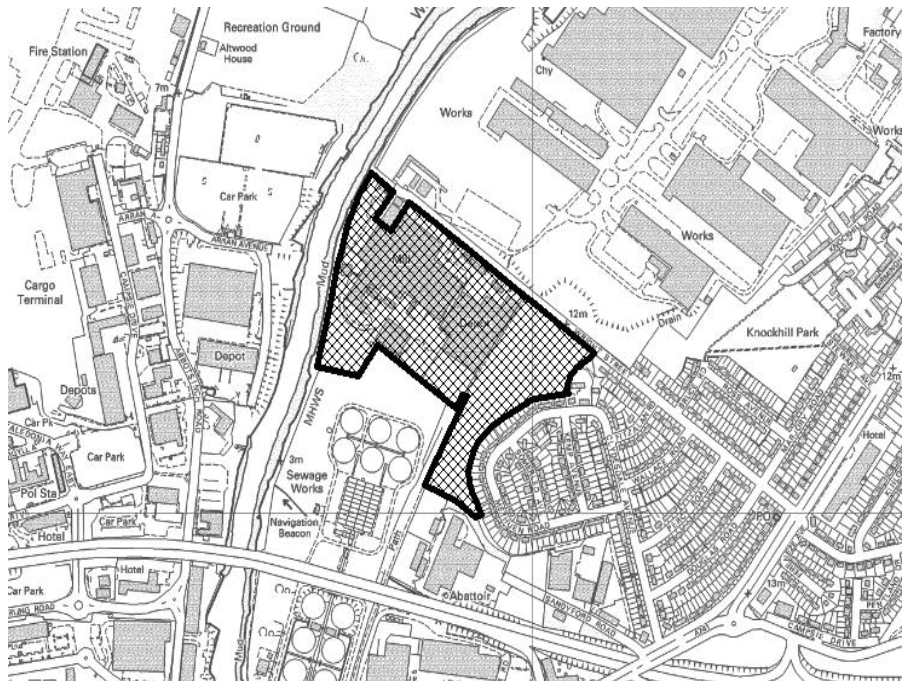
Registered: 09/02/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT (IN PRINCIPLE) – SECTION 42 APPLICATION TO DELETE CONDITIONS 1 AND 2 OF PLANNING PERMISSION 13/0154/PP

LOCATION: 95 WRIGHT STREET, RENFREW, PA4 8AN

APPLICATION FOR: VARY/DELETE CONDITION(S) OF PLANNING CONSENT



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Development

SUMMARY OF REPORT

- The proposals relate to residential development, the principle of which has previously been assessed as being appropriate.
- There have been no letters of representation.
- There have been no material changes in the circumstances surrounding the site which would alter the acceptability of residential development at this location.
- Whilst the previous approval was made prior to the adoption of the Renfrewshire Local Development Plan, the previous assessment was made in the context of what at that time was the proposed plan and was assessed to be compatible. The proposed plan has since been adopted.

Description

This is a Section 42 application which seeks to vary the terms of conditions 1 and 2 of planning permission 13/0154/PP which granted consent for a residential development. The effect of varying conditions 1 and 2 would be to extend the time limit of the consent for a further 3 years.

This application concerns an irregularly shaped area of ground at the westernmost end of Wright Street which is bounded to the north west by Wright Street, beyond which is the Westway Business Park, to the west by the White Cart Water, to the south by a sewage treatment works and industrial premises at Sandyford Road, and to the south east by the rear gardens of houses at Methuen Road. The north western part of the site has previously been developed. There are a number of 2-storey, derelict industrial buildings which remain, and an industrial building to the western end of the site remains in use (and this has been excluded from the application site).

The original application sought permission in principle, and as part of that application process the applicant had carried out an analysis of the site to support a conceptual masterplan which identified developable areas. This envisaged that 2 areas of development would be possible, surrounded by landscaped buffer zones, and separated by the route of the former railway which has potential for a walking and cycling route.

History

03/1315/PP - Use of land for storage of cars, erection of office and car valet buildings, formation of an access, and erection of lighting columns. Granted subject to conditions.

09/0063/EO - Request for screening opinion on the need for an Environmental Impact Assessment for residential development. Environmental Assessment not required, 19 March 2009.

09/0514/PP - Erection of residential development (in principle). Granted subject to conditions April, 2010.

13/0154/PP – Amendment to condition 1 of consent 09/0514/PP to extend the time limit for commencement of development. Granted subject to conditions 18/06/2013.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P1 - Renfrewshire's Places
Policy E3 - Transition Areas

New Development Supplementary Guidance

Delivering the Places Strategy - Places Development Criteria

Delivering the Economic Strategy - Industrial Transition Areas

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the application needs to be assessed taking account of any policy changes which may have taken place since the granting of the previous consent and any other new material considerations which may have arisen.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette with a deadline for representations of 09/03/2016.

Objections/Representations

None received.

Consultations

The Director of Community Resources (Environmental Services) – No Objection.
The Director of Community Resources (Design Services) – No Objection.
The Director of Community Resources (Roads) – No comment.
Glasgow Airport Safeguarding – No objection.

Summary of main issues

Environmental Statement - N/A
Appropriate Assessment - N/A
Design Statement - N/A
Access Statement - N/A
Other Assessments - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Assessment

As the application seeks only to vary the terms of time limitation conditions for the commencement of development, there is no requirement to re-assess the acceptability of the principle of the proposal.

The application site is covered by Policy E3 'Transition Areas' in the Adopted Renfrewshire Local Development Plan which recognises that Renfrewshire has previously presented a large supply of business and industrial land within its boundary. The adopted LDP has therefore sought to rationalise this supply and some areas, previously zoned for local business and industrial uses, have either been replaced by a new Transition Area Policy (E3) or are absorbed into the existing built up area under Policy P1 'Renfrewshire's Places'. The reuse of these sites will require to be compatible with the surrounding area ensuring that there is no impact on existing uses and that development fits well with the existing place. The application site is designated under Policy E3 and Figure 9 of the LDP indicates that residential development will be an acceptable use within this site.

In considering residential development, the New Development Supplementary

Guidance 'Places Development Criteria' considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development; and, development proposals should create attractive and well connected street networks which will facilitate movement. The previous consent to which this application relates was for development in principle and there are matters which will require detailed consideration once applications are submitted for the approval of the matters specified in the conditions, including agreement on the developable areas, the location and extent of landscaped buffer areas, and the provision of cycle/walkways.

In view of the foregoing, it is considered that it would be reasonable to extend the period for commencement of the development. All of the conditions originally imposed are still relevant and should be re-imposed.

Recommendation and Reasons for Decision

It is therefore recommended that the time limit for commencement of the development be extended because the proposal does not conflict with the provisions of the adopted Renfrewshire LDP.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision.

1. The proposal accords with the provisions of the Development Plan and there were no

material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That prior to the submission of any application for the matters specified in the conditions detailed below, the developer shall submit, for the written approval of the Planning Authority, a masterplan for the site which shall include the following:

- the existing and proposed site levels, taking account of flooding and drainage requirements.
- define the developable areas which shall lie outwith the 57dB noise contour for Glasgow Airport.
- the location of vehicular and pedestrian access/es to the site.
- the provision of footpath and cycle routes.
- provide an analysis of existing landscaping, including provision for phased re-survey of the site for the presence of bats.
- identify buffer zones in relation to non-residential uses on the boundaries of the site.
- identify areas of landscaping, play areas and open space provision.

Thereafter, applications for the approval of the matters set out in the conditions below shall adhere to the details agreed in the approved masterplan unless otherwise approved in writing by the Planning Authority.

Reason: In order to guide development in the interests of amenity.

3. That before development starts a written application and plans shall be submitted in respect of the following matters. The application shall be informed by the masterplan approved to comply with condition 2 and requires to be approved in writing by the Planning Authority before works start on site:

- (a) the siting, design and external appearance of all buildings and other structures;
- (b) the means of access to the site;
- (c) the layout of the site, including all roads, cycleways, footways, and parking areas;
- (d) the provision of equipped play areas;
- (e) the provision of public and private open space;
- (f) the details of, and timetable for, the hard and soft landscaping of the site;

- (g) the design and location of all boundary walls and fences;
- (h) the phasing of the development;
- (i) the provision of drainage works and the disposal of sewage;
- (l) the submission of a detailed survey showing the location and nature of all trees and hedges within the site.

Reason: The approval is in principle only.

4. That prior to the commencement of works on site, the developer shall undertake an investigation of the site in accordance with the methodology set out in British Standard BS 10175:2001 - Investigation of potentially contaminated sites - Code of Practice. The report on such investigation together with a scheme to deal with any contamination on the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination including:

- (i) the nature, extent and types of contamination on the site;
- (ii) measures to treat/remove contamination to ensure the site is fit for the proposed use;
- (iii) measures to deal with contamination during construction works; and
- (iv) the condition of the site on completion of decontamination measures.

Before any part of the site is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

Reason: In the interests of amenity.

5. That the application submitted to comply with condition 3(a) above shall demonstrate that the proposed houses are positioned and designed in accordance with the Noise Impact Assessment hereby approved and, in particular, meet the following standards:

- double glazed windows which achieve a minimum sound reduction of -35dBA..
- screening to rear gardens which achieves a minimum sound reduction of -10dBA.

Reason: In the interests of residential amenity.

6. That the application submitted for approval of condition 3(i) shall comprise a Drainage Impact Assessment based on the drainage and flood risk assessments submitted in support of this application and hereby

approved, and which is based on the Council's approved Drainage Guidelines.

Reason: In the interests of amenity and to accord with Policies F1, F2 and F3 of the adopted Renfrewshire Local Plan and Scottish planning Policy.

7. That for the avoidance of doubt, the application submitted to comply with condition 3(c) above shall include proposals which comply with the Design Manual for Roads and Bridges, and the Council's Guidelines for Development Roads. The submitted details shall accord with the approved masterplan and shall, in addition, detail measures for the introduction of traffic calming in Wright Street, and a timescale for the implementation of the approved details.

Reason: In the interests of traffic safety.

8. No building or structure of the development hereby permitted shall exceed 50.50m AOD.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport and endanger aircraft movements and the safe operation of the aerodrome (Advice Note 1).

9. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'. These details shall include:

- Grassed areas
- The species, number and location of trees and shrubs
- Details of any water features.

No subsequent alterations to the approved scheme shall take place unless submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved, details of the phased implementation shall be submitted with the proposed scheme.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

10. That prior to the commencement of development on any part of the site, including felling of trees, a new survey/s for the presence of bats as required under the terms of condition 2 shall be undertaken and submitted for the written approval of the Planning Authority in consultation with Scottish Natural Heritage.

Reason: To accord with the EC Habitats Directive (92/43/EEC).

11. That concurrent with the application submitted to comply with condition 2 above, details shall be submitted of maintenance proposals in respect of all areas of open space and landscaping proposed within the development. Thereafter, the approved maintenance arrangements shall be in place prior to the occupation of any residential unit.

Reason: In the interests of the amenity of the site.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Listed Building Application: Report of Handling



Application No. 16/0318/LB

Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Raiston

Applicant

Paisley Abbey Kirk Session
Paisley Abbey
Abbey Close
Paisley
PA1 1JG

Registered: 10/05/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO WESTERN ELEVATION (RENEWAL OF LISTED BUILDING CONSENT 13/0156/LB)

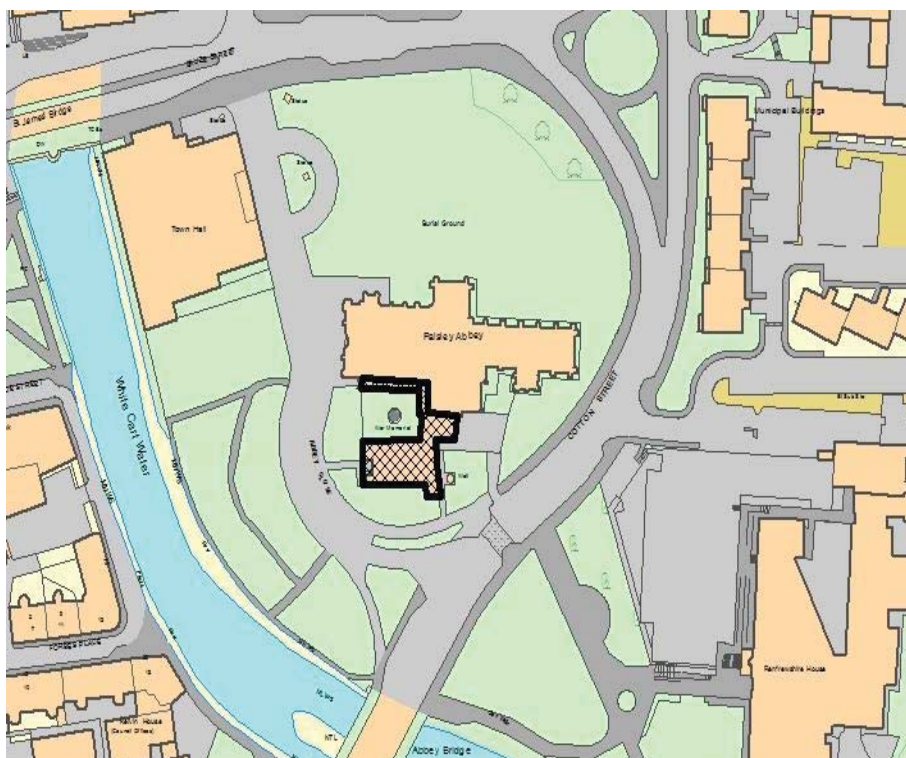
LOCATION: MAIN BUILDING, PAISLEY ABBEY, ABBEY CLOSE, PAISLEY, PA1 1JG

APPLICATION FOR: LISTED BUILDING CONSENT

RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing



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SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan; and Historic Environment Scotland's Policy Statement.
- There have been no objections and Historic Environment Scotland has made no adverse comment.
- Consent has previously been granted for this proposal.

Description

Listed building consent is sought for the erection of a two storey extension to the western (front) elevation of Paisley Abbey. The extension would be of a modern design, surmounted by a pitched roof, finished in slate, and with the elevations clad predominantly in natural stone and zinc. The extension is proposed to incorporate a new welcome/orientation space, shop, cafe, kitchen and larger more flexible meeting/function spaces. Additionally, it is proposed to reconfigure some of the existing internal spaces and accommodation including the installation of glazed screens, a doorway within the cloister walk, and a lift within the western stairwell. Disabled access would also be improved in the form of an access ramp. The extension measures 27m in length and 9m in width, and extends to some 13.2m in height.

The building is listed Category A and lies within the Paisley Town Centre Conservation Area, immediately south-east of Paisley Town Hall. The site is currently grassed and is separated from the pedestrianised surface of Abbey Close by a low stone wall.

History

13/0155/PP - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

13/0156/LB - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

16/0322/PP - Erection of 2 storey extension to western elevation (Renewal of planning approval 13/0155/PP). Currently under consideration with this application.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014
Policy ENV3: Built Heritage

New Development Supplementary Guidance

Delivering the Environment Strategy: Listed Buildings

Material considerations

Historic Environment Scotland Policy Statement and the associated Managing Change in the Historic Environment Guidance Notes

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. It also requires that special attention be given to the desirability of preserving or enhancing the character or appearance of conservation areas.

Publicity

The application was advertised in the Paisley Daily Express on 18 May 2016 and the Edinburgh Gazette on 20 May 2016. The deadline for representations to be received was 13 June 2016.

Objections/ Representations

None received.

Consultations

Historic Environment Scotland - No objections or comments.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - A Design and Access Statement has been re-submitted in support of the application which provides a brief history of the Abbey and the Palace of Paisley. The statement details the requirement for improvements due to the high costs associated with the upkeep of the Abbey. For religious and

secular activities to continue to operate as well as to allow for the ongoing maintenance of the buildings the Abbey requires to become self sustaining. Investment in new facilities is viewed as an opportunity to generate income following consideration of a number of options. The selected option to extend the Abbey, in order to create additional floor space for concerts, conferences etc, seeks to retain the building fabric as much as possible given its outstanding significance. A number of design considerations have been explored within the document taking into account the potential impact on the setting of the Category A listed building. The construction methods and use of materials have also been considered. Given the age and significance of the building, archaeological impact has been given careful consideration and the location of the extension to the west of the Abbey has been proposed in an attempt to re-create the historic positioning of buildings at this location

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy ENV3 covers the application site and requires proposals affecting listed buildings to demonstrate that they would have no significant impact on their site or setting. In this regard, as with the 2013 approval, whilst it is acknowledged that the proposal will considerably alter the appearance of the Paisley Abbey complex, and the extension will feature prominently in a number of important views of the Abbey, the proposals are considered to have been suitably designed to create a modern yet appropriate and sympathetic intervention into an area which fulfils an important

civic, cultural, tourist and visitor function in the centre of Paisley.

The proposed extension adopts a smaller scale and a much simpler form, with less architectural adornment or detailing, than the main Abbey building and thereby achieves an appropriately designed, sensitive and subordinate arrangement. The proposed internal works have been well-considered to avoid impinging upon or compromising important features, spaces or architectural decoration. Although a contemporary design approach has been adopted, it takes due cognisance of surrounding development in terms of finishes, height and massing, ensuring the proposal is subsidiary to the main building itself.

It is considered that the proposals remain consistent with the provisions of the Adopted Local Development Plan and associated New Development Supplementary Guidance as well as the Historic Environment Scotland Policy Statement and associated guidance.

Recommendation and Reasons for Decision

Having had due regard to the above, it is considered that the proposal complies with the policies and guidance of the Council. The proposal also supports the advice set out in the Historic Environment Scotland Policy Statement and the associated Guidance Notes on Extensions. It is therefore recommended that listed building consent be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no

material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That no construction works shall take place within the development site as outlined in red on the approved plan 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 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.

Reason: In the interests of recovering, recording or preserving any archaeological artifacts or remains which exist under the site of the proposed extension.

3. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, samples of all materials to be used in the construction of the extension as well as any internal alteration hereby approved. This shall include samples of:-

- i) slates for roof;
- ii) zinc canopy and cladding;
- iii) glazing for windows;
- iv) timber window frames;
- v) coursed stone cladding for walls;
- vi) entrance gates;
- vii) ventilation chimneys;
- viii) proposed doors; and
- x) rainwater goods

Reason: As these details have not been provided; to allow the Planning Authority to retain effective control; and to protect the setting, character and appearance of the listed building.

4. Prior to the commencement of any construction works on site, the applicant shall provide full details, for the written approval of

the Planning Authority, of the positioning, extent, fixing arrangements and a sample of the material to be used for the glazed screens within the cloister area of the Abbey. These details shall include the measures proposed to incorporate the proposed glazed screens into the ramp hereby approved.

Reason: As no details have been provided; to allow the Planning Authority to retain effective control; and to safeguard the character and appearance of the listed building.

5. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, details of the construction methods and materials to be used for the ramp hereby approved, which is to be located within the cloister walk.

Reason: As no details have been provided; to allow the Planning Authority to retain effective control; and to safeguard the character and appearance of the listed building.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0322/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East & Ralston

Applicant

Paisley Abbey Kirk Session
Paisley Abbey
Abbey Close
Paisley
PA1 1JG

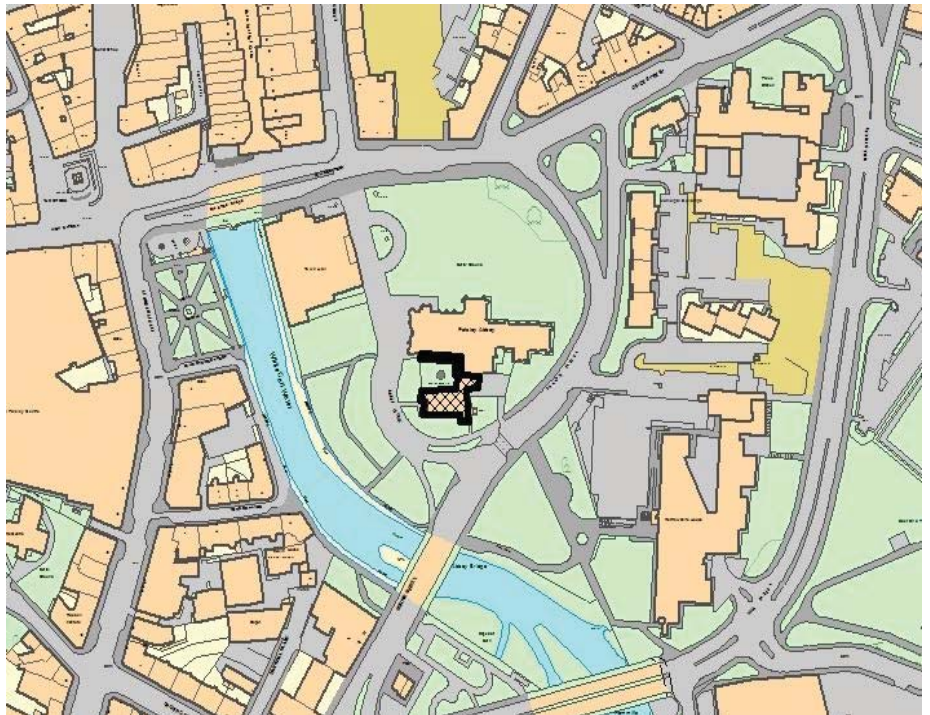
Registered: 13/05/2016

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO WESTERN ELEVATION (RENEWAL OF PLANNING APPROVAL 13/0155/PP)

LOCATION: MAIN BUILDING, PAISLEY ABBEY, ABBEY CLOSE, PAISLEY, PA1 1JG

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan.
- There have been no objections and Historic Environment Scotland has made no adverse comment.
- Consent has previously been granted for this proposal.

Description

This application seeks a renewal of planning consent (13/0155/PP) for the erection of a two storey extension to the western (front) elevation of Paisley Abbey. The proposed extension would be of a modern design, surmounted by a pitched roof, finished in slate and with the elevations clad predominantly in natural stone and zinc. The proposed extension would incorporate a new welcome/orientation space, shop, cafe, kitchen and larger more flexible meeting/function spaces. It is also proposed to reconfigure some of the existing internal spaces and accommodation including the installation of glazed screens, a doorway within the cloister walk, and a lift within the western stairwell. Disabled access would be improved in the form of an access ramp. The proposed extension measures 27m in length and 9m in width, and extends to some 13.2m in height.

The building is listed Category A and lies within the Paisley Town Centre Conservation Area, immediately south-east of Paisley Town Hall. The site is currently grassed and is separated from the pedestrianised surface of Abbey Close by a low stone wall.

History

13/0155/PP - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

13/0156/LB - Erection of 2 storey extension to western elevation. Granted subject to conditions May 2013.

16/0318/LB - Erection of 2 storey extension to western elevation (Renewal of listed building consent 13/0156/LB). Currently under consideration with this application.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy E4: Tourism

Policy C1: Renfrewshire Network of Centres

Policy ENV3: Built Heritage

Supplementary Guidance

Delivering the Centre Strategy: Centre Development Criteria and Strategic Centres and Core Town Centres

Delivering the Environment Strategy: Listed Buildings; Conservation Areas and Scheduled Ancient Monuments & Archaeological Sites

Delivering the Economic Strategy: Tourism

Material considerations

Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment Guidance Notes.

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 and material considerations set out above, as well as consultee responses, the history of the site, any comments made in letters of representation and the physical attributes of the site.

Publicity

Neighbour notification has been carried out in accordance with statute. The application has also been advertised in the Paisley Daily Express (25 May 2016) as development affecting a listed building and within a conservation area. The deadline for representations to be received was 16 June 2016.

Objections/ Representations

None received.

Consultations

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

Director of Community Resources (Design Services) - No comments.

Historic Environment Scotland - As per accompanying listed building application (16/0318/LB) comments, no objections.

West of Scotland Archaeology Service - Recommends the submission of a written scheme of investigation to 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.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - A Design and Access Statement has been re-submitted in support of the application which provides a brief history of the Abbey and the Palace of Paisley. The statement details the requirement for improvements due to the high costs associated with the upkeep of the Abbey. For religious and secular activities to continue to operate as well as to allow for the ongoing maintenance of the buildings the Abbey requires to become self sustaining. Investment in new facilities is viewed as an opportunity to generate income following consideration of a number of options. The selected option to extend the Abbey, in order to create additional floor space for concerts, conferences etc, seeks to retain the building fabric as much as possible given its outstanding significance. A number of design considerations have been explored within the document taking into account the potential impact on the setting of the Category A listed building. The construction methods and use of materials

have also been considered. Given the age and significance of the building, archaeological impact has been given careful consideration and the location of the extension to the west of the Abbey has been proposed in an attempt to re-create the historic positioning of buildings at this location.

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Subsequent to the granting of the original consent for the extension to the Abbey proposals the then proposed local development plan has been adopted. It should be noted however that the previous application was subject to consideration under the relevant policies of this now adopted Local Development Plan as a material consideration. It is considered that the proposed extension has been suitably designed to create a modern yet appropriate and sympathetic intervention into an area which fulfils an important civic, cultural, tourist and visitor function in the centre of Paisley. The scale, massing, contemporary design, form and external finishes of the proposed extension have been appropriately considered to ensure that the visual impact on the setting of the Abbey and on the wider streetscene is minimised.

The accommodation to be provided within the extension, and as a result of other works to existing buildings within the Abbey complex, would enhance the ability of the Abbey to host increased numbers of visitors and a wider range of events, concerts and activities for individuals, groups and visitors as well as those directly associated with the Abbey as a place of worship. It is considered that this would contribute to increased vitality within the immediate area whilst ensuring that

the high costs associated with maintaining and running the Abbey complex can be addressed, without contradiction to Policy E4.

It is considered that the proposals remain consistent with the provisions of the Adopted Local Development Plan and associated New Development Supplementary Guidance as well as the Historic Environment Scotland Policy Statement and associated guidance.

Recommendation and Reasons for Decision

In light of the above assessment it is considered that the proposals are acceptable and will ensure the ongoing viability of the Abbey without unacceptably compromising its historic character. The proposal accords with the provisions of the Adopted Local Development Plan and all Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. Prior to the commencement of any construction works on site, the applicant shall provide for the written approval of the Planning Authority, samples of all materials to be used in the construction of the extension hereby approved. This shall include samples of:-

- i) slates for roof;
- ii) zinc canopy and cladding;
- iii) glazing for windows;
- iv) timber window frames;

v) coursed stone cladding for walls;

vi) entrance gates;

vii) glazed screens for cloister area;

viii) ventilation chimneys;

x) proposed doors; and

xi) rainwater goods

Reason: As these details have not been provided; to allow the Planning Authority to retain effective control; and in the interests of visual amenity.

3. That no construction works shall take place within the development site as outlined in red on the approved plan 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 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.

Reason: In the interests of recovering, recording or preserving any archaeological artefacts or remains which exist under the site of the proposed extension.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0350/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Erskine and Inchinnan

Applicant

Renfrewshire Council
Children's Services
Renfrewshire House
Cotton Street
Paisley
PA1 1LE

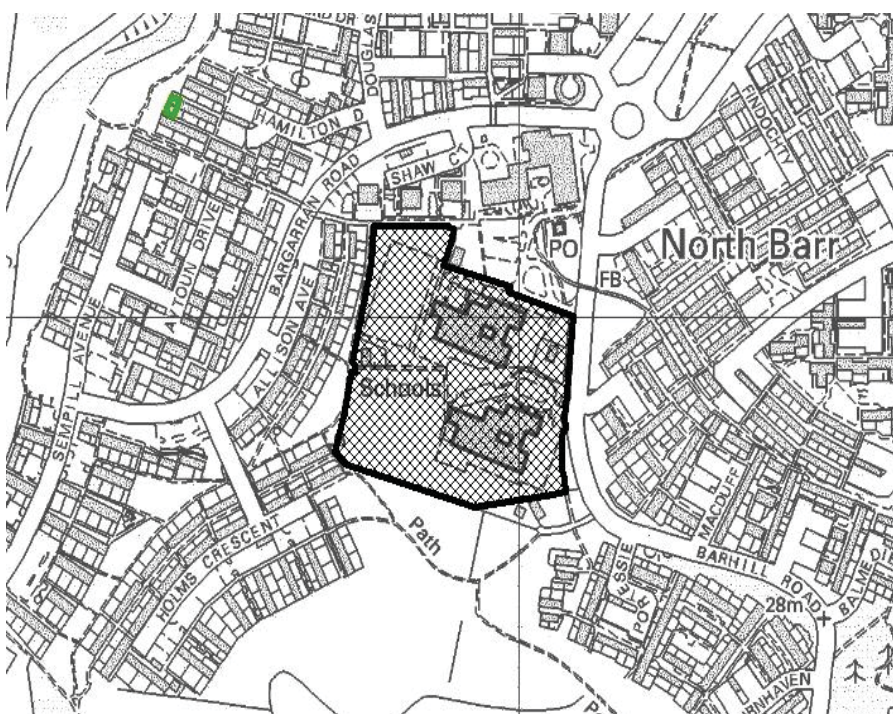
Registered: 06/05/2016

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF TWO PRIMARY SCHOOLS AND
ERECTION JOINT CAMPUS PRIMARY SCHOOL AND
NURSERY

LOCATION: BARGARRAN PRIMARY SCHOOL AND ST JOHN
BOSCO PRIMARY SCHOOL, BARRHILL ROAD, ERSKINE

APPLICATION FOR: PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals represent a replacement and upgrade of existing educational facilities and are entirely consistent with Policy P1 'Renfrewshire's Places' land use designation in the Adopted Renfrewshire Local Development Plan.
- There have been two letters of representation.
- The proposals are part of the Council's School Estate Management Plan.
- The proposals are considered to be acceptable in terms of siting, design, layout, and external finish and all infrastructure requirements have been satisfactorily addressed.

Description

Planning permission is sought for the demolition of the existing Bargarran and St. John Bosco primary schools on Barrhill Road, Erskine, to be replaced with one shared campus school, accommodating both primary schools and nursery education. Associated works are to include the formation of car parking, landscaping, boundary treatments, amenity areas, cycle stands, a tool store, a SuDS basin and a 3G pitch.

The proposed school would have a footprint of approximately 2930 sq m and would comprise an irregular shape, with the main portion of the building located to the south of the site, with wings to the north and east. The design of the building incorporates varying heights between single and two storey with a range of roof pitches, which will include photovoltaic panels, as well as a biomass flue. Finishing materials are to include facing brick, precast concrete cladding panels, aluminium-framed, double-glazed curtain walling, fibre cement cladding panels, galvanised metal perforated screens and vertical metal cladding.

The SuDS detention basin (2 metres in depth) is to be located along the western boundary, with the car park (64 spaces) to the north east, the pitch to the south east and play areas dispersed throughout the site. The bus drop-off area will be positioned between the proposed car park and service area of the building, with access to the site retained as that currently used by the existing Bargarran School (off Barrhill Road). To accommodate the additional traffic numbers, vegetation and trees which currently obscure visibility to the left will be removed and remedial works to the solum, kerb and verge will also be undertaken. Fencing is to be erected around the perimeter of the site (2.4m high), around the pitch (5m high with 1.2 m high mesh above) and internally within the site (1.2 m high).

The application site is surrounded by residential development to the east, partially to the south and to the west, with commercial development to the north and open space to the immediate south.

History

04/1444/RD - Installation of four floodlighting columns at multi use games area. Deemed consent January 2005.

16/0090/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for the demolition of two primary schools, and erection of joint campus primary school and nursery. Environmental Assessment not required March 2016.

16/0091/NO - Proposal of Application Notice relating to the demolition of two primary schools, and erection of joint campus primary school and nursery. Accepted March 2016.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy I1 - Connecting Places

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Infrastructure Strategy: Infrastructure Development Criteria and Flooding and Drainage

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the history of the

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

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley and Renfrewshire Gazette on 25 May 2016, with a deadline for representations to be received of 10 June 2016.

Objections/ Representations

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

1. Overall in support of the project but concerned at the open plan nature of teaching areas.
2. Concerned at noise generated from the proposed development.

Consultations

Director of Community Resources (Design Services) - No objections. Consideration to be given to the imposition of a condition relating to the maintenance of drainage features.

Director of Community Resources (Traffic) - No objections.

Director of Community Resources (Environmental Services) - Given the delayed submission of a site investigation report, the Director of Community Resources (Environmental Services) has been unable to review all of the information provided within the statutory timeframe. It has therefore been recommended that conditions be attached to any consent given at this time, relating to the submission of these details, should consent be recommended.

SEPA - No objections.

Glasgow Airport Safeguarding - No objections subject to a condition requiring the submission of a Bird Hazard Management Plan prior to the commencement of any development works on site.

Summary of Main Issues

Pre-Application Consultation Report - The applicant submitted a Proposal of Application Notice (16/0091/NO) to the Council on 11 February 2016. This required a Pre-Application Consultation (PAC) process prior to the submission of a planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 08 March 2016 and presentations to the convener and local members on 02 and 03 March 2016 respectively. The main public consultation event was held at Erskine Library, with the Local Community Council and Local Members invited and the event open to all interested parties. The summary shows that queries raised related to the layout of the development internally and externally and impact from noise including from the use of the MUGA pitch outwith school hours.

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

Design & Access Statement - The Design and Access Statement submitted states

that the design proposals respond to a brief to develop a new build shared campus for Bargarran and St. John Bosco (including nursery class) Primary Schools as part of Renfrewshire Council's School Estate Management Plan. A brief history to the site and its location are provided, followed by consideration of design aspects and access arrangements.

Mechanical and Electrical Building Services Plan Statement - The Mechanical and Electrical Building Services Plan Statement advises that the development has been designed to reduce energy demand.

Access Junction Assessment - An Access Junction Assessment has been provided which considers the suitability of the junction of the existing Bargarran School off Barrhill Road for the increased traffic flows which are predicted to occur as a result of the proposed development. The report concludes that the junction has a suitable geometric layout and capacity for it to act as an access to the proposed combined school, although vegetation and trees which currently obscure visibility to the left shall require to be removed. Remedial works to the solum shall also require to be undertaken as well as to the kerb and verge.

Geotechnical Design Report and Environmental Assessment Report - The Geotechnical Design Report and Environmental Assessment Report advises that preliminary site investigation works have initially been undertaken although further work shall be required post demolition of the existing school buildings on site. Remediation measures are also proposed to ensure the site is suitable for the proposed use.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy P1 covers the application site and presumes in favour of the continuance of built form where that form is considered to be compatible and complementary to existing uses. In this regard the application site currently accommodates education facilities, therefore the principle of an amalgamated shared campus is considered to be acceptable for the location.

In considering the specific criteria of the Delivering the Places Strategy and Places Development Criteria, the design and finishing materials of the proposed development are considered to be of a suitably high quality and it is considered that the development would make a positive contribution to the visual amenity of the area. The building would in this regard sit comfortably within the site and be of a suitable form and massing, with a variety of features which would provide interest to, rather than detract from, the surrounding area. The materials would include facing brick, precast concrete cladding panels, aluminium framed double glazed curtain walling, fibre cement cladding panels, galvanised metal perforated screens and vertical metal cladding. The landscaping throughout the site, including a range of surfacings and soft landscaping would also add to the interest of the development while not detracting from the surrounding built environment.

The site layout and access and connectivity arrangements are considered acceptable, with the Director of Community Resources (Roads) raising no objections in terms of proposed access arrangements or parking provision.

The 3G pitch, bicycle shelters, bin store and play equipment / areas would all play a supporting role to the main building and would raise no adverse amenity or visual impacts on the surrounding area. The pitch would be located some distance from existing housing and the proposed fencing

would be of appropriate height and in keeping with the character of the development and surrounding area. In addition, the Director of Community Resources (Environmental Services) has raised no objections to the proposals in terms of disturbance from noise or nuisance.

In terms of drainage, during the assessment process it was identified that a SuDS detention area would be required in association with the development. This has been located within the originally allocated wildlife area and is to the satisfaction of the Director of Community Resources (Design Services).

As the site currently accommodates development of the same nature, adequate provision for services can be achieved to serve the proposed development.

Overall the development is considered to contribute to the overall character of the area whilst assisting in achieving the Council's School Estate Management aspirations and is in compliance with the provisions of the Delivering the Places Strategy.

In addressing the point raised by the objector above, which has not been considered in the main assessment of the proposal, the internal layout of the building is not material to the consideration of the planning application.

Recommendation and Reasons for Decision

In light of the above assessment it is considered that the proposal suitably accords with the relevant policies and guidance of both the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. That before 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.

Thereafter all landscaping shall be implemented in the agreed form and maintained as such for the duration of the use hereby approved.

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

3. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The submitted plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

Thereafter, the Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

4. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- i) The species, number and spacing of trees and shrubs
- ii) Drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS)' (available at www.aoa.org.uk/publications/safeguarding.asp). No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

5. That no development shall commence 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 for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been obtained by the Planning Authority,

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

6. Prior to occupation of the education facility 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 the imported soils are suitable for use on the site.

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

7. That during the lifetime of the development, the Drainage Maintenance Schedule (Aecom, dated August 2016 Version 3) shall be complied with.

Reason: To allow for the effective operation of the approved drainage system.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.