

## Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 30 October 2018	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

### Present

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

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities, Housing & Planning Services; L McIntyre, Head of Policy & Commissioning and A Armstrong Walters, Strategic Partnerships & Inequalities Manager (both Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Planning & Housing Services, O Reid, Head of Communities & Public Protection, S Marklow, Assistant Manager-Policy, L Muirhead, Planning & Housing Manager and C Dalrymple, Regulatory Enforcement Manager (all Communities, Housing & Planning Services); and J Lynch, Head of Property Services, A McLaughlin, Senior Solicitor Litigation & Regulatory Services, J McIntyre, Assistant Business Partner, R Devine, Senior Committee Services Officer and N O'Brien, Assistant Committee Services Officer (all Finance & Resources).

### Declarations of Interest

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

## **1 Minute of Police and Fire & Rescue Scrutiny Sub-Committee Meeting**

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 21 August 2018, which forms the Appendix to this Minute.

**DECIDED**: That the Minute be approved.

## **2 Revenue Budget Monitoring Report**

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services, Environment & Infrastructure and Children's Services in respect of Services reporting to the Communities, Housing & Planning Policy Board for the period 1 April to 14 September 2018.

**DECIDED**: That the budget position be noted.

## **3 Capital Budget Monitoring Report**

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of Services reporting to the Communities, Housing & Planning Policy Board for the period 1 April to 14 September 2018.

**DECIDED**: That the report be noted.

## **4 Community Empowerment Fund**

There was submitted a report by the Chief Executive relative to the Community Empowerment Fund.

The report outlined the key objectives and aims of the Community Empowerment Fund. The Appendix to the report provided details of applications received for funding, totalling £133,639.50. The value of grant funding recommended for approval was £59,250. It was highlighted that the deadline for the submission of applications for the next round of funding was 20 November 2018.

**DECIDED**: That grant awards, as detailed in section 4 of the report and the appendix to the report, to the total value of £59,250, be approved.

## **5a Children's Services: Service Improvement Plan 2018/21 Mid-Year Monitoring Report**

There was submitted a report by the Director of Children's Services relative to the Service Improvement Plan for Children's Services highlighting performance over the period 1 April to 30 September 2018. The Service Improvement Plan 2018/21 Mid-Year monitoring report was appended to the report. The report outlined the key achievements of the Service, detailed future priorities and provided an update on progress to implement the action plan.

**DECIDED:**

- (a) That the report be noted;
- (b) That progress made on service performance be noted;
- (c) That progress made on actions and performance in the action plan be noted;
- (d) That it be noted that an out-turn report would be submitted to this Board for consideration in spring 2019; and
- (e) That it be noted that the mid-year monitoring report would also be submitted to the Education & Children's Services Policy Board, which had the remit for approving actions relating to children and families, social work and education.

**5b Communities, Housing & Planning Services: Service Improvement Plan 2018/21 Mid-Year Monitoring Report**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Service Improvement Plan for Communities, Housing & Planning Services highlighting performance over the period 1 April to 30 September 2018. The Service Improvement Plan 2018/21 Mid-Year monitoring report was appended to the report. The report outlined the key achievements of the Service, detailed future priorities and provided an update on progress to implement the action plan.

**DECIDED:**

- (a) That it be noted that the report reflected the new Service structure and covered the service areas of Communities, Housing & Planning Services;
- (b) That progress made on service performance be noted;
- (c) That progress made on actions and performance in the action plan be noted;
- (d) That the change to the existing target for one of the performance indicators, referred to in paragraph 5.5 of the report, be approved; and
- (e) That it be noted that an out-turn report would be submitted to the meeting of this Board for consideration in mid-2019.

**6 Annual Housing Performance Benchmarking Report 2017/18**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the fifth annual Housing Performance Benchmarking return, a copy of which was appended to the report, which had been submitted to the Scottish Housing Regulator during May 2018.

The report provided information and analysis on the Council's performance, during 2017/18, in relation to key Housing Charter indicators such as tenant satisfaction, housing quality and maintenance, customer and landlord relationship, estate management, anti-social behaviour, neighbourhood nuisance, tenant disputes, homelessness, rents and services charges. Comparative information was provided in respect of other local authorities and Registered Social Landlords (RSLs).

**DECIDED:** That the Council's performance during 2017/18, compared to other local authorities and Registered Social Landlords, in relation to key Housing Charter indicators be noted.

## **7 Housing Customer Engagement Annual Report 2017/18**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the 2017/18 Customer Engagement for Housing Annual Report, a copy of which was appended to the report. The Annual report reviewed progress made in relation to the Council's Customer Engagement Strategy and outlined resources made available to promote tenant involvement. It was noted that the information would be published on the Council's website and in the tenants' newsletter, the People's News.

**DECIDED:** That the report be noted.

## **8 Scottish Social Housing Charter Performance 2018/19**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the 2018/19 Half-Year Update report on Scottish Social Housing Charter Performance.

Local authorities and Registered Social Landlords were required to submit an annual return relating to their performance, to the Scottish Housing Regulator, by the end of May each year. The report indicated that the 2018/19 Half-Year Update on Scottish Social Housing Charter Performance, a copy of which was appended to the report, provided information in relation to performance in terms of the Charter indicators during the first two quarters of 2018/19, together with comparative data for the previous three-year period and management information for key areas of the housing service, including allocations, rent arrears, repairs, homelessness and housing advice. It was noted that performance had been maintained or improved across most areas of the Service, although it was highlighted that there had been a slight reduction in performance in areas such as tenancy offers refused, gross rent arrears, repairs satisfaction, rent lost through empty properties and average time to re-let properties, and these indicators would be monitored closely.

**DECIDED:** That the 2018/19 Half-Year Update report on Scottish Social Housing Charter Performance, a copy of which was appended to the report, be noted.

## **9 Rapid Re-housing Transition Plan for Renfrewshire**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Rapid Re-housing Transition Plan (RRTP) for Renfrewshire.

A key recommendation from the Homelessness & Rough Sleeping Action Group, established by the Scottish Government to produce solutions to end homelessness and rough sleeping, was that all local authorities required to consult on and produce a costed five-year RRTP by 31 December 2018. Guidance had been issued to local authorities on the completion of RRTPs and funding would be allocated from the Scottish Government's Ending Homelessness Together Fund to support and assist local authorities in the implementation of their RRTPs following their submission and evaluation.

The report indicated that key local partners were currently being consulted on the proposed content of a draft RRTP for Renfrewshire, that it was likely that RRTPs would require to be subject to regular review and adjustment and that it was proposed to develop and submit a draft RRTP to the Scottish Government in accordance with the stipulated deadline and submit the RRTP to a the next available meeting of this Policy Board for homologation.

**DECIDED:**

(a) That it be noted that the Scottish Government had issued guidance to all Local Authorities on the production of Rapid Re-housing Transition Plans, that these plans were to cover the five-year period from April 2019 and required to be submitted to the Scottish Government by 31 December 2018; and

(b) That the Director of Communities, Housing & Planning Services be authorised to carry out the necessary consultation and to submit a Draft Rapid Re-housing Transition Plan for Renfrewshire to the Scottish Government and thereafter to submit this document for homologation to the next available meeting of this Policy Board.

## **10 Digital Support for Council Tenants**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to digital support provided for council tenants.

The report intimated that the Council was delivering a digital participation programme of activities for Council tenants, which aimed to promote access to technology and the internet in line with the Council's Digital and Tackling Poverty Strategies. The report and a DVD presentation summarised the nature of the support provided and its impact. It was noted that the skills training provided at Renfrewshire Council sheltered and amenity housing complexes had resulted in tenants of sheltered complexes becoming 'Golden Surfers' with the support provided being shortlisted for a national Information Technology award and also contributed to being shortlisted for the national Excellence Award from the Chartered Institute of Housing for the broader health and wellbeing service provided to sheltered housing tenants. Future priorities included working closely with Homelessness Services to provide digital learning classes for homeless applicants and deploying volunteers to help with continued digital sessions at sheltered complexes.

**DECIDED:** That the commitment to promoting access to technology for Council tenants, in line with the Council's Digital and Tackling Poverty Strategies, and the range of measures being put in place to support Council tenants and prospective tenants to become digitally-included be noted.

## **11 Renfrewshire Local Housing Strategy 2016/21: Annual Update**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the annual Renfrewshire Local Housing Strategy 2016/21 update.

The Local Housing Strategy (LHS) outlined the strategic vision for housing and housing-related services in Renfrewshire and sought to provide a clear direction for strategic housing investment. The LHS linked with other key plans and strategies for Renfrewshire including the Local Development Plan, Our Renfrewshire-Renfrewshire's Community Plan 2017-2027 and the Renfrewshire Health and Social Care Partnership Strategic Plan. The report highlighted key achievements and progress in the delivery of identified outcomes and actions within the Renfrewshire LHS. It was noted that a copy of the annual Renfrewshire Local Housing Strategy 2016/21 update report had been published on the Council's website.

**DECIDED:** That progress in implementing the actions of the Renfrewshire Local Housing Strategy 2016/21 be noted.

## **12 Renfrewshire Strategic Housing Investment Plan 2019/24**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the 2019/24 Strategic Housing Investment Plan (SHIP).

The report indicated that the SHIP was reviewed and updated annually. A draft SHIP for the five-year period 2019/24 had been developed for consultation. It was noted that the level of grant funding for the period beyond 2021 was not yet known and the 2019/24 SHIP, which detailed how investment in affordable housing would be targeted to meet the objectives of the Renfrewshire Local Housing Strategy 2016/21, included a number of newbuild projects which would be brought forward in the latter stages of the Plan period depending on the availability of grant funding. In cognisance of the funding position the SHIP 2019/24 included both a 'core' and 'shadow' programme, with those projects within the 'core' element of the programme being progressed in the early years of the programme period.

Reference was made to the decisions taken at the meeting of this Policy Board held on 21 August 2018 to support the delivery of new affordable homes across Renfrewshire and in particular, to those relating to the area of ground at St Ninian's Crescent, Paisley which was part of the Thrushcraigs Phase II project. It was highlighted that to progress the development a further area of ground at St Ninian's Crescent and Rowan Street, Paisley, currently held on the Housing Revenue Account and identified on a plan appended to the report, required to be declared surplus to the Council's requirements and the Head of Property Services authorised to negotiate disposal for affordable housing.

**DECIDED:**

(a) That the Renfrewshire Strategic Housing Investment Plan 2019/24, a copy of which was appended to the report, be approved;

- (b) That the Director of Communities, Housing & Planning Services be authorised to submit the Strategic Housing Investment Plan 2019/24 to the Scottish Government; and
- (c) That it be agreed that the sites at St Ninian's Crescent and Rowan Street, Paisley, identified on Plan A appended to the report, be declared surplus to the Council's requirements and the Head of Property Services be authorised to negotiate, as outlined in paragraph 5 of the report, disposal of the sites to a housing association for affordable housing.

### **13 Housing Investment Strategy for the Tannahill Area, Ferguslie Park**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Housing Investment Strategy for the Tannahill area, Ferguslie Park, Paisley.

The report detailed updated housing investment proposals which it was anticipated would result in around 100 new homes being built by Renfrewshire Council on vacant land. The housing would be designed and built to meet current and future needs. The report outlined actions to be taken by the Director of Communities, Housing & Planning Services in relation to re-housing options for Council tenants and listed Council-owned properties, the tenants of which were to be offered suitable alternative accommodation, and privately-owned properties where discussions would be held with the owners with a view to reaching agreement on voluntary acquisition of the properties and, if appropriate, demolition. It was noted that a Development Framework would be prepared by the Council for the wider Tannahill area in full consultation with the local community, which would consider all opportunities for land and assets to secure long term regeneration objectives.

Councillor McGurk, seconded by Councillor McNaughtan, moved;-

- (a) That it be agreed that around 100 new Council homes be built on vacant land adjacent to the existing housing in the Tannahill area as identified on the plan appended to the report;
- (b) That the Director of Communities, Housing & Planning Services take appropriate action, as outlined in paragraph 5 of the report, in relation to re-housing options for Council tenants;
- (c) That rehousing priority and home loss payments/disturbance assistance be awarded to tenants and residents subject to qualifying criteria;
- (d) That the Council tenants of the properties listed in Table 2 of the report which were to be subject to demolition be offered suitable alternative accommodation;
- (e) That the Council enter into discussions with the owners of the 30 privately-owned properties, detailed in table 3 of the report, with a view to reaching agreement on voluntary acquisition of the properties and, if appropriate, demolition; and
- (f) That a Development Framework be prepared by the Council for the wider area in full consultation with the local community, which would consider all opportunities for land and assets to secure long term regeneration objectives.

This was agreed unanimously.

**DECIDED:**

- (a) That it be agreed that around 100 new Council homes be built on vacant land adjacent to the existing housing in the Tannahill area as identified on the plan appended to the report;
- (b) That the Director of Communities, Housing & Planning Services take appropriate action, as outlined in paragraph 5 of the report, in relation to re-housing options for Council tenants;
- (c) That rehousing priority and home loss payments/disturbance assistance be awarded to tenants and residents subject to qualifying criteria;
- (d) That the Council tenants of the properties listed in Table 2 of the report which were to be subject to demolition be offered suitable alternative accommodation;
- (e) That the Council enter into discussions with the owners of the 30 privately-owned properties, detailed in table 3 of the report, with a view to reaching agreement on voluntary acquisition of the properties and, if appropriate, demolition; and
- (f) That a Development Framework be prepared by the Council for the wider area in full consultation with the local community, which would consider all opportunities for land and assets to secure long term regeneration objectives.

## **14 Housing Energy Efficiency and Carbon Reduction Programme - Update**

Under reference to item 14 of the Minute of the meeting of this Policy Board held on 21 August 2018, there was submitted a report by the Director of Communities, Housing & Planning Services relative to the allocation of additional funding of £224,250 for the Renfrewshire Council area in terms of the Scottish Government's Home Energy Efficiency Programme for Scotland (HEEPS:ABS) 2018/19.

The report advised that Renfrewshire Council had previously been awarded £1,518,477 for qualifying HEEPS:ABS projects in 2018/19 within the Renfrewshire area. This funding had been allocated to projects focused on mixed tenure blocks of solid-wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing. Notification had subsequently been received advising that additional grant funding of £97,175 had been allocated for the Renfrewshire area for 2018/19, taking the total grant allocation to £1,615,652. Due to funds being returned to the Scottish Government by other local authorities additional funding of £224,250 was available from the HEEPS:ABS 2017/18 programme and Renfrewshire Council had indicated that it would be able to allocate this funding to qualifying projects and meet the Scottish Government's requirements in terms of drawing down the monies.



The report indicated that it was proposed that the additional funding be utilised to extend the current wall insulation programme within the Lochfield area to more owners within mixed-tenure blocks. As previously reported to the Board, in addition to the HEEPS:ABS grant allocated to local authorities, the Scottish Government had made funds available to assist private owners with the costs of a range of insulation and heating measures through a variety of grants, interest free loans and equity loan schemes which were administered by Home Energy Scotland (HES).

To assist owners in wholly-private blocks whose properties were not included in the Council's mixed-tenure investment programme, the Council would continue to work in partnership with Home Energy Scotland to assess homeowners' eligibility for a range of energy efficiency measures and offer advice on the financial support available to support the installation of these measures.

**DECIDED:**

(a) That it be noted that additional funding of £224,250 been allocated to Renfrewshire Council for qualifying projects within the Renfrewshire Council area in terms of the HEEPS:ABS 2017/18 programme;

(b) That the Director of Communities, Housing & Planning Services be authorised to accept the offer of grant and oversee delivery and operational management of the programme; and

(c) That the use of resources from the Housing Revenue Account Capital Programme, as detailed in paragraph 3.6 of the report, to supplement the funding be noted.

## **15 Energy Efficient Scotland De-carbonisation Fund - Award of Funding 2018/19**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the award of funding for 2018/19 from the Energy Efficient Scotland De-carbonisation Fund.

The report advised that the Scottish Government had announced the Energy Efficiency Scotland De-carbonisation Fund during May 2018 and invited expressions of interest from social landlords for a share of £3.5 million capital funding for de-carbonisation activity, such as ground or air source heat pumps, biomass, solar PV and storage. The funding was to assist social landlords in complying not only with the 2020 Energy Efficiency Standards for Social Housing (EESH) target but also maximising compliance with potential EESH2 standards after 2020. The funding criteria was that funding should be utilised for energy efficiency measures, including internal works, installation, etc within projects that also included de-carbonisation activity. Following the submission of an expression of interest and positive feedback from the Scottish Government Renfrewshire Council had submitted a successful application for £145,720, to support existing investment proposals and enable these to be expanded to include a pilot project of de-carbonisation measures in eight properties in Blackstoun Oval, Paisley. Details of the energy efficiency measures incorporated within the pilot project were provided.

The requirement for additional financial support for the pilot project of £213,000, from the Council's Housing Revenue Account Capital Programme was highlighted.

**DECIDED:**

(a) That it be noted that Renfrewshire Council had been allocated £145,720 for 2018/19 as part of the Scottish Government's Energy Efficient Scotland De-carbonisation Fund;

(b) That the Director of Communities, Housing & Planning Services be authorised to accept the offer of grant and oversee the delivery and operational management of the programme for Renfrewshire Council; and

(c) That the use of resources from the Housing Revenue Account Capital Programme, as detailed in paragraph 3.6 of the report, to supplement the funding be noted.

## **16 Counter Terrorism and Frauds and Scams within Renfrewshire**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to counter terrorism, fraud and scam activity within Renfrewshire.

The report stated that Renfrewshire Council had a duty in terms of the Counter Terrorism and Security Act 2015, to have regard to the need to prevent people from being drawn into terrorism and to work with partners to be vigilant to identify signs where someone may be in danger of becoming radicalised or involved in terrorist activities. Updated guidance had been published during 2018 that put safeguarding at the heart of the Prevent agenda. An updated version of the CONTEST strategy had been published by the Home Office during June 2018 and replaced the previous UK CONTEST Strategy and updated the Prevent Strategy. Scottish guidance on Prevent was being updated in line with the CONTEST 2018 Strategy. In addition, a divisional multi-agency CONTEST and Serious Organised Crime Group for the Renfrewshire and Inverclyde area had been established to highlight key issues of vulnerability and to co-ordinate work across the public sector to tackle terrorism and serious and organised crime.

The report also highlighted the work undertaken in Renfrewshire to prevent vulnerable residents from becoming victims of frauds and scams and detailed some of the wider implications of these types of activities.

**DECIDED:**

(a) That implementation of a Divisional Multi-Agency CONTEST and Serious Organised Crime Group for Renfrewshire and Inverclyde be noted;

(b) That the new CONTEST strategy 2018 be noted; and

(c) That the update on frauds and scams within Renfrewshire be noted.

## **17 External Scrutiny of Community Justice and Criminal Justice Social Work**

There was submitted a report by the Director of Children's Services relative to external scrutiny of Community Justice and Criminal Justice Social Work.

The report advised that local authorities were informed, during June 2018, by the Care Inspectorate of initial proposals to take forward scrutiny of both community justice and criminal justice social work. Confirmation had subsequently been received that community justice would be subject to supported and validated self-evaluation, with criminal justice social work being subjected to formal inspection. The report outlined the anticipated focus of the inspections and indicated that the initial inspections would inform thematic areas to be explored further through future inspections with quality assurance work informing improvements. The supported and validated self-evaluation would focus on three quality indicators, namely planning and delivering services in a collaborative way; effective use and management of resources; and leadership of strategy and direction. It was noted that during 2018/19 four authorities would be subject to external scrutiny, two in relation to community justice and two in relation to criminal justice. Two local authorities had already been selected and advised of their participation in the external scrutiny programme the others chosen would be advised during November 2018. Renfrewshire Community Justice Steering Group had volunteered to be one of the first areas evaluated.

**DECIDED:** That the planned external scrutiny of Community Justice and Criminal Justice Social Work, with potential timescales, and work undertaken locally to quality assure and inform improvements be noted.

## **18 Disposal of Land adjacent to 44 Glentyan Avenue, Kilbarchan**

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of an area of land located adjacent to 44 Glentyan Avenue, Kilbarchan, identified on a plan appended to the report, as surplus to the Council's requirements.

The area of land involved, which was held on the Housing Revenue Account, comprised a total area of 105 square metres and was an area of open space, maintained by Environment & Infrastructure. An offer to purchase the land for incorporation into their garden ground, had been received from the owner of the property at 44 Glentyan Avenue, Kilbarchan. Provisional agreement had been reached in terms of a purchase price subject to the ground being declared surplus to the Council's requirements. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised. The Head of Planning & Housing Services had confirmed that the area of land involved had no operational requirement. It was highlighted that the proposed purchaser would require to obtain the required planning consents for the change of use from open space and that Environment & Infrastructure had advised that should the applicant wish to fence the outer boundaries of the space all fence heights required to be at a maximum height of one metre from the ground to preserve sightlines for the junction at Montgomery Drive, Kilbarchan.

**DECIDED:**

- (a) That the area of land located adjacent to 44 Glentyan Avenue, Kilbarchan, identified on the plan attached to the report, be declared surplus to the Council's requirements, with a view to disposing to the adjacent owner;
- (b) That the sale, to the adjoining proprietor of 44 Glentyan Avenue, Kilbarchan, of the land referred to above on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers be authorised;
- (c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest; and
- (d) That it be noted that the Head of Housing & Planning Services would advertise the proposed sale of the area of open space in the local press in terms of the Town and Country Planning (Scotland) Act 1959.

## **19 Proposed Disposal of Commercial Property at 16 High Street, Johnstone**

There was submitted a report by the Director of Finance & Resources relative to the proposed disposal of the commercial property at 16 High Street, Johnstone.

The property, which was held on the Housing Revenue Account and identified on a plan appended to the report, was leased to Mr Peralla, for an annual rent of £5,200. No trading was currently being undertaken from the premises. Provisional agreement had been reached to a purchase price of £67,000 for the property. The purchaser proposed to combine the property with the properties at 12/14 High Street, Johnstone, which he owned and which were trading as an Italian restaurant and takeaway. If this was not possible he proposed to open the premises as a retail opportunity. The Head of Planning & Housing Services had confirmed there were no objections to the proposed disposal. It was noted that there was a shared maintenance responsibility with three flats in High Street and eight flats on Walkinshaw Street, Johnstone and that five of these 11 flats were in private ownership. In accordance with changes to the Scottish Minister consent process when disposing of Housing Revenue Account assets, the disposal would be in terms of the General Consent available and be self-certified by the Council.

**DECIDED:**

- (a) That the Board declare the commercial property at 16 High Street, Johnstone surplus to requirements of the Council;
- (b) That it be noted that the property would be sold to the existing tenant, Mr Perella, on terms and conditions negotiated and provisionally agreed with the Head of Property Services and considered by the Infrastructure, Land and Environment Policy Board; and
- (c) That it be noted in accordance with changes to the Scottish Minister consent process when disposing of Housing Revenue Account assets, the disposal would be in terms of the General Consent available and be self-certified by the Council.

## **20 Planning Appeal Decisions 2018**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the outcome of planning applications which had been refused planning permission by the Council and had subsequently been subject to appeal to the Scottish Government's Directorate of Planning and Environmental Appeals. The appendix to the report provided details of the decisions.

**DECIDED:** That the outcomes of the planning appeals to the Directorate of Planning and Environmental Appeals, as detailed in the appendix to the report, be noted.

## **21 Making Places Initiative - Foxbar Place Plan**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Foxbar Place Plan developed in terms of the Making Places Initiative.

The report advised that the Council had secured funding from the Scottish Government Making Places Initiative to support the development of a pilot Place Plan for the Foxbar neighbourhood of Paisley. The initiative supported communities to actively participate and lead the design and development of their local area with the outcomes of the Plan supporting delivery of actions within the Renfrewshire Community Plan 2017/27. A copy of the Foxbar local Place Plan, prepared by residents, local businesses and community groups and informed by an extensive and varied programme of consultation and engagement, was appended to the report.

**DECIDED:**

(a) That the Foxbar Place Plan be noted as a pilot, community-led plan supporting local involvement in shaping their places; and

(b) That it be noted that guidance supporting the wider delivery of Place Plans across Renfrewshire would be submitted to this Board in early 2019.

## **22 Proposal of Application Notices**

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

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

## 23 Planning Applications

There were submitted reports by the Director of Communities, Housing & Planning Services relative to applications for planning permission that required to be determined by the Board.

It was proposed that the Head of Planning & Housing Services ensured that all future planning applications for housing developments in Renfrewshire considered and reported on the cumulative impact of applications to be determined on the wider area in terms of infrastructure, education provision, including school capacity and catchment areas, and ensured that there was full consideration of supplementary guidance. This was agreed.

**(A) 18/0211/PP - WARD 10: ERECTION OF 110 TWO-STOREY DWELLINGHOUSES. ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS AT JOHNSTONE HOSPITAL, BRIDGE OF WEIR ROAD, LINWOOD, PAISLEY: TAYLOR WIMPEY WEST SCOTLAND & NHS GREATER GLASGOW AND CLYDE.**

It was proposed that consideration of the application be continued subject to clarification on school catchment areas and further information relative to the likely impact on traffic on the A737, safe walking routes to local schools and the cumulative effect of the application on education provision and infrastructure. The Board should also be advised on whether the proposals complied with supplementary guidance including guidance on suitability of units, and steps to achieve carbon reduction targets. This was agreed.

**DECIDED:** That consideration of the application be continued subject to clarification on school catchment areas and further information relative to the likely impact on traffic on the A737, safe walking routes to local schools and the cumulative effect of the application on education provision and infrastructure. The Board should also be advised on whether the proposals complied with supplementary guidance including guidance on suitability of units, and steps to achieve carbon reduction targets.

**(B) 18/0515/LB – WARD 4: DEMOLITION OF SIDE AND REAR EXTENSIONS AND INTERNAL ALTERATIONS TO MUSEUM AND LIBRARY AT PAISLEY MUSEUM AND ART GALLERIES, 68 HIGH STREET, PAISLEY PA1 2BA: RENFREWSHIRE COUNCIL**

It was proposed that the application be granted subject to the conditions and reasons detailed within the report. This was agreed.

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

**(C) 16/0726/PP - WARD 12: DISCHARGE OF PLANNING CONDITIONS 5 AND 10(A) AND (B) RELATIVE TO PLANNING PERMISSION GRANTED FOR THE ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 195 DWELLINGHOUSES, WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING AT NORTH BARR, BANCHORY AVENUE, INCHINNAN, RENFREW PA4 9PR: CALA HOMES (WEST) LIMITED**

A plan identifying the development site and local amenities/facilities was tabled for members information. It was proposed that consideration of the application for discharge of planning conditions 5 and 10 (a) and (b) of planning permission 16/0726/PP be continued to enable legal advice to be sought as to the powers available

to the Council to ensure that the detailed proposals submitted by the applicant were implemented. This was agreed.

**DECIDED:** That consideration of the application for discharge of planning conditions 5 and 10 (a) and (b) of planning permission 16/0726/PP be continued to enable legal advice to be sought as to the powers available to the Council to ensure that the detailed proposals submitted by the applicant were implemented.