

Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 15 January 2019	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 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 Morrison, Head of Regeneration (both Chief Executive's Service); F Carlin, Head of Planning & Housing Services, O Reid, Head of Public Protection, C Dalrymple, Regulatory Enforcement Manager, S Marklow, Strategy & Place Manager and L Muirhead, Planning & Housing Manager (all Communities, Housing & Planning Services); and K Graham, Head of Corporate Governance, J Lynch, Head of Property Services, A McLaughlin, Senior Solicitor Litigation & Regulatory Services and A McNaughton, Senior Committee Services Officer (all Finance & Resources).

Declarations of Interest

Councillor Nicolson declared a financial interest in item 11(b) Planning Application 18/0211/PP as he was a member of NHS Greater Glasgow & Clyde Health Board and intimated that he would leave the meeting and not take part in any discussion or voting thereon.

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

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-Committee held on 30 October 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 and Children's Services for the period 1 April to 9 November 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 for the period 1 April to 9 November 2018.

DECIDED: That the report be noted.

4 Community Empowerment Fund

There was submitted a report by the Chief Executive relative to the award of grants from the Community Empowerment Fund.

The report outlined the key objectives and aims of the Community Empowerment Fund and the appendix to the report provided details of two applications; one from Lochwinnoch Community Development Trust for £8,000 to conduct a feasibility study in order to develop a water abstraction facility as a community business; and one from Kustom Kruizers for £50,000 to convert the former toilet block in Robertson Park into a bicycle workspace, hub and training centre for young people. It was noted that the application from Kustom Kruizers had been deferred from the last meeting of this Board and that an asset transfer application was at an early stage.

It was highlighted that the deadline for the submission of applications for the next round of funding was 20 November 2018.

DECIDED:

(a) That Lochwinnoch Community Development Trust be awarded £8,000; and

(b) That Kustom Kruizers be awarded £25,000 as a contribution towards the costs of full refurbishment of Robertson Park toilets, subject to a successful asset transfer application.

5 Renfrewshire Common Housing Allocation Policy

Under reference to item 10 of the Minute of the meeting of the Board held on 21 August 2018, there was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Common Housing Allocation Policy (the policy), an updated copy of which was appended to the report.

The report detailed the outcome of public consultation on the draft Renfrewshire Common Housing Allocation Policy and advised that feedback received had been extremely positive. Consequently, only one amendment, as detailed in paragraph 4.4 of the report, had been made to the content of the updated policy.

DECIDED:

- (a) That feedback received during the consultation period as detailed in section 4 of the report be noted;
- (b) That the finalised Renfrewshire Common Housing Allocation Policy as set out in the appendix be approved for implementation;
- (c) That it be noted that the four participating local Housing Association partners would present the finalised Renfrewshire Common Housing Allocation Policy to their committees for approval early 2019; and
- (d) That the Director of Communities, Housing and Planning Services be authorised to prepare targets and report these to the next meeting of this Board to be held in March 2019.

6 Licensing of Mobile Home Sites with Permanent Residents

There was a report submitted by the Director of Communities, Housing & Planning Services relative to the licensing of mobile home sites with permanent residents.

The Scottish Government had introduced new legislation which amended requirements for the licensing of mobile home sites with permanent residents. The requirements had changed significantly and included a charging structure to permit Local Authorities to set fees for work associated with issuing a licence for any site. All sites to which this applied required to be licensed by 1 May 2019. It was noted that there were only five sites within Renfrewshire with permanent residents that were likely to be affected by the new requirements. An appendix to the report detailed the Schedule of Charges for Mobile Home (Permanent) Site Licence Fees to be applied.

DECIDED:

- (a) That the licensing changes to be implemented for mobile home sites with permanent residents be noted;
- (b) That the schedule of charges for licence fees for such sites, as detailed within the appendix to the report, be approved;
- (c) That it be delegated to the Director of Communities, Housing & Planning Services under the Council's Scheme of Delegated Functions to undertake relevant regulatory and enforcement activities and charge appropriate fees for licensing and regulation

under the new legislation; and

(d) That it be noted that under the Council's Scheme of Delegated Functions authorised officers within Communities and Public Protection already had powers to issue, vary, renew, refuse or revoke licences under the Caravan Sites and Control of Development Act 1960 and that the Appeal process set in this legislation was directly to the Sheriff Court – with no formal appeal process within the local authority.

7 Regulation of Social Housing - Response to Consultation by the Scottish Housing Regulator

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Regulation of Social Housing – Response to Consultation by the Scottish Housing Regulator (SHR) on its framework of regulation of social housing in Scotland. It was noted that the deadline for responses was 14 December 2018 and a draft response had been issued to meet this timescale.

The report intimated that the SHR had powers under the Housing (Scotland) Act 2010 to regulate social housing in Scotland. The framework of regulation applied to all social landlords and it set out how the SHR would regulate Registered Social Landlords and the housing and homeless services provided by local authorities.

The report detailed the SHR consultation papers and provided a summary of the new draft framework for regulation along with a copy of the Council's proposed response as detailed in the appendix to the report.

DECIDED: That the consultation response from Renfrewshire Council, as detailed in the appendix to the report, be approved.

8 Vandalism, Youth Disorder and Partnership Interventions

There was submitted a report by the Director of Communities, Housing & Planning Services relative to Vandalism, Youth Disorder and Partnership Interventions.

The report highlighted key achievements that were contributing to a sustained reduction in vandalism and youth disorder and provided detailed information about the evolution of innovative and holistic partnership initiatives and interventions.

DECIDED:

(a) That the reduction in youth disorder and vandalism being reported to the Renfrewshire Community Safety Partnership be noted; and

(b) That the work undertaken by Renfrewshire Community Safety Partnership and other partners to tackle and reduce reported incidents of vandalism and youth disorder be noted.

9 Land at Hallhill Road, Johnstone

There was submitted a report by the Director of Finance & Resources relative to land at Hallhill Road, Johnstone.

The report intimated that the site at Hallhill Road, Johnstone, identified on the plan appended to the report (E2871B), was surplus to the requirements of the Housing Revenue Account (HRA) and agreement was now sought to transfer the land to the General Services Account (GSA) to facilitate the construction of a nursery.

It was highlighted that the transfer of this land to the GSA would be subject to the transfer of a replacement site to the HRA once a suitable replacement site had been identified.

DECIDED:

(a) That the transfer of the Housing Revenue Account site at Hallhill Road, Johnstone, as shown on the plan attached to the report, to the General Services Account subject to geotechnical investigations and planning considerations be approved;

(b) That it be noted that the Housing Revenue Account would receive a site from the General Service Account in exchange for the site transferred once this had been identified;

(c) That it be noted that the internal transfer of the sites between the General Services and Housing Revenue Account would be undertaken in terms of Section 203(2) of the Housing (Scotland) Act 1987 and in accordance with the Disposal of Land by Local Authorities (Scotland) Regulations 2010 and the subsequent guidance issued by Scottish Ministers on the disposal of Housing Revenue Account land issued March 2016; and

(d) That it be noted that the development of a nursery at Hallhill Road would be subject to a detailed planning application.

10 Proposals of Application Notices

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

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

11 Planning Applications

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

(A) 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 DWELLING HOUSES WITH ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING AT NORTH BAR, BANCHORY AVENUE, INCHINNAN BY CALA HOMES (WEST) LIMITED

Under reference to paragraph 23(c) of the Minute of the meeting of this Board held on 30 October 2018, consideration of the application to discharge planning conditions resumed.

It was proposed that, as detailed within the report, planning conditions 5 and 10(a) and (b) be discharged. Councillor Nicolson further proposed that it be noted that the applicant had expressed agreement with the view of the Board that a high importance be placed on providing a safe walking route to local schools and services thereby greatly reducing the necessity for pedestrians to cross busy local roads. The applicant had agreed to work on a more direct north west link path to connect with the footbridge located on Newshot Drive, local primary schools and nurseries and local bus services. This was agreed.

DECIDED: That planning conditions 5 and 10(a) and (b) be discharged and that it be noted that the applicant had expressed agreement with the view of the Board that a high importance be placed on providing a safe walking route to local schools and services thereby greatly reducing the necessity for pedestrians to cross busy local roads. The applicant had agreed to work on a more direct north west link path to connect with the footbridge located on Newshot Drive, local primary schools and nurseries and local bus services.

DECLARATION OF INTEREST

Councillor Nicolson, having declared an interest in the following item, left the meeting and took no part in the discussion or voting thereon.

(B) 18/0211/PP: WARD 10: ERECTION OF 110 TWO-STOREY DWELLING HOUSES, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS BY TAYLOR WIMPEY WEST SCOTLAND AND NHS GREATER GLASGOW & CLYDE

Under reference to paragraph 23(a) of the Minute of the meeting of this Board held on 30 October 2018, consideration of the application resumed.

Councillor Andy Doig, seconded by Councillor Binks, moved that given the decision taken at full Council on 27 September 2018 supporting the primacy of safe walking routes to school, and reaffirmed by the last Communities, Housing & Planning Policy Board on 30 October 2018, this Board finds that the report on Planning Application 18/2011/PP falls under Standing Order 28 and is not competent, and therefore should be withdrawn from the agenda.

Councillor McNaughtan, seconded by Councillor Rodden, moved as an amendment that the application be granted subject to the conditions and reasons detailed within the report and that the matter of safe travel to school routes be referred to the Education & Children's Services Policy Board for its consideration.

On the roll being called the following members voted for the amendment: Councillors Burns, Don, McCulloch, McGurk, McNaughtan, Montgomery and Rodden.

The following members voted for the motion: Councillors Binks, Andy Doig, Hood, J MacLaren and Strang.

Seven members having voted for the amendment and five members having voted for the motion, the amendment was accordingly declared carried.

DECIDED: That the application be granted subject to the details and conditions detailed within the report and that the matter of safe travel to school routes be referred to the Education & Children's Services Policy Board for its consideration.

SEDERUNT

Councillor Nicolson returned to the meeting prior to consideration of the following item.

(C) 18/0117/PP – WARD 12: VARIATION TO CONDITION 4 (ENCLOSURE AND OPERATION OF STORAGE BAYS) OF PLANNING PERMISSION 16/0832/PP BY WRC

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.

(D) 18/0593/PP – WARD 8: ERECTION OF 13 INDUSTRIAL UNITS WITH ASSOCIATED ACCESS ROAD AND CAR PARKING AND ERECTION OF PALISADE PERIMETER FENCE AND ACCESS GATES BY MR BELLJAFLAH

It was proposed that the application be refused for the reasons detailed within the report. This was agreed.

DECIDED: That the application be refused for the reasons detailed within the report.

(E) 18/0649/PP – WARD 9: DEMOLITION OF SINGLE-STOREY GARAGE BUILDINGS AND ERECTION OF FLATTED ACCOMMODATION BY MEGARITY DEVELOPMENTS LIMITED

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.

(F) 18/0650/PP – WARD 8: DEMOLITION OF SINGLE-STOREY GARAGE BUILDING AT 11 STEEPLE STREET, KILBARCHAN BY MEGARITY DEVELOPMENTS LIMITED

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.

(G) 18/0482/PP – WARDS 4 AND 12: ERECTION OF BUSINESS PART DEVELOPMENT (IN PRINCIPLE) TO INCLUDE ADVANCED MANUFACTURING RESEARCH AND DEVELOPMENT AND AVIATION SERVICES, COMPRISING OF PRIMARILY CLASS 4 BUSINESS, CLASS 5 GENERAL INDUSTRIAL AND CLASS 5 STORAGE AND DISTRIBUTION USES; ANCILLARY SERVICE, EDUCATION AND TRAINING PROVISION; PLUS ASSOCIATED CAR PARKING, ACCESS, LANDSCAPING, INFRASTRUCTURE WORKS, PUBLIC REALM AND OPEN SPACE AT NETHERTON FARM, ABBOTSINCH ROAD, RENFREW BY RENFREWSHIRE COUNCIL CITY DEAL TEAM

Councillor McGurk proposed that the Board be disposed to grant subject to conditions and subject to the terms of the Direction issued by the Scottish Ministers to the Council on 14 January 2018 in terms of Regulations 31 and 32 of the Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in particular the restrictions on the Council granting or not granting the planning permission in respect of the development before the expiry of the period specified in the Direction. This was agreed.

DECIDED: That the Board was disposed to grant subject to conditions and subject to the terms of the Direction issued by the Scottish Ministers to the Council on 14 January 2018 in terms of Regulations 31 and 32 of the Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in particular the restrictions on the Council granting or not granting the planning permission in respect of the development before the expiry of the period specified in the Direction.