

To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Developer Contributions – Annual Report

1. Summary

- 1.1 At previous meetings of the Communities, Housing and Planning Policy Board and the Planning and Climate Change Board it was agreed that an annual report would be prepared detailing all developer contributions held by the Council.
 - 1.2 This report represents the annual report detailing developer contributions.
 - 1.3 This report details the monies received as a result of developer contributions which are currently held by the Council.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - Notes that this report represents the annual report to the Planning and Climate Change Board in respect of developer contributions; and
 - Notes the developer contributions which are currently held by the Council.
-

3. Background

- 3.1 At previous meetings of the former Communities, Housing and Planning Policy Board and the Planning and Climate Change Board, it was agreed that an annual report would be prepared detailing all monies held by the Council as a result of developer contributions.
- 3.2 This report represents the annual report as previously agreed.

4. Monies Held

- 4.1 The Council currently hold monies in respect of developer contributions which relate to a number of developments. It should be noted that recent reports presented at the Planning and Climate Change Board reported some of the monies held and as such they are repeated within this report for completeness.

Section 50, Station Rise, Lochwinnoch

- 4.2 £44,000 is currently held in respect of the Section 50 agreement which relates to planning application 90/0661/PP, known as the Station Rise development.
- 4.3 The £44,000 was recently the subject of a consultation exercise and it was agreed at the meeting of the Planning and Climate Change Board in June that the money would be distributed to local groups. The money is therefore currently in the process of being distributed to local groups as agreed.

S69 Renfrew – Kings Inch Road/Ferry Road/Meadowside Street/Neil Street, Renfrew

- 4.4 £100,000 is currently held in respect of planning application 02/0660/PP for the purposes of improving road transportation links to the development at Braehead.
- 4.5 As previously reported a suitable project(s) will be considered and details brought to a meeting of the relevant board in due course.

Fastlink Contributions

- 4.6 £26,000 has been received in respect of Fastlink in connection with various planning applications at King Inch Road, and Ferry Village, Renfrew.
- 4.7 It should be noted that the Proposed Local Development Plan no longer requires planning applications to contribute to Fastlink as the proposal is no longer being progressed.
- 4.8 Investigations are ongoing in order to identify applicants, signatories and understand the terms of the agreements in question.

S69 Abbotsinch Retail Park

- 4.9 £40,000 is held in respect of a planning application at Abbotsinch Retail Park.
- 4.10 The funds held relate to a sustainable transport contribution and more specifically require to be used towards the installation of a pedestrian crossing on Renfrew Road so as to facilitate pedestrian access to the application site from the bus stop on Renfrew Road.
- 4.11 The funds in question require to be spent by 1st June 2027.

S75 Ferry Village, Renfrew

4.12 £50,000 is held in relation to an art fund at Ferry Village, Renfrew.

4.13 As previously report, we are currently seeking further advice in relation to the funds held however it is the intention to liaise with relevant colleagues with a view to commissioning a piece of artwork following a public competition which could be sited in or around Ferry Village.

Dargavel Village

4.14 In line with the relevant legal agreement, the Council has recently received a total of £225,000 from BAE systems in respect of the ongoing development at Dargavel.

4.15 The payment is broken down as follows:

- £100,000 in respect of a contribution to the Newton Road Playing Field.
- £100,000 in respect of a contribution to CCTV within the Dargavel development.
- £25,000 in respect of costs associated with an Environmental Officer employed by the Council.

5. Future Monitoring

5.1 Monitoring of S75 agreements and monies received will continue and an annual report will be considered at the meeting of the Planning and Climate Change Board in August 2023.

6. Conclusion

6.1 Funds are currently held by Renfrewshire Council in respect of the following developments:

- £100,000 in respect of improved road links to Braehead Shopping Centre;
- £40,000 in respect of a pedestrian crossing at Abbotsinch Retail Park;
- £50,000 in respect of an art fund at Ferry Village;
- £26,000 in respect of various developments contributing towards Fastlink; and
- £225,000 in respect of the development at Dargavel Village including contributions to Newton Road Playing Field, CCTV and Environmental Officer.

6.2 An annual report will be brought to the Communities, Housing and Planning Policy Board which outlines the funds held with Renfrewshire Council in respect of planning obligations and their purpose.

Implications of the Report

1. **Financial** – monies should be released to the appropriate service as required to meet the obligations set out in the associated legal agreement or returned to the applicant where applicable.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – Obligations will require to be discharged or varied where appropriate when monies have been spent, returned or agreement is reached to repurpose the funds.
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.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – N/A.

Author: David Love, Chief Planning Officer.
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk