

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

Date	Time	Venue
Tuesday, 29 August 2017	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 Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Iain Nicolson, Councillor Emma Rodden, Councillor Jane Strang

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

S MacDougall, Director of Community Resources; O Reid, Head of Public Protection, C Dalrymple, Regulatory Enforcement Manager, G Hannah, Strategic Change Manager, D Kerr, Service Co-ordination Manager, C Grainger, Planning and Performance Manager and R Marshall, Business Regulation Manager (all Community Resources); F Carlin, Head of Planning & Housing Services, D Bryce, Development Standards Manager, L Muirhead, Housing Strategy and Quality Manager and S Marklow, Assistant Manager - Policy (all Development & Housing Services); and J Lynch, Head of Property Services, J McIntyre, Assistant Business Partner, A McLaughlin, Senior Solicitor Litigation and Regulatory and R Devine, Senior Committee Services Officer (all Finance & Resources).

### Apology

Councillor McCulloch.

## **Declarations of Interest**

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

## **Order of Business**

In terms of Standing Order 16, the Convener intimated that she proposed to alter the order of business to facilitate the conduct of the meeting by considering items 20 A1 and A2 of the agenda as the last items of business.

### **1 Revenue Budget Monitoring Report**

There was submitted a joint report by the Directors of Finance & Resources, Development & Housing Services, Children's Services and Community Resources in respect of services reporting to the Communities, Housing and Planning Policy Board for the period 1 April to 23 June 2017.

#### **DECIDED:**

(a) That the budget position be noted; and

(b) That it be noted that there had been no budget adjustments since the previous report.

### **2 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 and Planning Policy Board for the period 1 April to 23 June 2017.

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

### **3 Renfrewshire Community Safety Partnership: Operational Update**

There was submitted a report by the Director of Community Resources relative to the recent activities of the Renfrewshire Community Safety Partnership and, in particular, providing details of environmental enforcement and improvement activities; activities undertaken to protect vulnerable residents and building safer communities; and diversionary activities.

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

### **4 Counter Terrorism and Prevent Strategy**

There was submitted a report by the Director of Community Resources relative to the Council's Counter Terrorism and Prevent Strategy.

The report made reference to the changing nature of terrorism and the threat of terrorist activities posed to communities and highlighted that a key focus was to understand the changing nature of the threat and to work with partners and communities to address the threats. Much of the work was directed by guidance from UK and Scottish Governments, while this Board had an oversight role for the Council. Updates were provided on the aims and activities of the Renfrewshire multi-agency CONTEST (Prevent) Group and its links to wider governance structures; the UK Counter Terrorism Strategy, terror threat levels and analysis; the Grey Space community group, a forum, comprised of community groups with the aim of raising concerns with Police Scotland, Council and other public agencies; training and awareness-raising activities; and the Exercise Agora Archway, which examined the role and responsibilities of public organisations and the community in response to the threat of a terrorist incident.

**DECIDED:**

- (a) That the progress achieved in understanding and responding to the threat posed by terrorism be noted;
- (b) That the steps taken to raise awareness of the preventative work and the steps taken to prevent people from being drawn into terrorism be noted; and
- (c) That regular progress reports on the work of Renfrewshire's multi-agency, CONTEST (Prevent) Group be submitted on a six-monthly basis to future meetings of this Board.

**Sederunt**

Councillor Nicolson entered the meeting during consideration of the following item.

**5 Counter Corruption and Serious Organised Crime Strategy**

There was submitted a report by the Director of Community Resources relative to the activities of the Council's Integrity Group which had been established to help protect the Council and the communities within Renfrewshire from the risks associated with corruption and serious organised crime.

The report provided information on the Tackling Serious Organised Crime Strategy, the Integrity Group and its composition, together with a copy of the Integrity Action Plan which had been developed.

**DECIDED:**

- (a) That the progress achieved in understanding and responding to the threats posed to the Council by corruption and serious organised crime be noted; and
- (b) That a further progress report, with a focus on the work being done to protect communities and individuals from threats posed by corruption and serious organised crime groups, be submitted to a future meeting of this Board.

## **6 Public Protection Operational Service Plan 2017/20**

There was submitted a report by the Director of Community Resources relative to the Public Protection Service Operational Service Plan 2017/20.

The report, which was also to be considered at the meeting of the Infrastructure, Land and Environment Policy Board to be held on 30 August 2017 in terms of those activities within the Plan which were the remit of that Policy Board, summarised the activities, actions and targets for the Public Protection Service, as delivered by Community Resources, for the period 2017/20. Included within the 2017/20 Plan was the statutory Business Regulation Service Plan 2017/18 for Food Safety Enforcement and Health & Safety Enforcement. The Operational Service Plan was structured into four themes, namely Introduction and Overview, Action Plan, Performance Indicator Scorecard, and Service appendices. The indicators within the scorecard would be monitored and incorporated into the six-monthly reporting process.

### **DECIDED:**

(a) That the Public Protection Operational Service Plan 2017/20, incorporating the statutory Business Regulation Service Plan 2017/18 for Food Safety Enforcement and Health & Safety Enforcement, be approved; and

(b) That it be noted that the report was also to be considered for approval at the meeting of Infrastructure, Land and Environment Policy Board to be held on 30 August 2017 in terms of those activities within the Plan which were within the remit of that Policy Board.

## **7 Response to the Scottish Government Consultation on Energy Efficiency and Condition Standards on Private Rented Housing. A Scotland's Energy Efficiency Programme Consultation**

There was submitted a report by the Director of Community Resources relative to the consultation document issued by the Scottish Government entitled 'Energy Efficiency and Condition Standards in Private Rented Housing. A Scotland's Energy Efficiency Programme Consultation'.

The report intimated that the consultation had sought views, by 30 June 2017, on proposed minimum standards for energy efficiency and proposed additional requirements for properties within the private rented sector which would require to be satisfied, should the proposals become legislation. A copy of the response submitted on behalf of the Council, within the timescales set by the Scottish Government, was appended to the report for homologation.

### **DECIDED:**

(a) That the consultation on Energy Efficiency and Condition Standards in Private Rented Housing be noted; and

(b)That the action of the Director of Community Resources in submitting the consultation response on behalf of the Council, as appended to the report, be homologated.

## **8 Renfrewshire Local Housing Strategy 2016/17: Annual Update 2017**

There was submitted a report by the Acting Director of Development & Housing Services relative to the first annual update of the Renfrewshire Local Housing Strategy 2016/21, highlighting key achievements and progress in the delivery of identified strategic outcomes and actions within the Strategy.

In terms of the Housing (Scotland) Act 2001 local authorities had a duty to prepare a five-year Local Housing Strategy (LHS), informed by an assessment of housing provision and related services in the area. The LHS outlined the strategic vision for housing and housing-related services in Renfrewshire and sought to provide a clear direction for strategic housing investment. Progress in delivering strategic outcomes and actions within the Renfrewshire LHS was reported annually to this Policy Board. Reference was made to the level of funding received from the Scottish Government for local Home Energy Efficiency Programmes (HEEPS). The Convener of the Board agreed to write to MSPs highlighting the need for an increase in HEEPS funding locally to benefit private owners and enable participation in energy efficiency programmes.

### **DECIDED:**

(a)That the progress made in implementing the actions of the Renfrewshire Local Housing Strategy 2016/21 be noted;

(b)That the Convener of the Board agreed to write to MSPs highlighting the need for an increase in HEEPS funding locally to benefit private owners and enable participation in energy efficiency programmes; and

(c) That regular update reports be provided to future meetings of this Board.

## **9 Scottish Social Housing Charter: Annual Return 2016/17**

There was submitted a report by the Acting Director of Development & Housing Services relative to the Scottish Social Housing Charter Annual Return 2016/17.

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. A copy of the Annual Return 2016/17 submission made on behalf of the Council was appended to the report, as Appendix 1, and detailed Renfrewshire's performance in terms of specific indicators during 2016/17.

The report also provided information, issued by the Scottish Government, in relation to the review undertaken of the Scottish Housing Charter, which set out revised standards and outcomes with which social landlords would be expected to comply. A copy of the revised Scottish Housing Charter was attached as Appendix 2 to the report.

**DECIDED:** That the Scottish Social Housing Charter Annual Return 2016/17, a copy of which was attached as Appendix 1 to the report, be noted.

## **10 Fire Safety at High Rise Blocks - Update**

There was submitted a report by the Acting Director of Development & Housing Services relative to the measures in place and the actions that had been taken to ensure the safety of residents living in high rise properties in Renfrewshire following the fire at Grenfell Tower, London.

The report intimated that a fire safety audit report had been submitted to the meeting of the former Housing and Community Safety Policy Board during 2010 summarising the findings from an independent fire-risk assessment commissioned in respect of the 14 Council-owned and managed high-rise blocks of flats. Following the Grenfell Tower fire on 13 June 2017, a group of key officers, which included representation from the Scottish Fire and Rescue Service, had met regularly to review measures that were in place to ensure fire safety at Renfrewshire Council-owned and managed high-rise blocks; agreed actions that could enhance these fire safety arrangements; and ensured tenants and residents were kept up to date and reassured. The report summarised the key areas under review and the actions taken in terms of each area.

The Convener highlighted that the report required to be amended to indicate that all properties within the blocks of flats, not only those owned by the Council, would have '60 minute' fire resistant doors fitted. This was noted.

**DECIDED:**

(a) That the measures in place and the action taken, following the fire at Grenfell Tower, London, to ensure that effective fire safety management practices were followed at the 14 high rise blocks owned and managed by the Council be noted; and

(b) That it be noted that all properties within the blocks of flats, not only those owned by the Council, would have '60 minute' fire resistant doors fitted.

## **11 Disposal of land adjacent to 8 Kilearn Road, Paisley**

There was submitted a report by the Director of Finance & Resources seeking approval to declare the area of land adjacent to 8 Kilearn Road, Paisley, as outlined in plan E2612, a copy of which was appended to the report, as surplus to the Council's requirements.

The area of land, which was held on the Housing Revenue Account, comprised a total of 118 square metres. The applicant proposed to incorporate the land into their garden ground to facilitate a possible future extension to their property, subject to obtaining the appropriate planning consents. 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 for the disposal of surplus property would be utilised.

**DECIDED:** That the area of land located adjacent to 8 Kilearn Road, Paisley, as outlined in plan E2612, a copy of which was appended to the report, be declared as surplus to requirements with a view to disposing of it to the adjacent owner.

## **12 Disposal of land adjacent to 56 Craigelinn Avenue, Paisley**

There was submitted a report by the Director of Finance & Resources seeking approval to declare the area of land adjacent to 56 Craigelinn Avenue, Paisley as outlined in plan E2615, a copy of which was appended to the report, as surplus to the Council's requirements.

The area of land, which was held on the Housing Revenue Account, comprised a total of 98 square metres and was part of a former footpath which had been stopped up in 1998. The applicant proposed to incorporate the land within their garden ground. The purchasers would be required to seek planning consent for the change of use from open space. 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 for the disposal of surplus property would be utilised.

**DECIDED:** That the area of land located adjacent to 56 Craigelinn Avenue, Paisley, as outlined in plan E2615, a copy of which was appended to report, be declared as surplus to requirements, with a view to disposing of it to the adjacent owner.

## **13 Disposal of Shop at 1 Caledonia Street, Paisley**

There was submitted a report by the Director of Finance & Resources seeking approval to declare the shop at 1 Caledonia Street, Paisley, as outlined in plan E2635, a copy of which was appended to the report, as surplus to the Council's requirements.

The Council-owned shop property at 1 Caledonia Street, Paisley had traded as a gents barbers for over 30 years until the former tenants ended the lease on 27 June 2017. The shop was now vacant and a new tenant was being sought. The shop was located on the ground floor of a four storey tenement comprising the shop and 7 flats. The shop was the only Council ownership within the building which was factored. There are no other Council-owned commercial premises in the vicinity. While a new tenant was being sought, it was considered that the shop would be more marketable if the option to purchase was available. The value of the property was such that any future disposal would be concluded using the delegated powers of the Head of Property, subject to appropriate terms and conditions of sale being agreed with the Head of Property and the Head of Corporate Governance.

**DECIDED:** That the shop at 1 Caledonia Street, Paisley, as outlined in plan E2635, a copy of which was appended to the report, be declared as surplus to requirements to facilitate its disposal either on the open market or to a future tenant.

## **14 Renfrewshire Planning Performance Framework 2016/17**

There was submitted a report by the Acting Director of Development & Housing Services relative to the submission of the sixth Renfrewshire Planning Performance Framework 2016/17. Copies of the Framework document submitted to the Scottish Government, together with a feedback report, subsequently received from the Minister for Local Government and Housing in respect of Renfrewshire's performance as a local planning authority during 2015/16, were appended to the report.

### **DECIDED:**

(a) That it be noted that the Renfrewshire Planning Performance Framework 2016/17, a copy of which was appended to the report, had been submitted to the Scottish Government on 28 July 2017; and

(b) That the feedback report received from Scottish Ministers on Renfrewshire's Planning Performance Framework 2015/16 be noted.

## **15 Renfrewshire Local Development Plan - Development Plan Scheme 2017**

There was submitted a report by the Acting Director of Development & Housing Services relative to the annual Renfrewshire Development Plan Scheme 2017, which detailed the programme for preparation and review of the Local Development Plan, adopted in 2014, and provided a participation statement indicating when, how and with whom consultation on the plan would take place. A copy of the Development Plan Scheme and Participation Statement 2017 was appended to the report.

**DECIDED:** That the updated Renfrewshire Local Plan – Development Plan Scheme 2017 and Participation Statement be approved.

## **16 Renfrewshire Local Development Plan - Main Issues Report**

Under reference to the Minute of the meeting of the former Planning and Property Policy Board held on 24 January 2017 there was submitted a report by the Acting Director of Development & Housing Services relative to the Renfrewshire Local Development Plan Main Issues Report.

The report advised that the Main Issues Report was the key document in front-loading consultation and engagement, and provided an opportunity for stakeholders to shape the content of the Local Development Plan. Consultation on the Main Issues Report and other associated reports had been undertaken between 6 February and 30 May 2017 with 240 representations being received. A summary of these representations was appended to the report and it was intimated that all comments submitted would be taken into consideration when preparing the Local Development Plan, which would be submitted to a future meeting of this Board for consideration.

**DECIDED:** That the progress made in the preparation of the next Renfrewshire Local Development Plan and the representations made through the Main Issues Report and the Environmental Report Consultation be noted.



## **17 Review of the Planning Enforcement Charter**

There was submitted a report by the Acting Director of Development & Housing Services relative to the requirement in terms of Section 158A of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, for the Council to prepare an Enforcement Charter setting out policies and procedures regarding enforcement action under the Planning Acts; explaining how the public could report breaches of planning control; and the procedures for dealing with complaints raised in relation to Land Use Planning matters. A copy of the proposed Council's Enforcement Charter 2017 was appended to the report.

**DECIDED:** That Renfrewshire Council's Enforcement Charter 2017, in terms of Section 158A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and as appended to the report, be approved.

## **18 Responses to Places, People and Planning Position Statement: The Scottish Government's Consultation on the future of the Scottish Planning System**

Under reference to the Minute of the meeting of the former Planning and Property Policy Board held on 14 March 2017 there was submitted a report by the Acting Director of Development & Housing Services relative to the consultation undertaken on the future of the Scottish Planning System. At the Board meeting in March a summary had been provided of the consultation together with an outline of the proposed response to be submitted on behalf of the Council. The Council's response had been submitted on 4 April 2017 and a hyperlink to the response was provided within the report.

### **DECIDED:**

(a) That the publication of the Scottish Government's Position Statement on the future of the Scottish Planning System be noted; and

(b) That it be agreed that regular update reports be submitted to future meetings of this Board.

## **19 Buildings at Risk Register**

Under reference to the Minute of the meeting of the former Economy and Jobs Policy Board held on 23 March 2016 there was submitted an annual update report by the Acting Director of Development & Housing Services relative to the Buildings at Risk Register.

The report stated that the Council was committed to protecting the built heritage of Renfrewshire including monitoring of listed and unlisted buildings which were on the Buildings at Risk Register (BARR) maintained by Historic Environment Scotland. Currently there were 564 listed buildings within Renfrewshire. The BARR identified 43 buildings within Renfrewshire as being in disrepair and/or in need of a long-term use, some of which were beyond practical repair. A breakdown of these properties had been provided detailing those where restoration was in progress; granted planning permission; targeted with Townscape Heritage/Conservation Regeneration funding; where Dangerous Building Notices had been served; and which were part of a wider masterplan. In addition, details of three buildings in Renfrewshire which had been removed from the BARR were also provided.

**DECIDED:**

(a) That the number of Buildings at Risk in Renfrewshire and the on-going work to remove these buildings from the national BARR be noted; and

(b) That the continued proactive approach taken to promote buildings at risk as opportunities for positive enhancement of Renfrewshire's communities be noted.

## **20 Planning Applications**

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

**(A3) 16/0726/PP – WARD 12: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 195 DWELLING HOUSES, WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING: NORTH BAR, BANCHORY AVENUE, INCHINNAN, RENFREW, PA4 9PR: CALA HOMES (WEST) LIMITED**

Councillor Nicolson, seconded by Councillor McGurk, moved that the application be continued for further information on the application, prior to further consideration by the Board, including a full archaeological survey, given the potential of the site to be of significance, an independent assessment by an access specialist to be undertaken in support of the application and an access statement produced in line with the inclusive design planning guidance, which had been requested when the application had been previously considered at the meeting of this Board held on 6 June 2017. This was agreed.

**DECIDED:** That the application be continued for further information on the application, prior to further consideration by the Board, including a full archaeological survey, given the potential of the site to be of significance; an independent assessment by an access specialist to be undertaken in support of the application; and an access statement produced in line with the inclusive design planning guidance, which had been requested when the application had been previously considered at the meeting of this Board held on 6 June 2017.

**(A4) 16/0319/PP - ERECTION OF CLASS 3 UNIT WITH DRIVE-THRU: SUPERSTORE, 160 NEWMAINS ROAD, RENFREW, PA4 0NQ: BURNLEY ESTATES LIMITED**

Councillor Nicolson, seconded by Councillor McGurk, moved that the application be refused for the following reason:

The proposal would have a detrimental impact on the amenity of the surrounding residential area. This was agreed

**DECIDED:** That the application be refused as the proposal would have a detrimental impact on the amenity of the surrounding residential area.

**(A5) 17/0026/PP – WARDS 2 AND 4: SECTION 42 APPLICATION TO VARY CONDITIONS 1 (DURATION OF PERMISSION), 2 (PHASING OF ADVANCED WORKS), 3 (SUBMISSION OF MATTERS SPECIFIED IN CONDITIONS), 6 -13 (DEVELOPMENT ZONES),16 (GREEN TRAVEL PLAN), 17 (DEVELOPMENT THAT CAN BE UNDERTAKEN PRIOR TO INFRASTRUCTURE MODIFICATIONS) AND 18 (DETAILS OF INFRASTRUCTURE MODIFICATIONS) AND DELETION OF CONDITIONS 4 (PHASING OF DEVELOPMENT ZONES) AND 5 (PHASING OF DEVELOPMENT) OF PERMISSION 15/06888/PP)**

Councillor McGurk, seconded by Councillor Nicolson, moved that the application be granted subject to the conditions and reasons detailed within the report and a Section 75 agreement. This was agreed.

**DECIDED:** That the application be granted subject to the conditions and for the reasons detailed within the report and a Section 75 agreement.

**(A7) 17/0254/CC – WARD 9: DEMOLITION OF BUILDING WITHIN THE CONSERVATION AREA: OUR LADY OF FATIMA RC CHURCH, 44 HIGH STREET, LOCHWINNOCH PA12 4AA: DIOCESE OF PAISLEY**

Councillor McGurk, seconded by Councillor Nicolson, moved 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 for the reasons detailed within the report.

**(A8) 16/0486/LB – WARD 11: DEMOLITION OF DWELLINGHOUSE AND ASSOCIATED GARAGE, THE HOMESTEAD, GOLF COURSE ROAD, BRIDGE OF WEIR, PA11 3HN: MR EAST**

Councillor McGurk, seconded by Councillor Nicolson, moved that the application be continued for a site visit. This was agreed.

**DECIDED:** That the application be continued for a site visit.

**(A9) 16/0487/LB – WARD 11: DEMOLITION OF DWELLINGHOUSE AND ERECTION OF TWO DWELLINGHOUSES AND ASSOCIATED GARAGES, THE HOMESTEAD, GOLF COURSE ROAD, BRIDGE OF WEIR, PA11 3HN: MR EAST**

Councillor McGurk, seconded by Councillor Nicolson, moved that the application be continued for a site visit. This was agreed unanimously.

**DECIDED:** That the application be continued for a site visit.

The Clerk advised that only those members of the Policy Board who had attended the visit to the application site, Councillors Binks, Andy Doig, Hood, McGurk, Nicolson and Strang, undertaken on 27 June, 2017, were eligible to consider and determine the following applications.

**(A1) 16/0832/PP – WARD 12: FORMATION OF VEHICLE WASH AREA, FORMATION OF YARD, ERECTION OF COVERED EXTERNAL STORAGE AREAS AND ERECTION OF CONCRETE WALLING: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR: WRC RECYCLING**

Councillor Nicolson, seconded by Councillor McGurk, moved that the application be granted subject to the following conditions and reasons:

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 with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. That the proposed storage bays shall be fully enclosed and a maximum limit of four bays to be utilised for the sole purpose of pre-checking incoming material which will consist of only inert materials. For the avoidance of doubt, no storage of materials is to take place in the bays, either overnight or otherwise as per previous consent regarding the external yard area and external yard activities.

Reason. In the interest of visual amenity, to define the consent and to ensure the environment in and around the facility is conducive to the wider area in and around Inchinnan Industrial Estate.

5. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017

Reason: To ensure that the site is acceptably drained.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:-

(a) details of any earth moulding and hard landscaping, grass seeding and turfing;

(b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;

(c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and

(d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

7. That prior to development hereby permitted becoming operational, all planting,

seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

8. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available from [http://www.aoa.org.uk/operations safety](http://www.aoa.org.uk/operations%20safety)). 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 building. 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.

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.

Councillor Andy Doig, seconded by Councillor Hood, moved as an amendment that the application be granted subject to the conditions detailed in the report.

On the roll being called the following members voted for the motion: Councillors Binks, Nicolson, McGurk and Strang.

The following members voted for the amendment: Councillors Andy Doig and Hood.

2 members having voted for the amendment and 4 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:** That the application be granted subject to the following conditions and for the reasons detailed:

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 with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within building envelopes and no storage, sorting or processing of materials or any other activities shall be undertaken within the external yard area.

Reason: In the interests of visual amenity and to ensure that the use hereby approved does not undermine the attractiveness of the Inchinnan Industrial Estate.

3. That the materials to be processed within the facility hereby approved shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 22575 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. That the proposed storage bays shall be fully enclosed and a maximum limit of four

bays to be utilised for the sole purpose of pre-checking incoming material which will consist of only inert materials. For the avoidance of doubt, no storage of materials is to take place in the bays, either overnight or otherwise as per previous consent regarding the external yard area and external yard activities.

Reason: In the interest of visual amenity, to define the consent and to ensure the environment in and around the facility is conducive to the wider area in and around Inchinnan Industrial Estate.

5. The proposal shall be implemented in compliance with the Drainage Impact Assessment prepared by Balfour Engineering Consultancy Ltd and dated 20th March 2017.

Reason: To ensure that the site is acceptably drained.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:-

(a) details of any earth moulding and hard landscaping, grass seeding and turfing;

(b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;

(c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and

(d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

7. That prior to development hereby permitted becoming operational, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

8. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available from [http://www.aoa.org.uk/operations safety](http://www.aoa.org.uk/operations%20safety)). 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 building. 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.

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.

**(A2) 16/0914/PP – WARD 12: ERECTION OF WATER STORAGE TANK, PUMP HOUSE AND VALVE HOUSING: 6 NEWMAINS AVENUE, INCHINNAN, RENFREW, PA4 9RR: WRC RECYCLING**

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 for the reasons detailed within the report.

